

Summary Lead Appr: WW 2.10.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Inpnd Print Date: 9/24/2024

Acct ID: 532849 MTL: 083W25D003603 Date: 1/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 7897 LAVENDER LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 38264 Year: ~~2024~~ 2025  
 Last Date Appraised: 03/28/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Addition)  
 Owner: WHEELER, GARY W Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 675620  
 RMV Land: 296250 RMV Imp: 1003860 RMV Total: 1300110 MAV: 675620 MSAV: 0 SAV: 0  
 Comment: 24-25: L4 MDL 3.28.24 SV 24-000448 Bated  
 22-23: MDL LEVEL 4  
 06/02/22 UPDATE VIEW ADJ //

Notations 25-26 22x24 Garage extension 100% complete  
 No notation data available.

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTG | OSD - GOOD  | 55000 | 05590     | 0         |

Land

|                |   |                           |               |              |             |                |
|----------------|---|---------------------------|---------------|--------------|-------------|----------------|
| Site: 1        | Code Area: 05590                              | Size: 0.62 Acres          | Use Code: 004 | Zone: NREST  | SAV Use:    | Exception: 0   |
| Class: 6H      | Value Source: Rural at MKT                    | Description: SIX HILL     |               |              | RMV: 127720 | Exception: Y N |
| Adjustment(s): | VIEWE, GSOIL                                  | Fire Patrol:              |               | Description: |             |                |
| Comments:      | 24-25: Update land classes 00-01; REAPPRAISAL |                           |               |              |             |                |
| Site: 2        | Code Area: 05590                              | Size: 0.88 Acres          | Use Code: 004 | Zone: NREST  | SAV Use:    | Exception: 0   |
| Class: 2HD     | Value Source: Rural at MKT                    | Description: TWO HILL DRY |               |              | RMV: 113530 | Exception: Y N |
| Adjustment(s): | VIEWE, GSOIL                                  | Fire Patrol:              |               | Description: |             |                |
| Comments:      | 24-25: Update land classes 00-01; REAPPRAISAL |                           |               |              |             |                |

Improvements - Residence / Manufactured Structures

|                               |                  |                   |                |                    |               |                 |
|-------------------------------|------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                       | Code Area: 05590 | Stat Class: 153 + | Year Blt: 1997 | Eff Year Blt: 1997 | Sq.Ft: 4687   | % Complete: 100 |
| Desc: One Story with basement |                  |                   |                |                    | Dimensions:   | RMV: 1003860    |
| Func Obsc: 100                | Econ %: 100      | Other %: 100      | Exception: 0   | Adjust:            | Adjust RMV: 0 |                 |

Floors

| Type            | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt                  | Inventory                          | Exception      |
|-----------------|-------|---------------|------------|------|-------|--------|-----------------------------|------------------------------------|----------------|
| First Floor     | 5 +   | Finished      | 2892       | 2    | FB-2  | 1997   | 1997                        | BATH - 2, KIT, ROOF, HVAC+, FP - 1 | Exception: Y N |
| Basement        | 5 +   | Finished      | 1795       | 2    | FB-1  | 1997   | 1997                        | BATH - 1, HVAC+                    | Exception: Y N |
| Garage Attached | 5     | Finished      | 1060       | 0    | 0     | 1997   | <del>1997</del> <u>2010</u> | ROOF                               | Exception: Y N |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception      |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| ROOF EXTENSION OR PATIO COVER | 5     | 802       | 1997       | 20234 | 1        | Exception: Y N |
| YARD IMPROVEMENTS GOOD        | 5     | 1         | 1997       | 41108 | 1        | Exception: Y N |

