

Summary Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Jmp Print Date: 9/24/2024

Acct ID: 535542 MTL: 092W230001800 Date: 1/13/25 Appr: MDL Prop Class: 649 RMV Prop Class: 409
 Situs: 12894 WOODPECKER DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 57739 Year: 2024
 Last Date Appraised: 12/19/2013 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Garage/Carport)
 Owner: MONTESANO, MARIO & MONTESANO, MARGUERITE Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 (LCB) TTO INSP AV: 108702
 RMV Land: 295290 RMV Imp: 88170 RMV Total: 383460 MAV: 104810 MSAV: 3892 SAV: 7287
 Comment: 24-004193 18x25 Dbl Gate

Notations 25-26 100% complete

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND

Chris 2/6/25 L4 forest use ok

OSDs

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

Land

Site: 1 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Market Homesite Description: RMV: 32540 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 16-17: COMB LIKE SEGS // 550040 99-2000: ROLLOVER INTO FORESTLAND /00-01; SEPARATED INCREMENT FROM HOMESITE 02-03: REAPPRAISAL

Site: 2 Code Area: 05545 Size: ~~7.00~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class: ~~LCB~~ B RMV: 227750 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1984 / 550040 99-2000: ROLLOVER INTO FOREST LAND //07-08: PER #31 - CHG ONE ACRE TO FX TO DENOTE WASTELAND

1.35 FLTD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 467 Year Blt: 1998 Eff Year Blt: 1995 Sq.Ft: 1458 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 80170
 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	6	Finished	1458	4	FB-2	1998	1998	BATH - 2, KIT-, HVAC+, ROOF, SKRT+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05545 Stat Class: 905 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 8000
 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
No accessory data available					

D64
 \$ 2
 450 SQ FT
 AUB Road
 2024

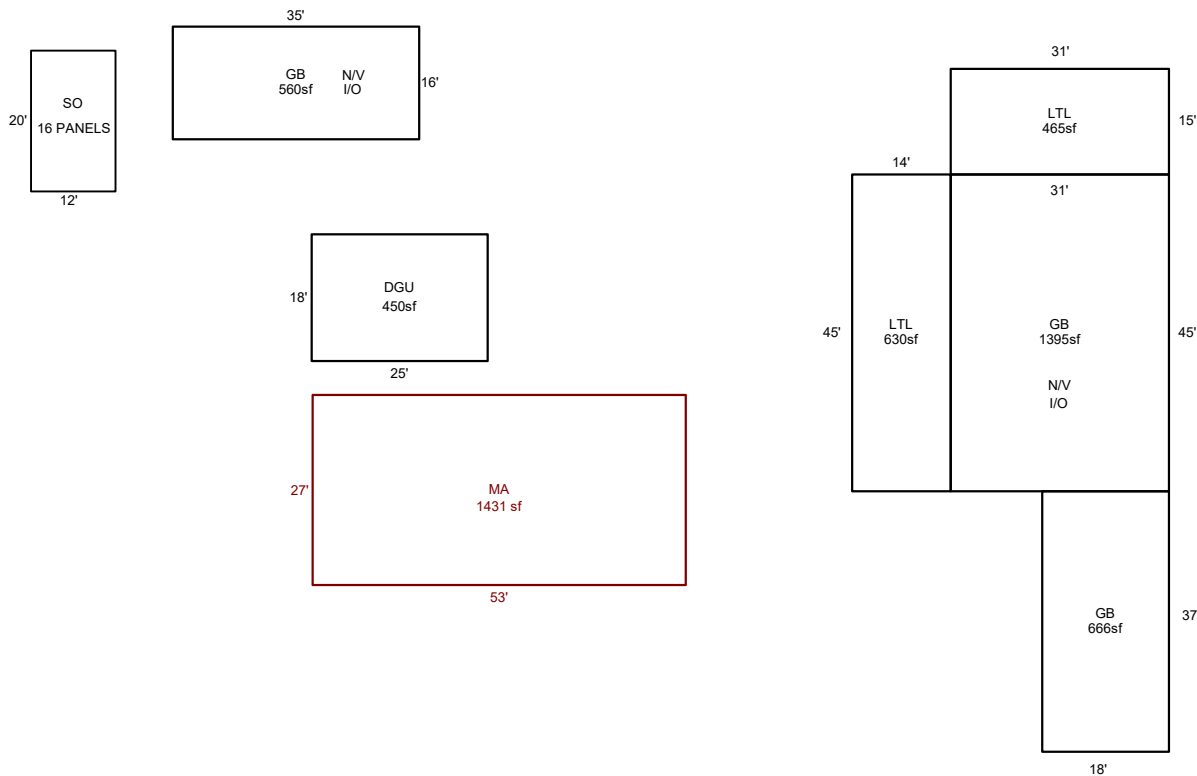
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535542 Parcel No.: 092W23 01800
 Property Address: 12894 WOODPECKER DR SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535542
092W23 01800
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	560.0	102.0	
	GB	1.0	1395.0	152.0	
	GB	1.0	666.0	110.0	
	LTL	1.0	465.0	92.0	
	LTL	1.0	630.0	118.0	3716.0
GLA1	MA	1.0	1431.0	160.0	1431.0
GAR	DGU	1.0	450.0	86.0	450.0
OTH	SO	1.0	240.0	64.0	240.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/7/18
 UPDATED BY CLOBERG 07/15/24 GAR
 UPDATED BY CLOBERG 01/28/25

