

Summary Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MNL Imp! Print Date: 9/24/2024

Acct ID: 536021 MTL: 093W01C002300 Date: 1/4/25 Appr: MDL Prop Class: 641 RMV Prop Class: 401
Situs: 2844 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 83462 Year: 2024

Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)
Owner: WELLS, WILLIAM J & WELLS, KRISTIN R Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 351367
RMV Land: 388270 RMV Imp: 513410 RMV Total: 901680 MAV: 324470 MSAV: 26897 SAV: 40979
Comment: 24-25: L3 MDL 01/08/24 23-007365 32x56 Pole Bldg Lated / Alaris letter SENT

Notations

25-26: Do From Desk 100% Finald 2.5.24 / OWNER SENT photo

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92590	0

Land Chris 2/6/25 L4 forest use ok

Site: 1 Code Area: 92590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 36000 Exception: Y N
Adjustment(s): VWAR Fire Patrol: Description:
Comments: Liability year - 2009 / 00-01: 02400190, STO DECLASSED FOR SIZE, AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 92590 Size: 19.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 307270 Exception: Y N
Adjustment(s): VWAR Fire Patrol: Description:
Comments: Liability year - 1976 / 00-01: 02400190, STO DECLASSED FOR SIZE AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 143 Year Blt: 1963 Eff Year Blt: 1977 Sq.Ft: 3215 % Complete: 100
Desc: One Story with basement Dimensions: RMV: 420280
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	4	Finished	1920	0	FB-1	1963	1977	BATH - 1, KIT, ROOF, HVAC, FP - 1	Y N
Basement	4	Finished	1295	4	FB-1	1963	1977	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1977	21483	1	Y N

Bldg: 3 Code Area: 92590 Stat Class: 148 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
Desc: Res other improvements Dimensions: RMV: 70950
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 Attached	4	Unfinished	594	0	0	2000	2000	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4900	2000	13083	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 507 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: RMV: 3180
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
General Purpose Bldg	6	Finished	507	0	0	1984	1984	FAIR	Y N

Accessories

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

Bldg: 5	Code Area: 92590	Stat Class: 905	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array				Dimensions:	RMV: 19000	
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
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No floor data available

Accessories

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

LB
32x40
CLASS 5

Pkk 600D
2024 YRBLT
Except.

