

Acct ID: 535921 MTL: 092W33B000100 Date: 1/4/25 Appr: MDL Prop Class: 559 RMV Prop Class: 559
 Situs: 13977 DUCKFLAT RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 42972 Year: ~~2024~~ 2025
 Last Date Appraised: 02/06/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Residence)
 Owner: OLSON, RANDY D Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 74944
 RMV Land: 362910 RMV Imp: 107500 RMV Total: 470410 MAV: 46400 MSAV: 28544 SAV: 47944
 Comment: 24-25: L3 MDL 2.6.24 23-006442 New SFIS

Notations 25-26 55% Partial complete ; MFH still onsite

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05530	0
1	WELL	PRIVATE WELL	11500	05530	0

Land ✓

Site: 1	Code Area: 05530	Size: 1.00 Acres ✓	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 17830	Exception: Y N		
Adjustment(s): GSOIL, FSOIL			Fire Patrol:	Description:		
Comments: Liability year - 2009 / 08-09: APPROVED OR SPECIAL ASSESSMENT// 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION// 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT						
Site: 3	Code Area: 05530	Size: 5.54 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 108670	Exception: Y N		
Adjustment(s): GSOIL, FSOIL			Fire Patrol:	Description:		
Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT						
Site: 4	Code Area: 05530	Size: 7.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 118580	Exception: Y N		
Adjustment(s): GSOIL, FSOIL			Fire Patrol:	Description:		
Comments: Liability year - 2008 / 24-25 SOIL CORRECTIONS/UPDATES 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT						
Site: 5	Code Area: 05530	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 71330	Exception: Y N		
Adjustment(s): GSOIL, FSOIL			Fire Patrol:	Description:		
Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 05530	Stat Class: 457	Year Blt: 1979	Eff Year Blt: 1972	Sq.Ft: 1904	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions:	RMV: 46550		
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	1904	3	FB-2	1979	1972	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	792	1979	3168	1	Y N
ROOF EXTENSION OR PATIO COVER	5	432	1979	2506	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05530	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 10x12	RMV: 3500		
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
Multi-Purpose Bldg	6	Finished	120	0	0	2002	2002	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05530 Stat Class: 311 Year Blt: 2006 Eff Year Blt: 2011 Sq.Ft: 6720 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 80x84 RMV: 52750
 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
Feeder Barn	5	Finished	6720	0	0	2006	2011	FAIR	

Accessories

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

Bldg: 4 Code Area: 05530 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x8 RMV: 4700
 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	5	Finished	160	0	0	2020	2020	AVG FAIR	

Accessories

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

FB 5
 EFF YR 2015
 10x20
 NO Except.

ACCOUNT # 535921 DATE: 1/14/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MSL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + (-) FLOOR MA
 AREA 2604 EFF AREA 2604 BED 3
 ROOF + HVAC +
 BATH PKG: 2.5 BATH BATH + 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 55 % 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 _____
 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: _____

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

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

MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 535921

Additions

New Homes

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

APPR MDL Date 1/14/25 YR For 25-26 % COMP 55%
 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%

