

Acct ID: 535741 MTL: 092W28B000400 Date: 11/21/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 5877 VALLEY VIEW RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 50753 Year: ~~2024~~ 2025  
 Last Date Appraised: 11/07/2023 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW RESIDENCE (Completion)

Owner: BEGGS, RALPH D & BEGGS, LINDA D Roll Type: R  
 Cycle: (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 432190  
 RMV Land: 262620 RMV Imp: 498000 RMV Total: 760620 MAV: 194030 MSAV: 0 SAV: 0  
 Comment: 24-25: L2 MDL 11.7.23 TAG 23-001806 USFD 90%

**Notations** 25-26: 100% complete; Pull TAB; Exception  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05530	0

**Land** ✓

Site: 1	Code Area: 05530	Size: 1.97 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 130250	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 500130 //2010-11: MFS AND A HOMESITE ACRE MOVED TO R347014// 10-11: 1 ACRE SHOULD HAVE BEEN MOVED OVER TO FOUR HILL DRY//						
Site: 2	Code Area: 05530	Size: 1.62 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 97370	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						

**Improvements - Residence / Manufactured Structures**

Bldg: 7	Code Area: 05530	Stat Class: 142	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 2885	% Complete: <u>100</u>
Desc: Multi Story above grade	Dimensions:	RMV: 489830	<u>100</u>			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 238160	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:	Y	N
First Floor	4	Finished	2547	3	FB-2/ HB-1	2023	2023	BTH - 1, BATH - 2, ROOF, KIT, HVAC	Y	N	
Attic	4	Finished	338	0	0	2023	2023	HVAC	Y	N	
Garage Attached	4	Finished	636	0	0	2023	2023	ROOF	Y	N	

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:	Y	N
YARD IMPROVEMENTS AVERAGE	4	0	2023	25110	1	Y	N	

**Improvements - Accessory Buildings**

Bldg: 1	Code Area: 05530	Stat Class: 353	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 2652	% Complete: 100
Desc: Machine Shed (MS)	Dimensions:	RMV: 5060				
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
Machine Shed	4	Finished	2652	0	0	1961	1961	FAIR	Y	N	

**Accessories**

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

Bldg: 2	Code Area: 05530	Stat Class: 341	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 288	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 24x12	RMV: 1250				
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
Multi-Purpose Bldg	4	Finished	288	0	0	1961	1961	FAIR	Y	N	

**Accessories**

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

Bldg: 4 Code Area: 05530 Stat Class: 354 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 630 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 63x10 RMV: 510  
 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 Light Duty	4	Finished	630	0	0	1961	1961	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 05530 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 600 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 920  
 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 Light Duty	4	Finished	600	0	0	1992	1992	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 05530 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 280 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 430  
 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 Light Duty	4	Finished	280	0	0	1992	1992	Exception: Y N

**Accessories**

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

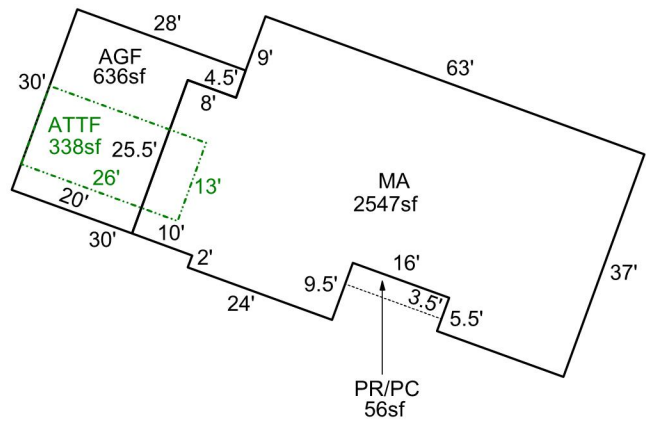
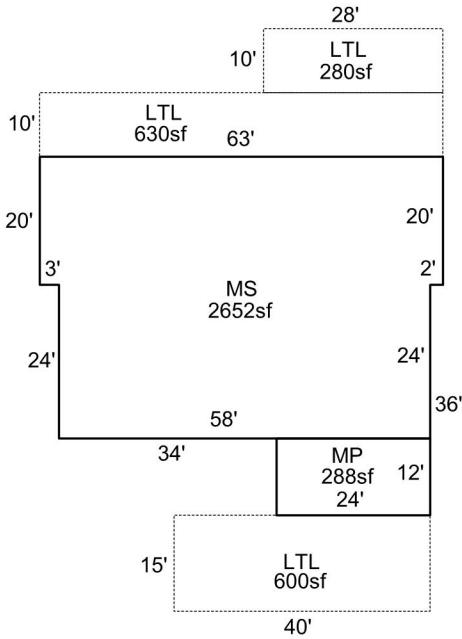
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535741 Parcel No.: 092W28B 00400  
 Property Address: 5877 VALLEY VIEW RD SE  
 City: TURNER County: MARION State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**535741**  
**092W28B 00400**  
 SCALE = 1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	600.0	110.0	
	MS	1.0	2652.0	214.0	
	MP	1.0	288.0	72.0	
	LTL	1.0	280.0	76.0	
	LTL	1.0	630.0	146.0	4450.0
GLA1	MA	1.0	2547.0	235.0	2547.0
GLA2	ATTF	1.0	338.0	78.0	338.0
GAR	AGF	1.0	636.0	116.0	636.0
P/P	PR/PC	1.0	56.0	39.0	56.0
	Net LIVABLE	cnt	2 (rounded)		2,885
	Net BUILDING	cnt	5 (rounded)		4,450

### COMMENT TABLE 1

APEX 2/10/2010 Jane  
 UPDATED BY JRONDEMA 6/26/18  
 UPDATED BY JRONDEMA 7/3/18  
 UPDATED BY CJURAN 06/08/2023 555-23-001806

### COMMENT TABLE 2

### COMMENT TABLE 3

Percent Complete Form

Account # 535741

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 MDL Date 11/7/23 YR For 24-25 % COMP 90  
 APPR MDL Date \_\_\_\_\_ YR For 25-26 % COMP 100%  
 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 \_\_\_\_\_



11/21/24

