

Acct ID: 535528 MTL: 092W220000100 Date: 12/12/24 Appr: MDL Prop Class: 551 RMV Prop Class: 551
 Situs: 12092 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 44199 Year: ~~2024~~ 2025
 Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)
 Owner: BILLY R & DENISE PRICE LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 245240
 RMV Land: 453030 RMV Imp: 317840 RMV Total: 770870 MAV: 178740 MSAV: 66500 SAV: 146754
 Comment: 24-25 L3 MDL 1.8.24 TAG ABEX 130x60 Gated 22-005237
 23-24: L2 1.13.23 MDL
 22-23: L2 08.17.2021 CL

1.0 Mkt HS 2BDSS
 1.0 SA HS 2BDSS
 0.70 Farm 2BDSS
 10.21 Farm 2BISS
 23.84 Farm 4BDSS
 10.33 Farm 4BISS
 7.75 Wood 2BDSS
 0.81 Wood 2BISS
 0.57 Wood 4BDSS
 1.44 Waste

Notations 25-26: GB 50% complete Exception

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

Chris 2/7/25 L4 farm use ok - grass seed

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05545	0
1	SAF	SA OSD - FAIR	35000	05545	0

Land

Site: 2	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS	Value Source: Farm Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 6970	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 550040					
Site: 4	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS	Value Source: Market Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 6970	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	550040					
Site: 5	Code Area: 05545	Size: 8.79 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 61300	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 550040					
Site: 6	Code Area: 05545	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS	Value Source: Woodlot	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 69750	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	550040/01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 21.5 TTL ACRES					
Site: 7	Code Area: 05545	Size: 13.64 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: 90810	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 550040					
Site: 8	Code Area: 05545	Size: 23.22 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 147230	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	550040					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05545	Stat Class: 444	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 854	% Complete: 100
Desc:	MANUF STRUCT, CLASS 4, 14' WIDE SINGLE				Dimensions: 61x14	RMV: 35600
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
First Floor	4	Finished	854	2	FB-1	1995	1995	BATH - 1, KIT-, HVAC+, ROOF, SKIRT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 1	Code Area: 05545	Stat Class: 131	Year Blt: 1957	Eff Year Blt: 1973	Sq.Ft: 2424	% Complete: 100
Desc:	One Story Only				Dimensions:	RMV: 264520
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	
First Floor	3	Finished	2424	3	FB-2/ HB-1	1957	1973	BATH - 2, BTH - 1, KIT-, ROOF, HVAC, FP - 1	
Carport Attached	3	Unfinished	832	0	0	1957	1973	ROOF	

Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
YARD IMPROVEMENTS AVERAGE	3	1	1973	12555	1	Exception: Y N			

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05545	Stat Class: 351	Year Blt: 1981	Eff Year Blt: 1990	Sq.Ft: 1440	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 48x30 RMV: 7490		
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	
General Purpose Bldg	4	Finished	1440	0	0	1981	1990	FAIR	

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

Bldg: 6	Code Area: 05545	Stat Class: 311	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Feeder Barn (FB)				Dimensions: 48x32 RMV: 0		
Func Obsc: 0	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	
Feeder Barn	4	Finished	0	0	0	0	0	FAIR	

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

Bldg: 8	Code Area: 05545	Stat Class: 341	Year Blt:	Eff Year Blt: 2005	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 20x10 RMV: 3490		
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	
Multi-Purpose Bldg	5	Finished	200	0	0	0	2005	FAIR	

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

Bldg: 11	Code Area: 05545	Stat Class: 341	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 256	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 16x16 RMV: 4660		
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	
Multi-Purpose Bldg	4	Finished	256	0	0	2015	2015	FAIR	

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

Bldg: 12	Code Area: 05545	Stat Class: 341	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 112	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 14x8 RMV: 2080		
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	
Multi-Purpose Bldg	5	Finished	112	0	0	2005	2005	FAIR	

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

ACCOUNT # 535520 DATE: 12/12/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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: _____

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 LB
 STAT / CLASS 5
 SIZE 60x130
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT 2024
 EFF YR 2024
 % COMP 50%
 EXCEPT Y N
 MISC: _____

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: _____

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

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

COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
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%		3%	
3%		Electrical Rough-In	3%	55%	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%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
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 _____ Date _____ YR For _____ % COMP _____
 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: 6B