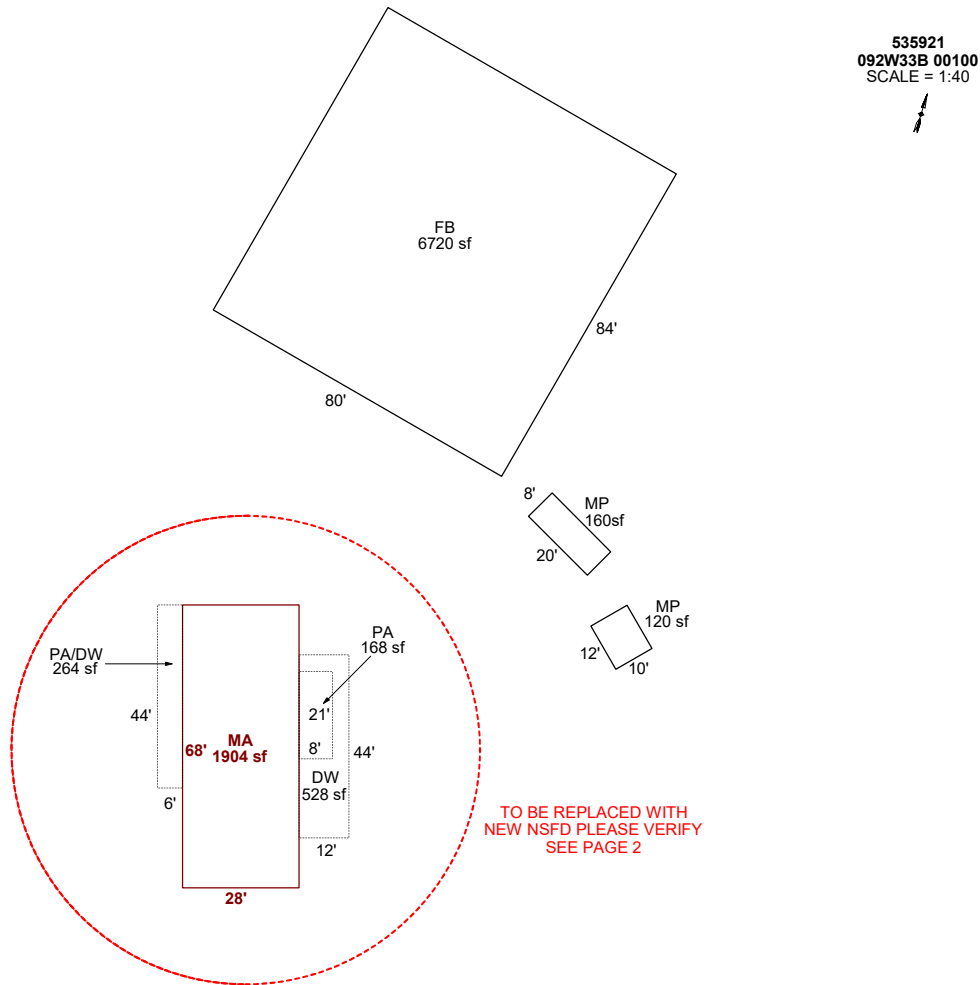
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535921 Parcel No.: 092W33B 00100
 Property Address: 13977 DUCKFLAT RD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH



Sketch by ApexSketch

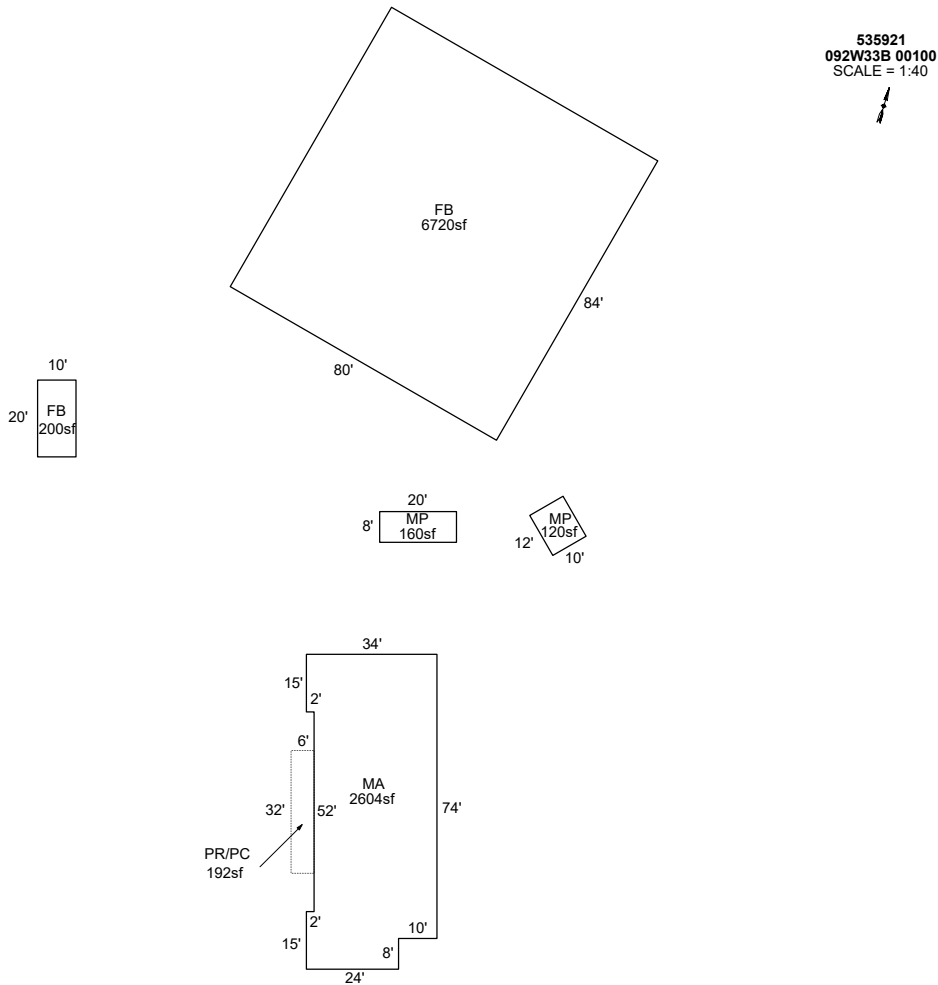
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	120.0	44.0		DRAWN BY JRONDEMA 6/19/18 UPDATED BY JRONDEMA 3/11/19 UPDATED BY CJURAN 10/25/2023 23-006442 MA UPD BY WWILLIAMS 4.18.24 UPDATED BY CLOBERG 02/06/25	
	FB	1.0	6720.0	328.0	6840.0		
GBA3	MP	1.0	160.0	56.0	160.0		
GLA1	MA	1.0	1904.0	192.0	1904.0		
P/P	DW	1.0	528.0	112.0			
	PA	1.0	168.0	58.0			
	PA/DW	1.0	264.0	100.0	960.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 2.6.24 MDL 01/14/25	TAGS L3 TAGS L2
	Net LIVABLE	cnt	0 (rounded)		1,904		
	Net BUILDING	cnt	3 (rounded)		7,000		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535921 Parcel No.: 092W33B 00100
 Property Address: 13977 DUCKFLAT RD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
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 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	FB	1.0	6720.0	328.0		DRAWN BY JRONDEMA 6/19/18 UPDATED BY JRONDEMA 3/11/19 UPDATED BY CJURAN 10/25/2023 23-006442 MA UPD BY WWILLIAMS 4.18.24 UPDATED BY CLOBERG 02/06/25			
	MP	1.0	120.0	44.0					
	MP	1.0	160.0	56.0					
	FB	1.0	200.0	60.0	7200.0				
GLA1	MA	1.0	2604.0	236.0	2604.0				
P/P	PR/PC	1.0	192.0	76.0	192.0				
	Net LIVABLE	cnt	0	(rounded)	2,604				
	Net BUILDING	cnt	4	(rounded)	7,200				

