

Acct ID: 535314 MTL: 092W150000800 Date: 1/13/25 Appr: MN Prop Class: 551 RMV Prop Class: 551
 Situs: 11912 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 44201 Year: 2025

Last Date Appraised: 01/28/2021 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: VELAZQUEZ, OSCAR RODRIGUEZ & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 112410
 RMV Land: 379760 RMV Imp: 147990 RMV Total: 527750 MAV: 81750 MSAV: 30660 SAV: 170845
 Comment: LEVEL 2 1.28.21 CL10// 24-005857 USFD 3BD/3BA / Gate NO ALLIANCE

Notations

25-26: USFD 40% complete

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Chris 2/5/25 L4 farm use ok horses, cows

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	05545	0

Land

Site: 1 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 28500 Exception: Y N

Adjustment(s): IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 08-09: CYCLE WORK PER #49 CHG OSDA.RUR TO OSDN.RUR// 02-03: REAPP

Site: 3 Code Area: 05545 Size: 7.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 230750 Exception: Y N

Adjustment(s): IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 550040/ 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 10.71 TTL ACRES/ 02-03: reapp, move 3 acres from 4bench to woodlot

Site: 4 Code Area: 05545 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 85510 Exception: Y N

Adjustment(s): IRR Fire Patrol: Description:

Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 550040: 02-03: REAPP, MOVE 3 ACRES FROM 4BENCH IRR TO WOODLOT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 121 Year Blt: 1940 Eff Year Blt: 1998 Sq.Ft: 795 % Complete: 100
 Desc: One Story Only ✓ Dimensions: RMV: 81750
 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	2	Finished	795	2	FB-1	1940	1998	HVAC, ROOF, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 18010
 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
General Purpose Bldg	5	Finished	1728	0	0	1995	1999	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3 Code Area: 05545 Stat Class: 355 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: ~~3672~~ 3732 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: ~~36x48~~ RMV: 22800
 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
Lean-to Heavy Duty	4	Finished	3672	0	0	2020	2020	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 4 Code Area: 05545 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2322 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 27x86 RMV: 18030
 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
Machine Shed	4	Finished	2322	0	0	2020	2020	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 5 Code Area: 05545 Stat Class: 355 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2192 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 7400
 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
Lean-to Heavy Duty	5	Finished	2192	0	0	2001	1999	Exception: Y N

Remove

joined w/#3 no mav removed

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

ACCOUNT # 535314 DATE: 1/13/25 RMV CLASS _____ PROP CLASS 551
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1680 EFF AREA 1680 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1.5 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ALF
 STAT / CLASS 142
 SIZE 1930
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT 2024
 EFF YR 2024
 % COMP 40
 EXCEPT Y N
 MISC: _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT 142 QLTY + - FLOOR MA2
 AREA 1292 EFF AREA 1292 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

COMMENT: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 535314

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MSL Date 1/13/25 YR For 25-26 % COMP 40%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