LTH
15x32
2024 YRBLT

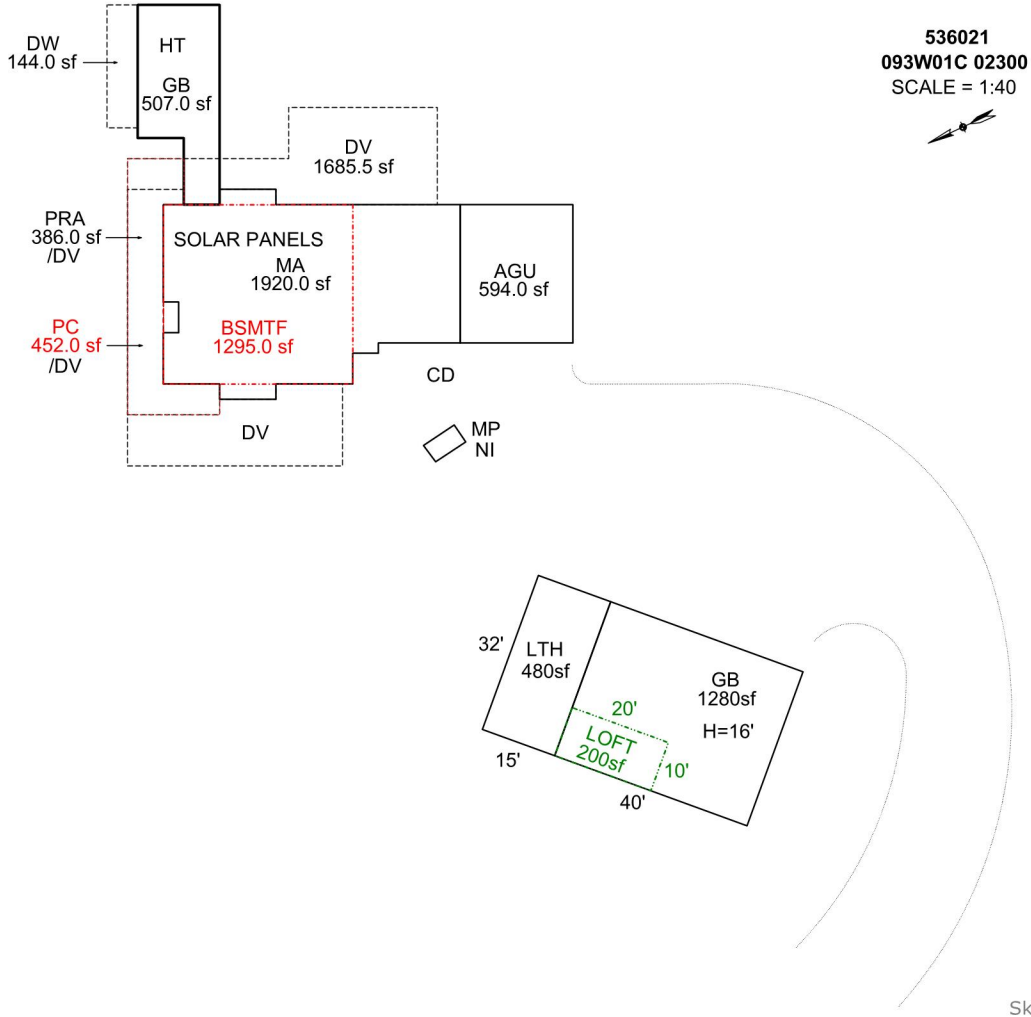
Exception

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536021 Parcel No.: 093W01C 02300
 Property Address: 2844 RIDGEWAY DR SE
 City: TURNER County: MARION 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	GB	1.0	507.0	110.0	
	MP	1.0	28.4	22.2	
	GB	1.0	1280.0	144.0	
	LTH	1.0	480.0	94.0	2295.4
GBA2	LOFT	1.0	200.0	60.0	200.0
GLA0	BSMTF	1.0	1295.0	144.0	1295.0
GLA1	MA	1.0	1920.0	204.0	1920.0
GAR	AGU	1.0	594.0	98.0	594.0
YI1	DW	1.0	144.0	60.0	
	DV	1.0	1685.5	343.0	
	PRA	1.0	386.0	132.0	
	PC	1.0	452.0	144.0	2667.5
	Net LIVABLE	cnt	1 (rounded)		3,215
	Net BUILDING	cnt	5 (rounded)		2,495

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/13/18
 UPD BY PH 3.3.20
 UPDATED BY CJURAN 11/07/2023 23-007365 GB