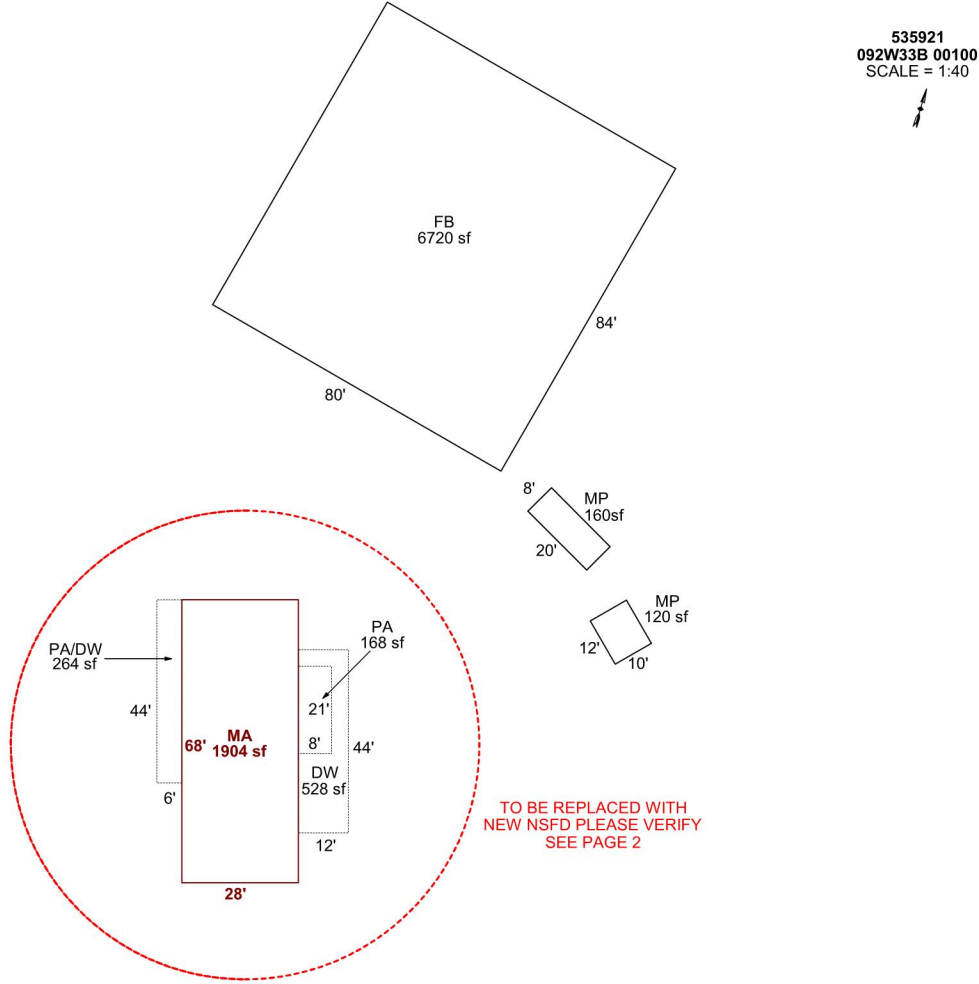
COMMENT TABLE 2	COMMENT TABLE 3
MDL 2.6.24 MDL 01/14/25	TAGS L3 TAGS L2

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 13977 DUCKFLAT RD SE
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	FB	1.0	6720.0	328.0	6840.0
GBA3	MP	1.0	160.0	56.0	160.0
GLA1	MA	1.0	1904.0	192.0	1904.0
P/P	DW	1.0	528.0	112.0	
	PA	1.0	168.0	58.0	
	PA/DW	1.0	264.0	100.0	960.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/19/18
 UPDATED BY JRONDEMA 3/11/19
 UPDATED BY CJURAN 10/25/2023 23-006442 MA
 UPD BY WWILLIAMS 4.18.24

COMMENT TABLE 2

MDL 2.6.24

COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	1	(rounded)		1,904
Net BUILDING	cnt	3	(rounded)		7,000

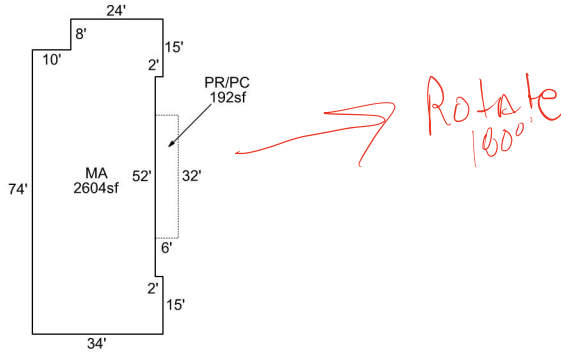
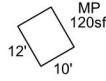
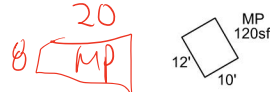
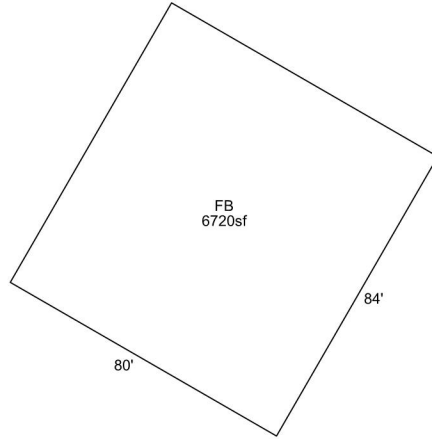
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 Appraiser Name: Inspection Date:

SKETCH

535921
092W33B 00100
SCALE = 1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	6720.0	328.0	
	MP	1.0	120.0	44.0	6840.0
GLA1	MA	1.0	2604.0	236.0	2604.0
P/P	PR/PC	1.0	192.0	76.0	192.0

DRAWN BY JRONDEMA 6/19/18
 UPDATED BY JRONDEMA 3/11/19
 UPDATED BY CJURAN 10/25/2023 23-006442 MA
 UPD BY WWILLIAMS 4.18.24

COMMENT TABLE 2

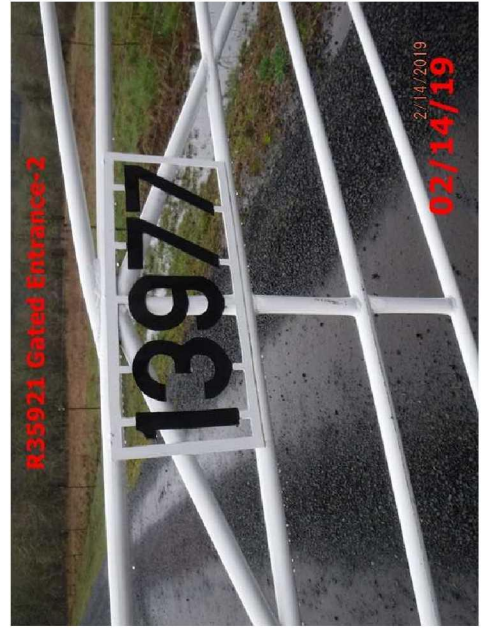
MDL 2.6.24

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 1 (rounded) 2,604
 Net BUILDING cnt 2 (rounded) 6,840







R35921 Manuf. MA Rear E Side

3/ 8/2019

03/8/19



R35921 Manuf MA Front W Side

3/ 8/2019

03/8/19



R35921 Manuf MA N-NW End

3/ 8/2019

03/8/19



R35921 80x84 FB

3/ 8/2019

03/8/19