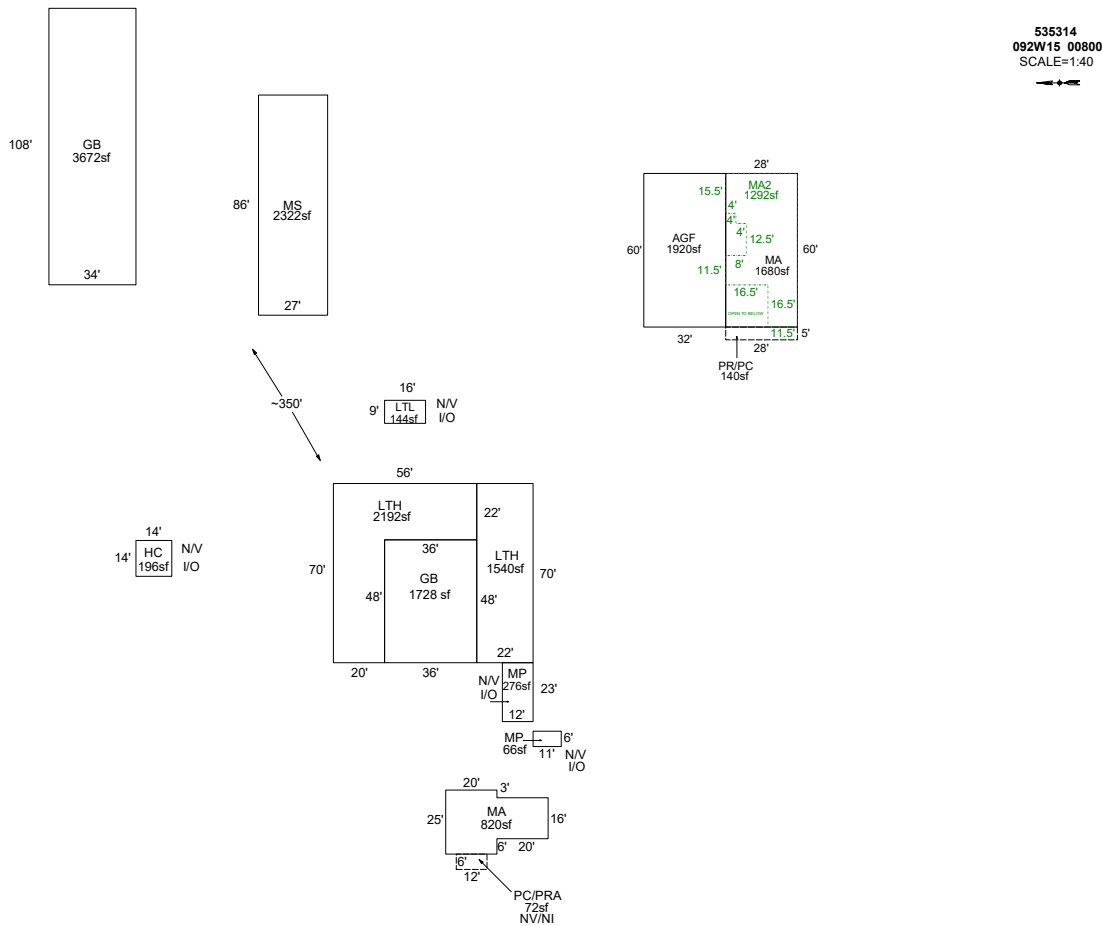
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535314 Parcel No.: 092W15 00800
 Property Address: 11912 MARION RD SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