COMMENT TABLE 2

01.09.20 NM #35: TAGS

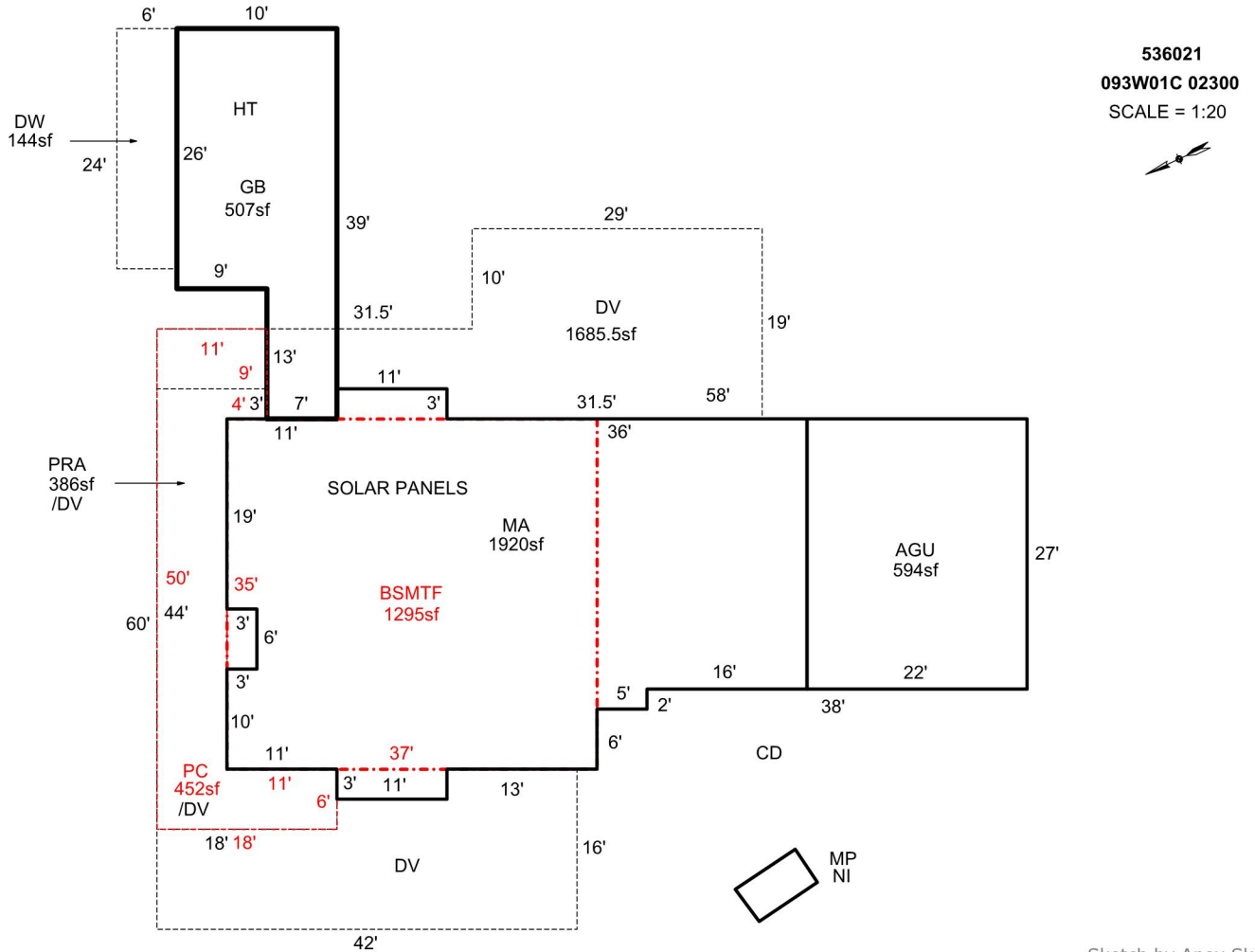
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536021 Parcel No.: 093W01C 02300
 Property Address: 2844 RIDGEWAY DR SE
 City: TURNER County: MARION 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	MP	1.0	28.4	22.2	
	GB	1.0	507.0	110.0	535.4
GLA0	BSMTF	1.0	1295.0	144.0	1295.0
GLA1	MA	1.0	1920.0	204.0	1920.0
GAR	AGU	1.0	594.0	98.0	594.0
YI1	PRA	1.0	386.0	132.0	
	DV	1.0	1685.5	343.0	
	DW	1.0	144.0	60.0	
	PC	1.0	452.0	144.0	2667.5
	Net LIVABLE	cnt	1 (rounded)		3,215
	Net BUILDING	cnt	2 (rounded)		535

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/13/18
 UPD BY PH 3.3.20
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COMMENT TABLE 2

