

Summary Lead Appr: WW 2.7.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 535387 MTL: 092W19A000400 Date: 12/3/24 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 12020 SUMMIT LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 73556 Year: 2024
 Last Date Appraised: 04/05/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: GARDNER, STEVEN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 222880
 RMV Land: 293960 RMV Imp: 123440 RMV Total: 417400 MAV: 222880 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.5.23 MDL 24-003459 USFD Lated

Notations 25-26 USFD C 35% MFH still onsite

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	05590	0

Land ✓

Site: 1	Code Area: 05590	Size: 3.49 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Permanently Disqualified	Description: FOUR HILL DRY	RMV: 210240	Exception: Y	N	
Adjustment(s): VWGR	Fire Patrol:	Description:	Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL			
Site: 3	Code Area: 05590	Size: 1.05 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural Restrictive	Description: FOUR HILL DRY	RMV: 52720	Exception: Y	N	
Adjustment(s): VWGR	Fire Patrol:	Description:	Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL			

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 454	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 924	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE	Dimensions: 66x14	RMV: 23860				
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	924	2	FB-1	1980	1980	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT	Y N

Accessories

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

Bldg: 1	Code Area: 05590	Stat Class: 148	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 56680				
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
Garage Detached	4	Finished	672	0	0	1981	1981	ROOF	Y N

Accessories

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

Bldg: 3	Code Area: 05590	Stat Class: 108	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 5600				
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH <u>VIA</u>	5	120	2001	4592	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05590	Stat Class: 351	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 560	% Complete: 100
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Desc: General Purpose Building (GB)

Dimensions: 28x20

RMV: 3840

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: Y N
General Purpose Bldg	6	Finished	560	0	0	1985	1985	FAIR ✓	

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 301 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 RMV: 0
 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: Y N
Pump House	0	Finished	80	0	0	2001	2001		

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: ~~3040~~ 4048 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: ~~40x76~~ RMV: 33460
 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: Y N
General Purpose Bldg	5	Finished	3040	0	0	2001	2001	FAIR ✓	

Accessories

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

ACCOUNT # 535387 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 133 QLTY (+) - FLOOR MA
 AREA 1400 EFF AREA 1406 BED 2
 ROOF + HVAC (+)
 BATH PKG: 1.5BA BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT 133 QLTY (+) - FLOOR BSMTF
 AREA 533 EFF AREA 533 BED 1
 ROOF + HVAC (+)
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: MASTR BDRM

MISC: _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

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: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 535387
 12/12/24

Additions

New Homes

Additions		New Homes						
% Item	% Sum		No Basement		Basement			
			% Item	% Sum	% Item	% Sum		
3%		Plans/Survey	3%		3%			
2%	0%	Excavation	2%	0%	4%	0%		
3%		Foundation	3%		10%			
35%	45%	Framing	14%	20%	16%	35%		
8%	50%	Trusses	7%	30%	7%	40%		
7%	60%	Roofing	7%	35%	7%	45%		
7%	65%	Windows/Ext Doors	7%	45%	6%	55%		
5%	70%	Siding	5%	50%	5%	60%		
4%	75%	Plumbing Rough-In	4%	55%	3%	65%		
3%		Electrical Rough-In	3%		2%			
2%	80%	Heating Rough-In	2%	60%	1%	65%		
		Heating Unit	1%		1%			
3%		Insulation	3%		2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%		
2%	90%	Paint Interior	2%	70%	2%	75%		
2%		Paint Exterior	2%		2%			
		Cabinets	6%	75%	5%	80%		
2%	95%	Electrical Fixtures	3%	85%	2%	85%		
2%		Plumbing Fixtures	4%		3%			
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%		
2%		Interior Trim Carpentry	7%		95%		6%	95%
		Porch/Entry/Stoop	2%		100%		2%	100%
	Finish Grade	1%	1%					

APPR MBC Date 12/12/24 YR For 25-26 % COMP 35
 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%