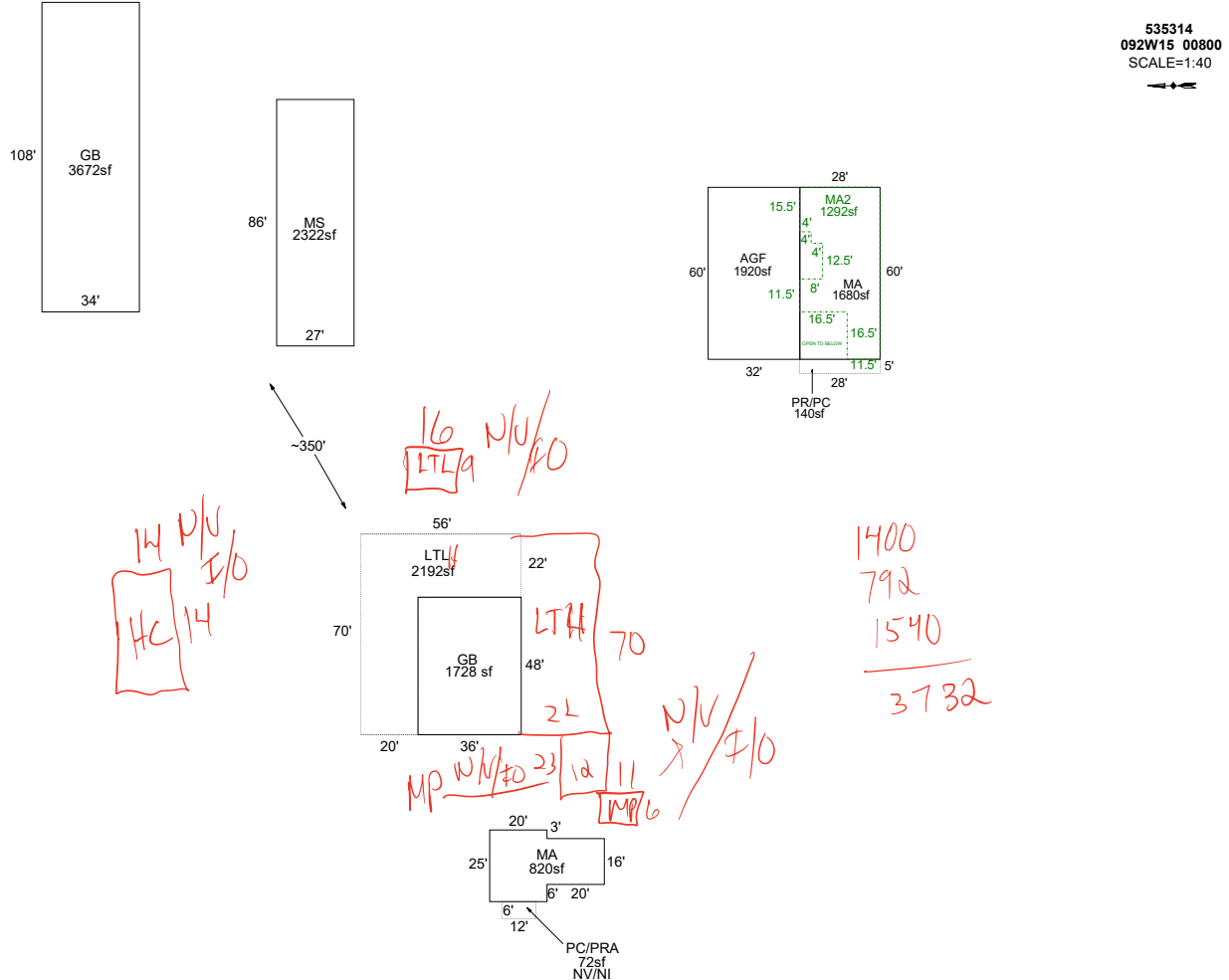
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1728.0	168.0		DRAWN BY JRONDEMA 5/29/18 UPDATED BY CJURAN 03/23/2021 UPDATED BY CLOBERG 10/09/24 24-005857 MA UPDATED BY CLOBERG 01/30/25	
	LTH	1.0	2192.0	252.0			
	GB	1.0	3672.0	284.0			
	MS	1.0	2322.0	226.0			
	LTL	1.0	144.0	50.0			
	HC	1.0	196.0	56.0			
	LTH	1.0	1540.0	184.0			
	MP	1.0	276.0	70.0			
	MP	1.0	66.0	34.0	12136.0		
	GLA1	MA	1.0	820.0	130.0		
GLA2	MA2	1.0	1680.0	176.0	2500.0	COMMENT TABLE 3	
GLA2	MA2	1.0	1291.8	192.0	1291.8		
GAR	AGF	1.0	1920.0	184.0	1920.0	#10 CL 01/28/2021	TAGS L2
P/P	PC/PRA	1.0	72.0	36.0		MDL 01/13/25	TAGS L3
	PR/PC	1.0	140.0	66.0	212.0		
	Net LIVABLE	cnt	0	(rounded)	3,792		
	Net BUILDING	cnt	9	(rounded)	12,136		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535314 Parcel No.: 092W15 00800
 Property Address: 11912 MARION RD SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