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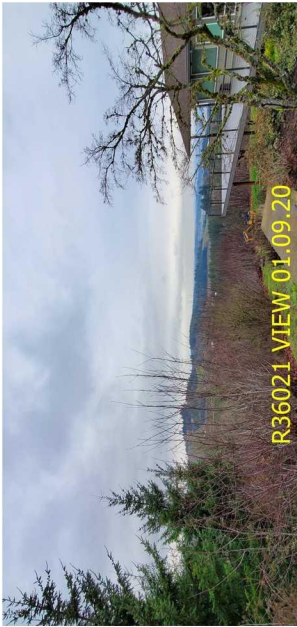
COMMENT TABLE 3



1/4/25



4-16-18



R36021 VIEW 01.09.20



R36021 REAR MA 01.09.20



R36021 MP 01.09.20



R36021 NI MP 01.09.20



R36021 MA FRONT 01.09.20











Acct ID: 536021 MTL: 093W01C002300 Date: 1/8/24 Appr: MSL Prop Class: 641 RMV Prop Class: 401
 Situs: 2844 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 83462 Year: 2024

Last Date Appraised: 01/09/2020 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: WELLS, WILLIAM J & WELLS, KRISTIN R Roll Type: R

Cycle Tag Sales Verification Other: Arleta Inspection level: 1 2 3 4 LCB TTO INSP AV: 351367

RMV Land: 408480 RMV Imp: 785960 RMV Total: 1194440 MAV: 324470 MSAV: 26897 SAV: 40700

Comment: 23-007365 32x56 GB w/ 2005F MEZZ BATED

Notations

No start in 2023 ✓ 1/1/25 Finished 2/5/24

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92590	0

Land

Site: 1 Code Area: 92590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 37000 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: Liability year - 2009 / 00-01: 02400190, STO DECLASSED FOR SIZE, AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 92590 Size: 19.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 326480 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: Liability year - 1976 / 00-01: 02400190, STO DECLASSED FOR SIZE AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 143 Year Blt: 1963 Eff Year Blt: 1977 Sq.Ft: 3215 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 367740

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	4	Finished	1920	0	FB-1	1963	1977	FP, HVAC, ROOF, KIT, BATH - 1	Y N
Basement	4	Finished	1295	4	FB-1	1963	1977	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	1686	2019	33046	1	Y N
HOT TUB / SPA	4	0	1977	1155	1	Y N
PATIO	4	452	1977	1914	1	Y N
ROOF EXTENSION OR PATIO COVER	4	386	1977	8619	1	Y N

Bldg: 3 Code Area: 92590 Stat Class: 148 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 396040

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 Attached	4	Unfinished	6630	0	0	2000	2000	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4900	2000	13083	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 507 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 3180

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	6	Finished	507	0	0	1984	1984	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 92590	Stat Class: 905	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array				Dimensions: RMV: 19000		
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