Improvements - Accessory Buildings

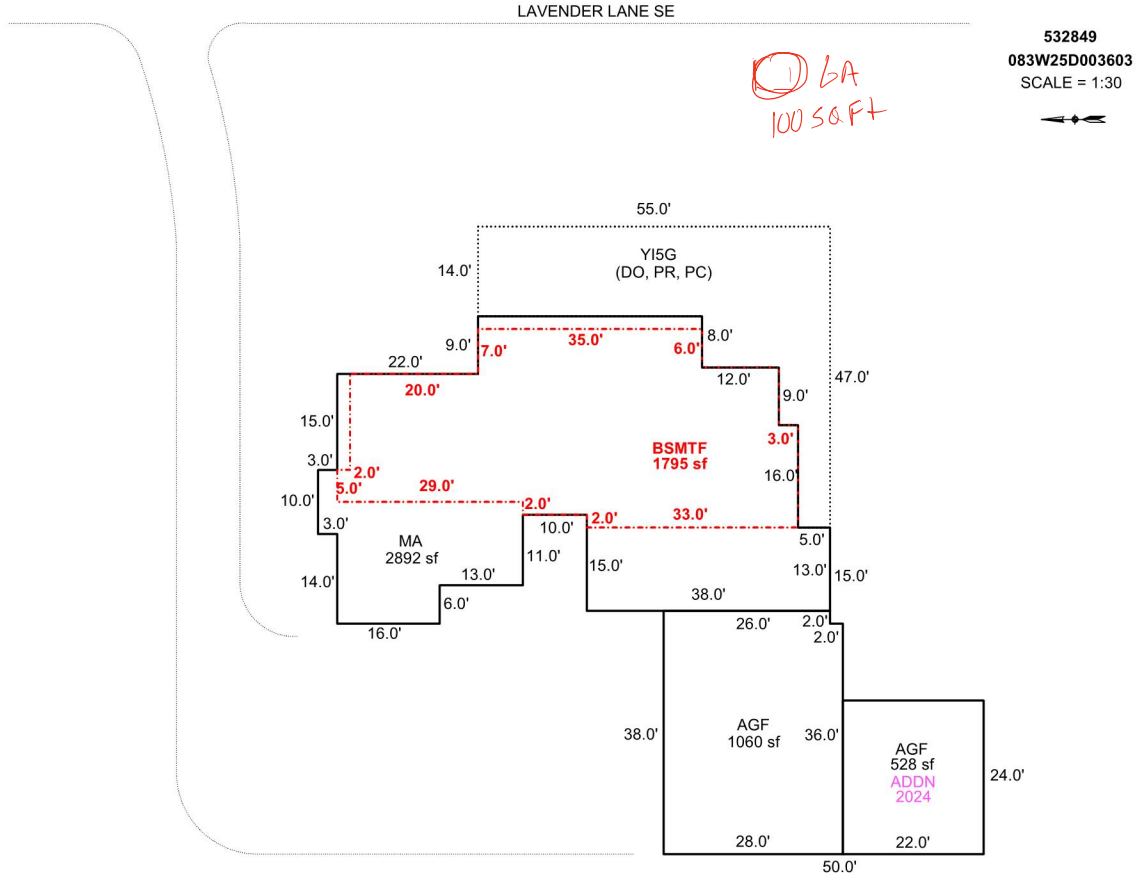
No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 532849 Parcel No.: 083W25D 03603  
 Property Address: 7897 LAVENDER LN SE  
 City: TURNER County: MARION State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Morrie Efseaff Inspection Date: 2012

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code  | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| GLA1  | MA          | 1.0    | 2892.0   | 286.0     | 2892.0     |
| GLA10 | BSMTF       | 1.0    | 1795.0   | 206.0     | 1795.0     |
| AGF   | AGF         | 1.0    | 1060.0   | 132.0     | 1060.0     |
| GAR   | AGF         | 1.0    | 528.0    | 92.0      | 528.0      |
| YI    | Y15G        | 1.0    | 1082.0   | 204.0     | 1082.0     |

### COMMENT TABLE 1

APEX by AC 1/3/13  
 UPDATED BY CJURAN 04/02/2024 24-000448 AD

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      4,687