COMMENT TABLE 2

MDL 01/13/25

COMMENT TABLE 3

TAGS L3

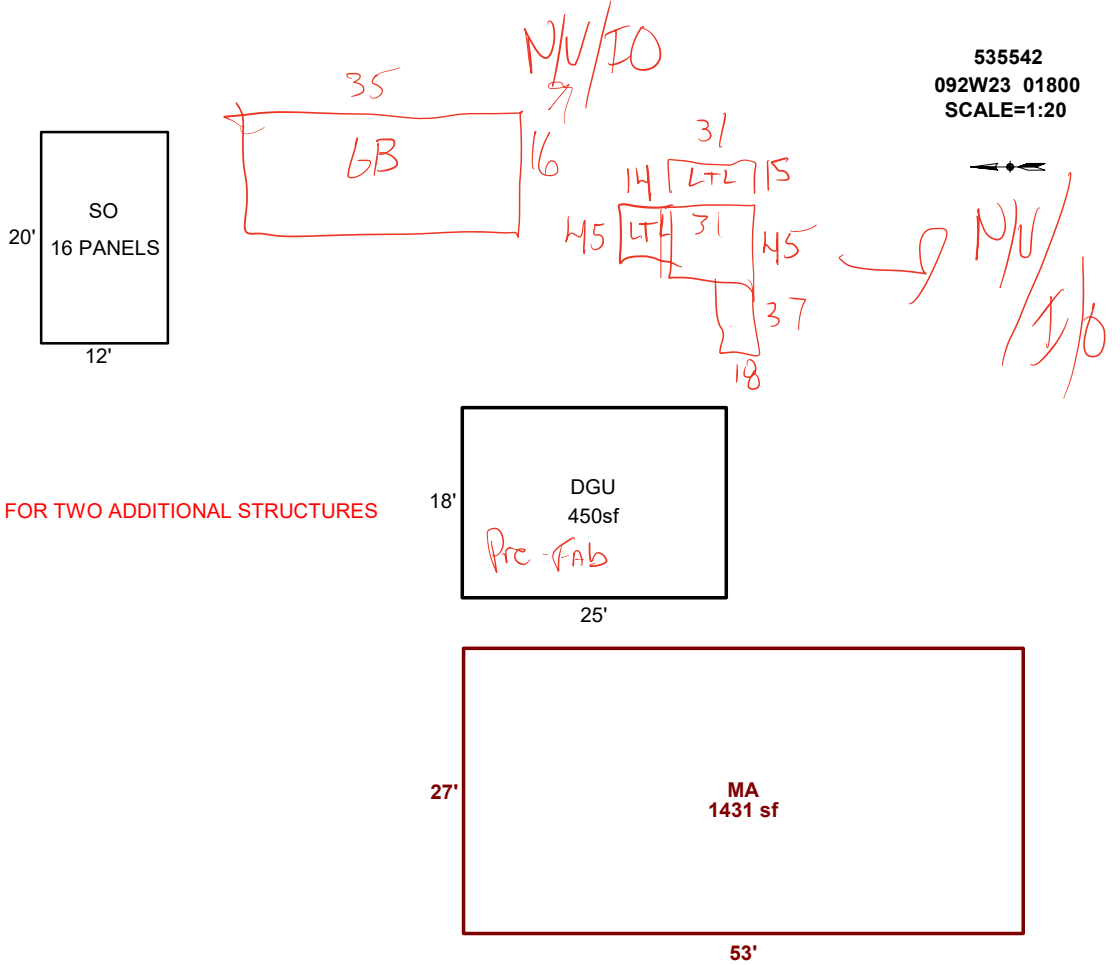
Net LIVABLE	cnt	0	(rounded)		1,431
Net BUILDING	cnt	5	(rounded)		3,716

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535542 Parcel No.: 092W23 01800
 Property Address: 12894 WOODPECKER DR SE
 City: TURNER County: Marion 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
GLA1	MA	1.0	1431.0	160.0	1431.0
GAR	DGU	1.0	450.0	86.0	450.0
OTH	SO	1.0	240.0	64.0	240.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/7/18
 UPDATED BY CLOBERG 07/15/24 GAR

COMMENT TABLE 2

COMMENT TABLE 3

MDL L3 1/13/25 TAB

Net LIVABLE cnt 1 (rounded) 1,431



1/13/25