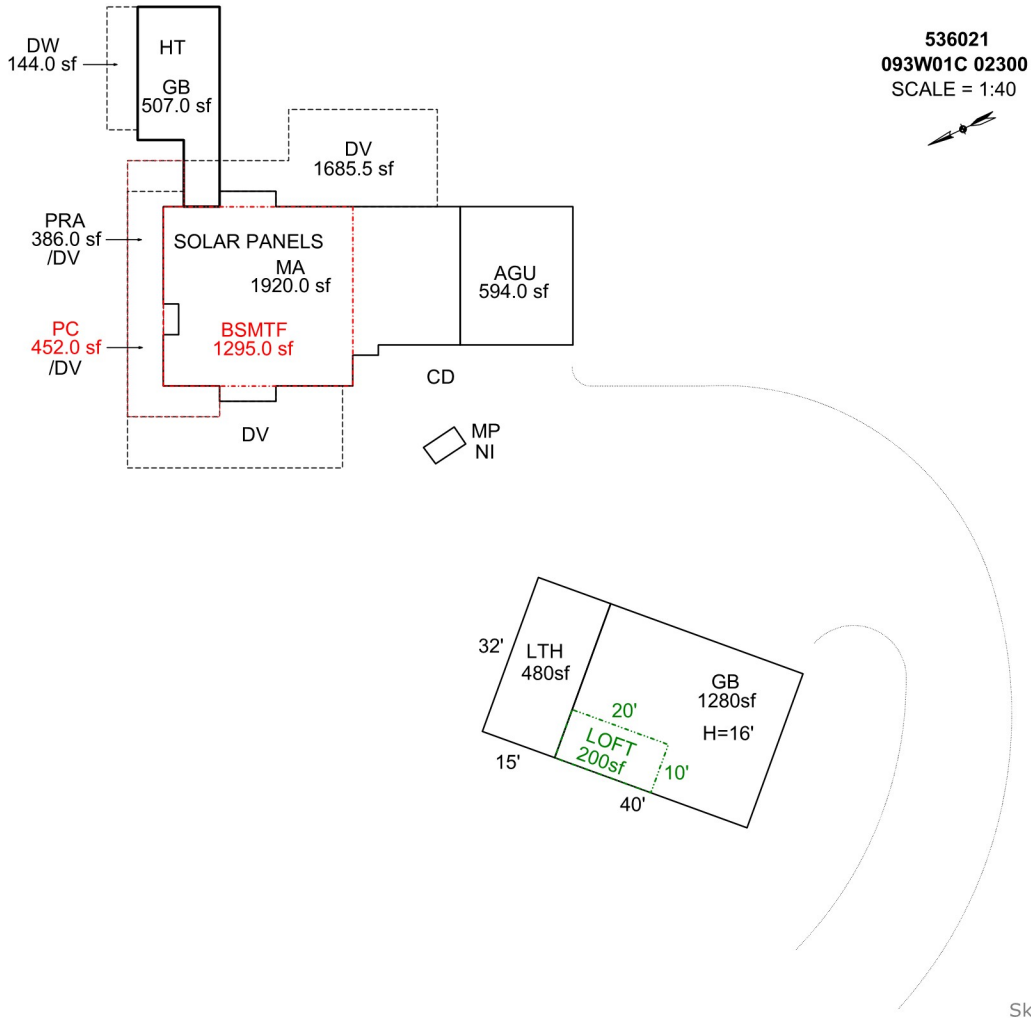
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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SKETCH



AREA CALCULATIONS SUMMARY

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	MP	1.0	28.4	22.2	
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	LTH	1.0	480.0	94.0	2295.4
GBA2	LOFT	1.0	200.0	60.0	200.0
GLA0	BSMTF	1.0	1295.0	144.0	1295.0
GLA1	MA	1.0	1920.0	204.0	1920.0
GAR	AGU	1.0	594.0	98.0	594.0
YI1	DW	1.0	144.0	60.0	
	DV	1.0	1685.5	343.0	
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	PC	1.0	452.0	144.0	2667.5
	Net LIVABLE	cnt	1 (rounded)		3,215
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COMMENT TABLE 1

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 UPD BY PH 3.3.20
 UPDATED BY CJURAN 11/07/2023 23-007365 GB