	% 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%

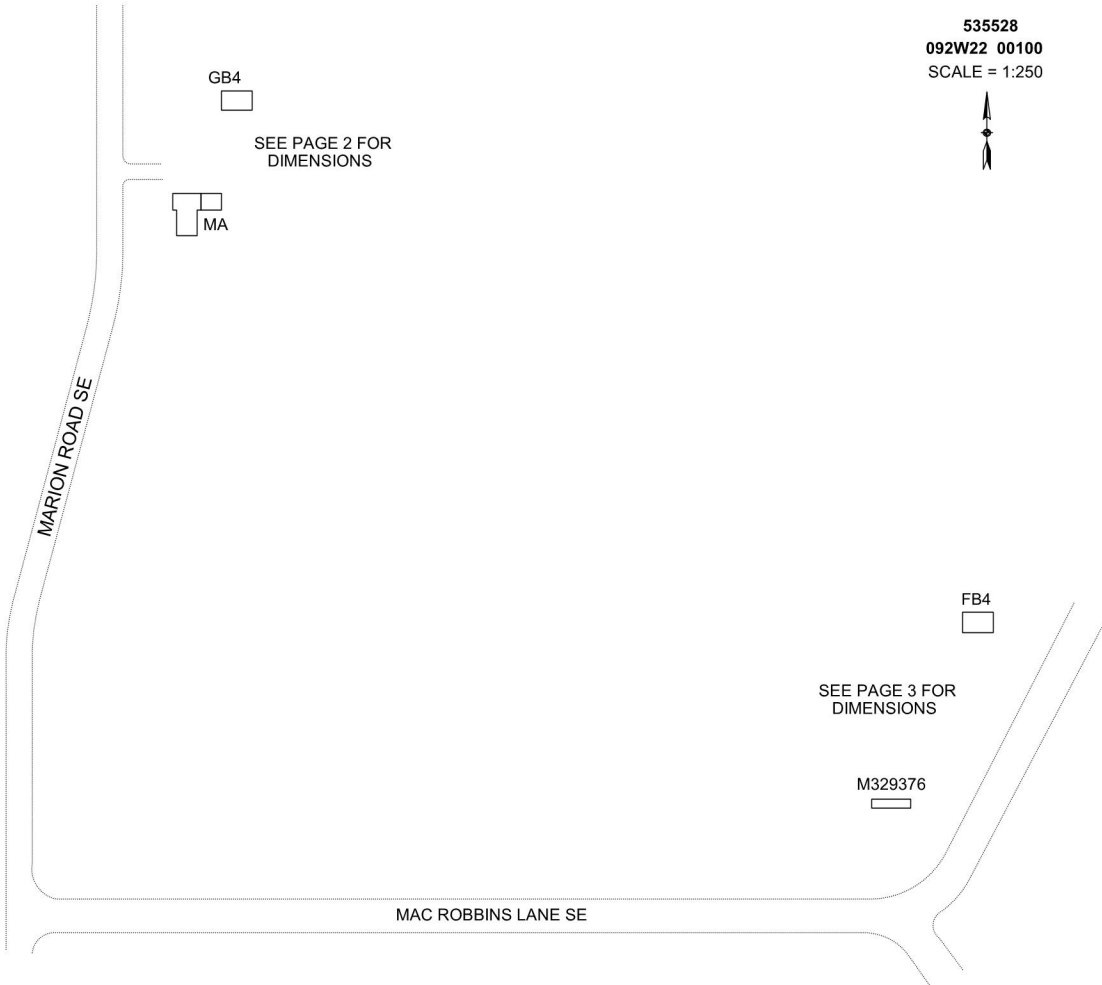
APPR MDL Date 12/12/24 YR For 25-26 % COMP 50%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535528 Parcel No.: 092W22 00100
 Property Address: 12092 MARION ROAD SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB4	1.0	1440.0	156.0	
	FB4	1.0	1536.0	160.0	2976.0
GLA1	MA	1.0	2424.0	220.0	2424.0
GAR	AC	1.0	832.0	116.0	832.0
OTH	M329376	1.0	854.0	150.0	854.0