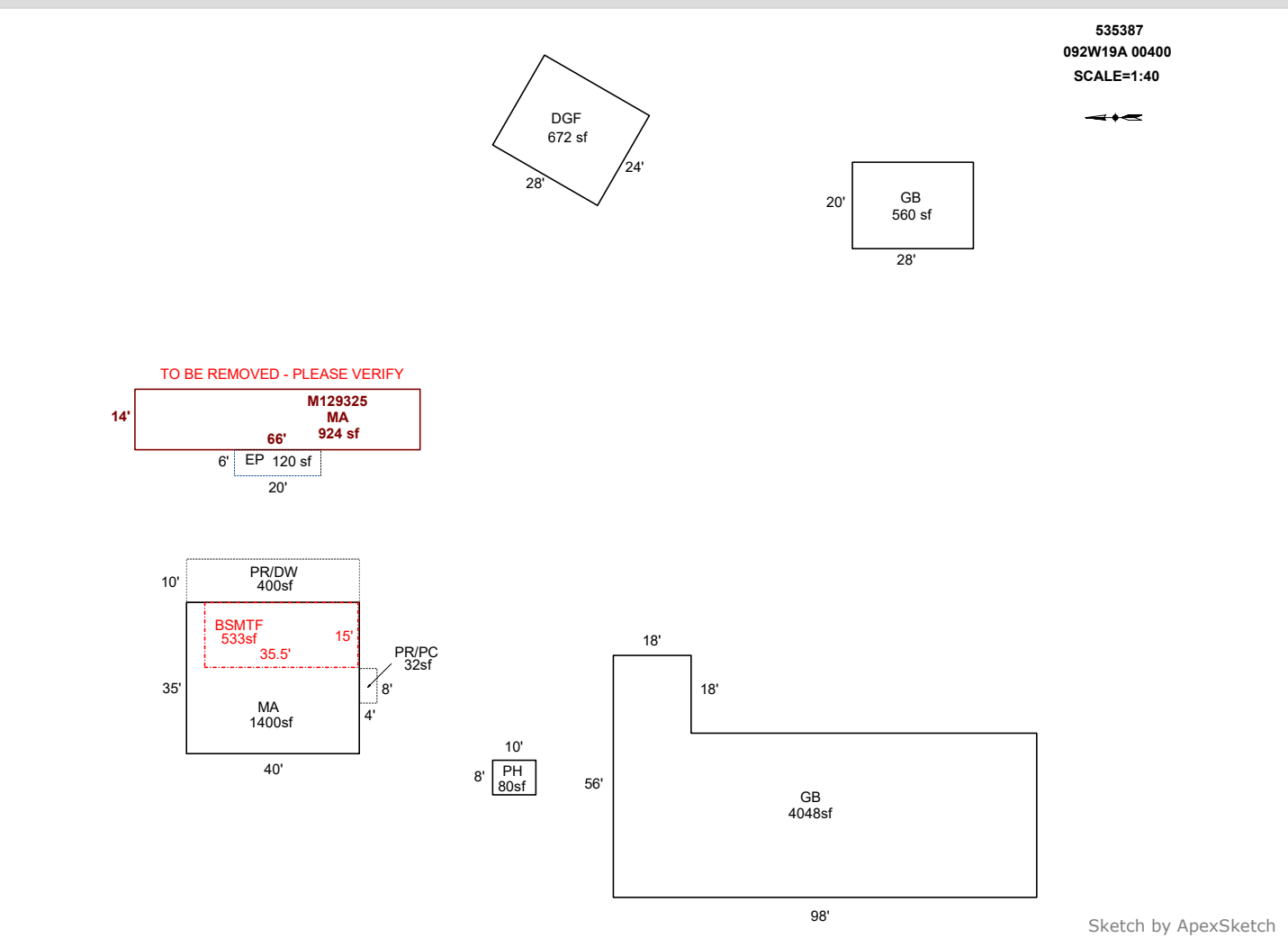
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535387 Parcel No.: 092W19A 00400
 Property Address: 12020 SUMMIT LN SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	4048.0	308.0		DRAWN BY JRONDEMA 5/30/18 UPDATED BY CLOBERG 09/05/24 24-003459 MA UPDATED BY CLOBERG 01/30/25	
	GB	1.0	560.0	96.0			
	PH	1.0	80.0	36.0	4688.0		
GLA1	MA	1.0	924.0	160.0			
	MA	1.0	1400.0	150.0	2324.0		
BSMT	BSMTF	1.0	532.5	101.0	532.5		
GAR	DGF	1.0	672.0	104.0	672.0		
P/P	EP	1.0	120.0	52.0			
	PR/DW	1.0	400.0	100.0			
	PR/PC	1.0	32.0	24.0	552.0	COMMENT TABLE 2	COMMENT TABLE 3
						MDL 12/03/24	TAGS L3
	Net LIVABLE	cnt	0 (rounded)		2,324		
	Net BUILDING	cnt	3 (rounded)		4,688		