COMMENT TABLE 2

01.09.20 NM #35: TAGS

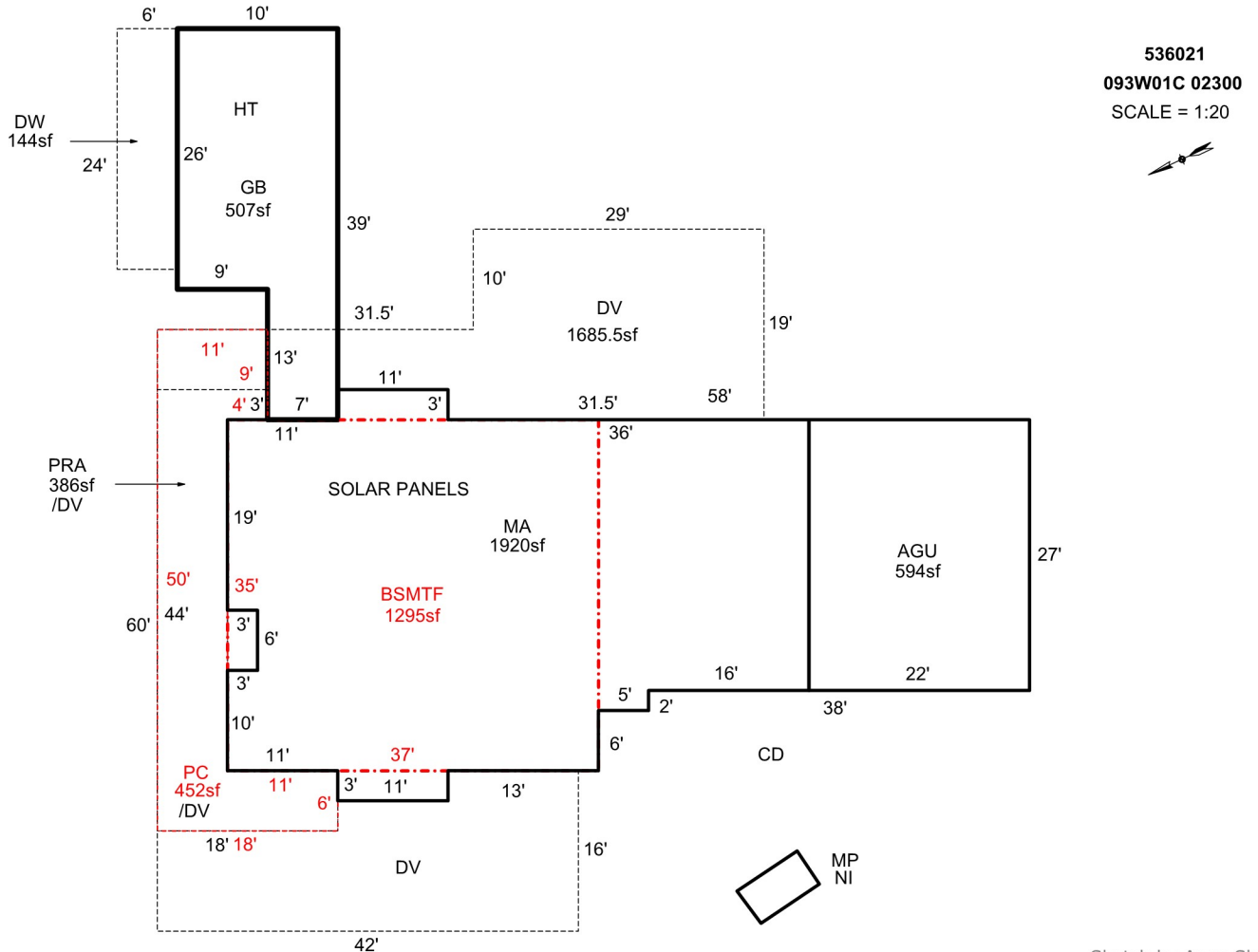
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536021 Parcel No.: 093W01C 02300
 Property Address: 2844 RIDGEWAY DR SE
 City: TURNER County: MARION 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	MP	1.0	28.4	22.2	
	GB	1.0	507.0	110.0	535.4
GLA0	BSMTF	1.0	1295.0	144.0	1295.0
GLA1	MA	1.0	1920.0	204.0	1920.0