COMMENT TABLE 1

Apex by RW 06/27/08
 UPDATED BY CJURAN 03/05/2024
 UPD BY WW 5.23.24

COMMENT TABLE 2

MDL 01/08/2024

COMMENT TABLE 3

TAGS L3

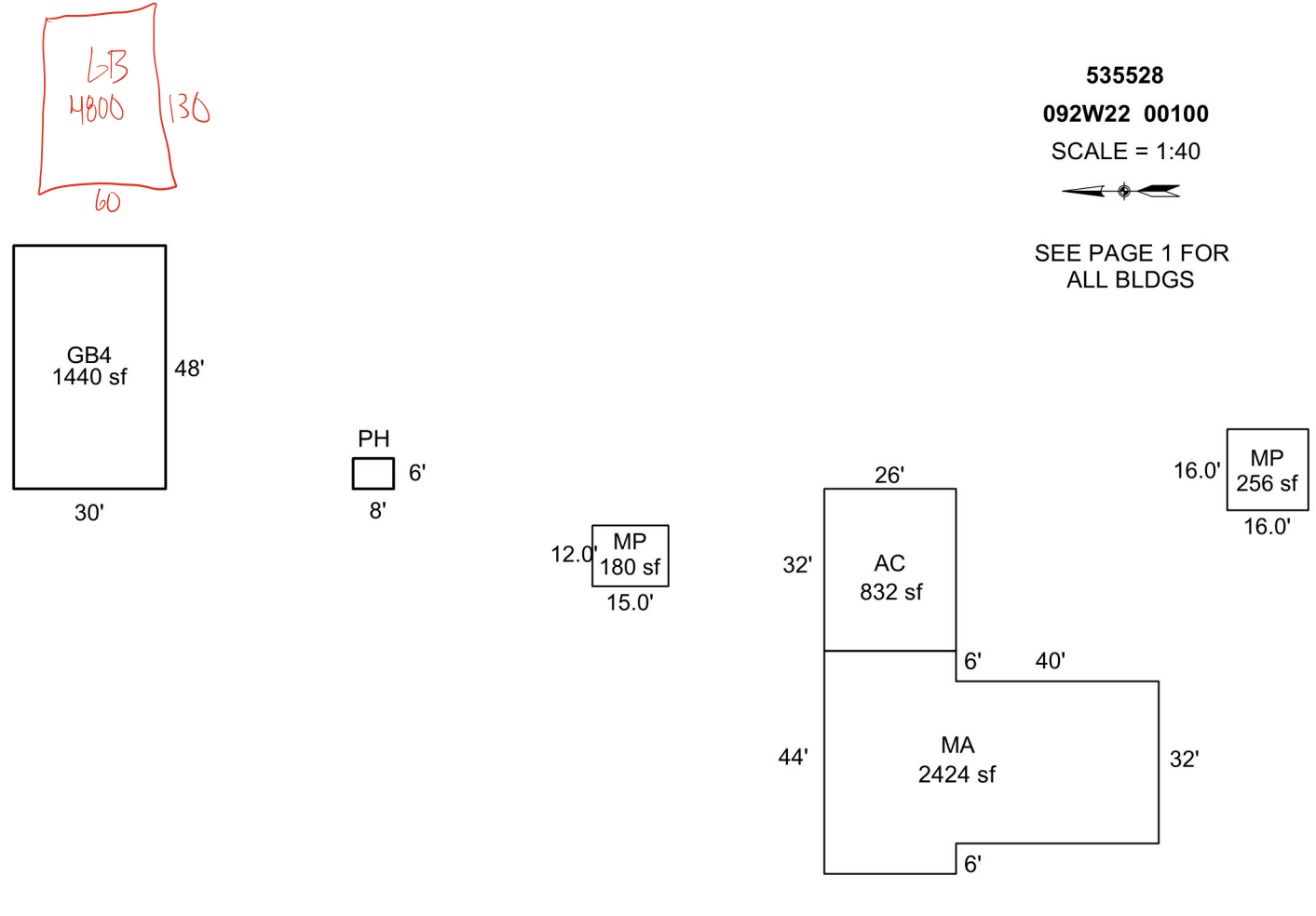
Net LIVABLE	cnt	1	(rounded)		2,424
Net BUILDING	cnt	2	(rounded)		2,976

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535528 Parcel No.: 092W22 00100
 Property Address: 12092 MARION ROAD SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	48.0	28.0	
	GB4	1.0	1440.0	156.0	1488.0
GBA3	MP	1.0	180.0	54.0	
	MP	1.0	256.0	64.0	436.0
GLA1	MA	1.0	2424.0	220.0	2424.0
GAR	AC	1.0	832.0	116.0	832.0

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 UPDATED BY CJURAN 03/05/2024
 UPD BY WW 5.23.24

COMMENT TABLE 2

MDL 01/08/2024

COMMENT TABLE 3

TAGS L3

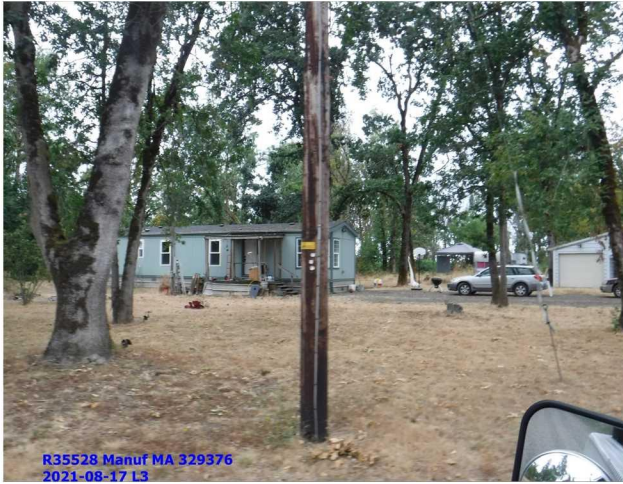
Net LIVABLE	cnt	1	(rounded)		2,424
Net BUILDING	cnt	4	(rounded)		1,924



12/12/24



R35528 GB-FB
2021-08-17 L3



R35528 Manuf MA 329376
2021-08-17 L3



R35528 Entrance
2021-08-17 L3



R35528 MA-AC N Side
2021-08-17 L3



R35528 MP's
2021-08-17 L3



R35528 MA Front W Side
2021-08-17 L3



535582 MA E End
2021-10-29 L2



535582 NV-NI Shed
2021-10-29 L2



535582 30x40 GB
2021-10-29 L2



535582 MA Front-2
2021-10-29 L2



535582 Old Manuf-Storage Site
2021-10-29 L2



535582 MA Front
2021-10-29 L2