1400
792
1540

3732

14 P/U
I/O
HC 14

16 N/U
I/O
LTL 9

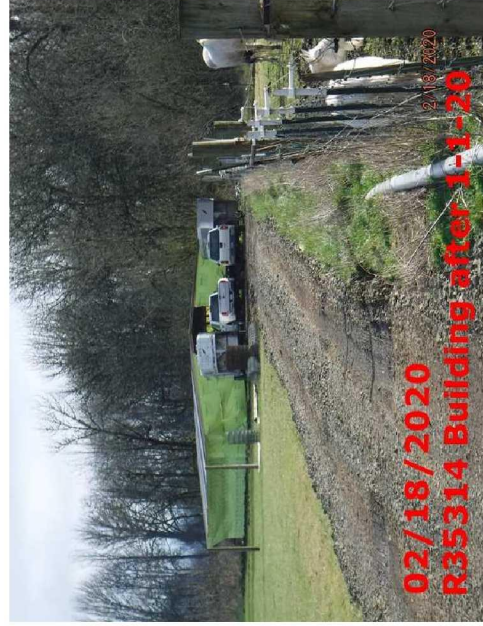
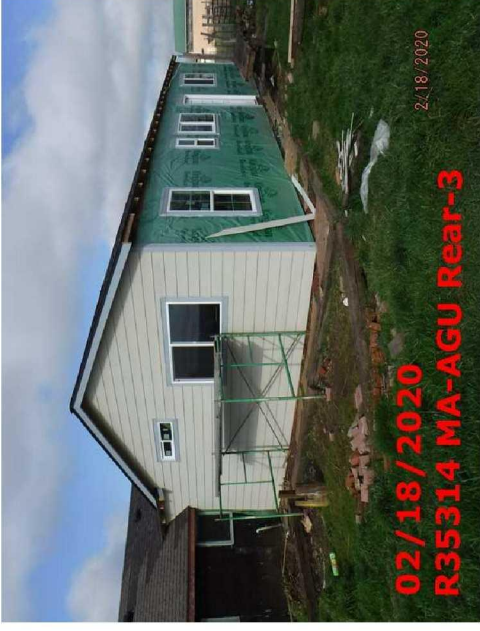
MP N/U
I/O 23
12 11
MP 6

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1728.0	168.0	
	LTL	1.0	2192.0	252.0	
	GB	1.0	3672.0	284.0	
	MS	1.0	2322.0	226.0	9914.0
GLA1	MA	1.0	820.0	130.0	
	MA	1.0	1680.0	176.0	2500.0
GLA2	MA2	1.0	1291.8	192.0	1291.8
GAR	AGF	1.0	1920.0	184.0	1920.0
P/P	PC/PRA	1.0	72.0	36.0	
	PR/PC	1.0	140.0	66.0	212.0
	Net LIVABLE	cnt	3 (rounded)		3,792
	Net BUILDING	cnt	4 (rounded)		9,914

COMMENT TABLE 1	
DRAWN BY JRONDEMA 5/29/18 UPDATED BY CJURAN 03/23/2021 UPDATED BY CLOBERG 10/09/24 24-005857 MA	
COMMENT TABLE 2	COMMENT TABLE 3
#10 CL 02/18/2020 #10 CL 01/28/2021	SSV TAGS L2



1/13/25





R35314 22x55 LTH
2021-01-28 L2



R35314 34x108 GB
2021-01-28 L2



R35314 MA Rear
2021-01-28 L2



R35314 20x48 LTH
2021-01-28 L2



R35314 34x108 GB N Side
2021-01-28 L2



R35314 MA Front
2021-01-28 L2



R35314 NV-NI Shelter
2021-01-28 L2



R35314 27x86 MS
2021-01-28 L2



R35314 36x48 GB
2021-01-28 L2



R35314 MA Rear-2
2021-01-28 L2