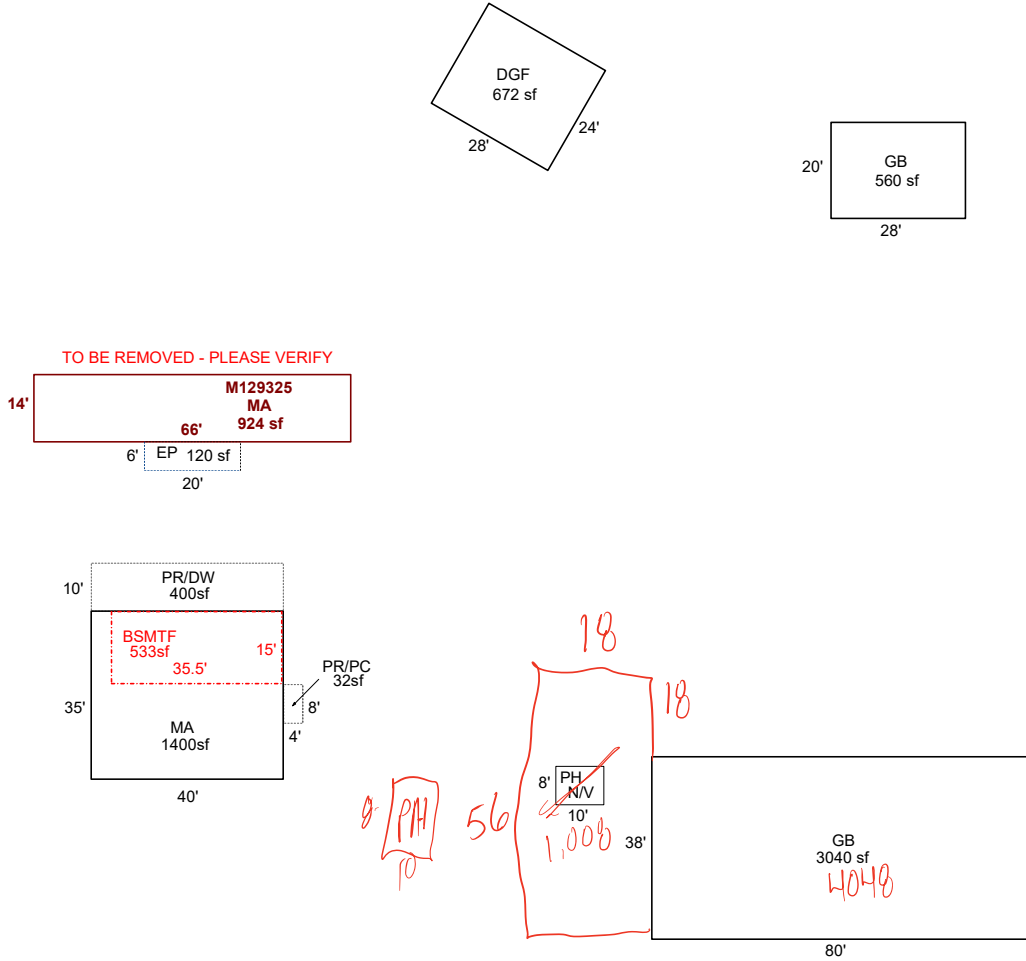
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SUBJECT INFO

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 Property Address: 12020 SUMMIT LN SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535387
 092W19A 00400
 SCALE=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3040.0	236.0	3600.0
	GB	1.0	560.0	96.0	
GLA1	MA	1.0	924.0	160.0	2324.0
	MA	1.0	1400.0	150.0	
BSMT	BSMTF	1.0	532.5	101.0	532.5
GAR	DGF	1.0	672.0	104.0	672.0
P/P	EP	1.0	120.0	52.0	552.0
	PR/DW	1.0	400.0	100.0	
	PR/PC	1.0	32.0	24.0	
	Net LIVABLE	cnt	2 (rounded)		2,324
	Net BUILDING	cnt	2 (rounded)		3,600

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/30/18
 UPDATED BY CLOBERG 09/05/24 24-003459 MA

COMMENT TABLE 2

COMMENT TABLE 3



12/3/24