GAR	AGU	1.0	594.0	98.0	594.0
YI1	PRA	1.0	386.0	132.0	
	DV	1.0	1685.5	343.0	
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	Net LIVABLE	cnt	1 (rounded)		3,215
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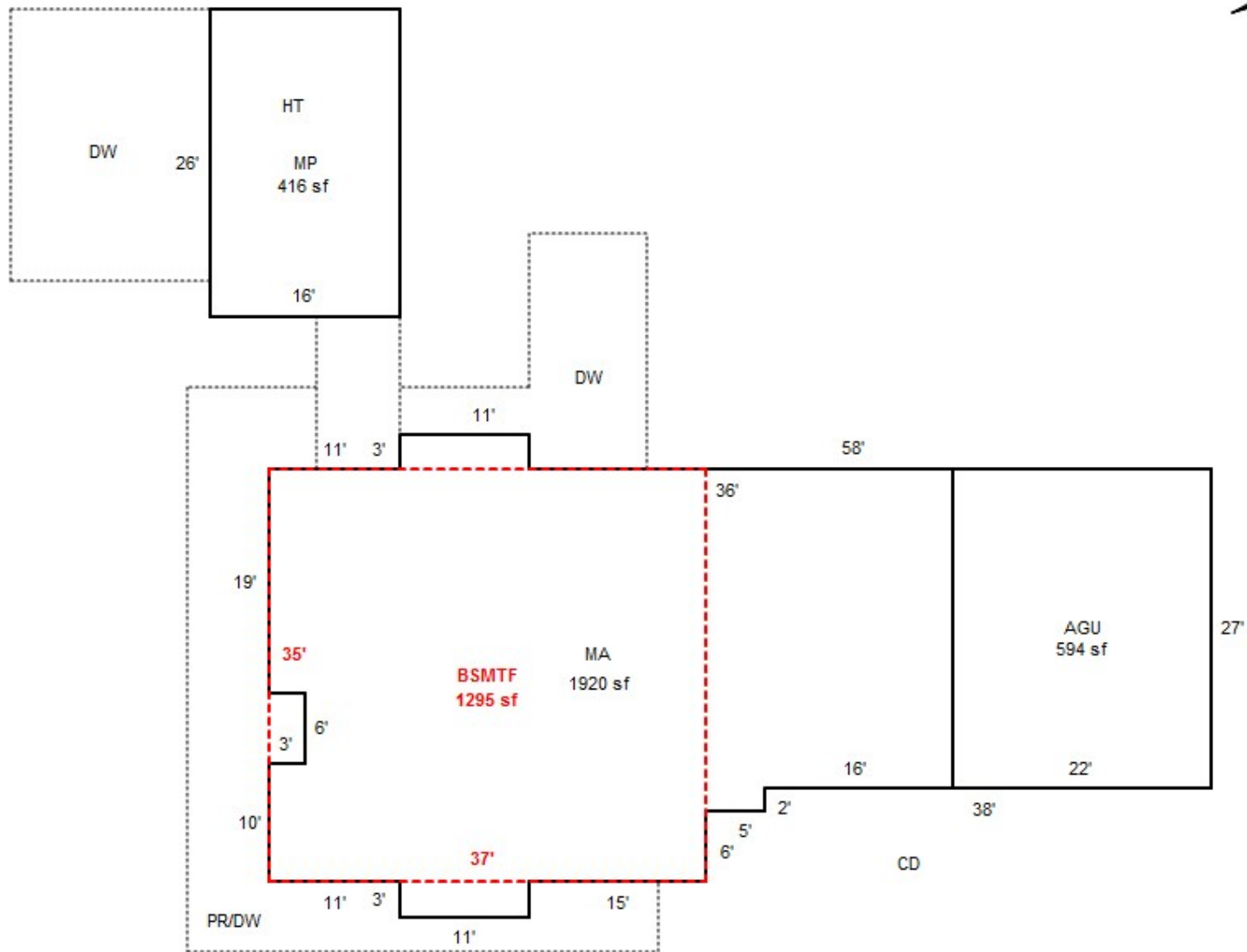
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COMMENT TABLE 2

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COMMENT TABLE 3

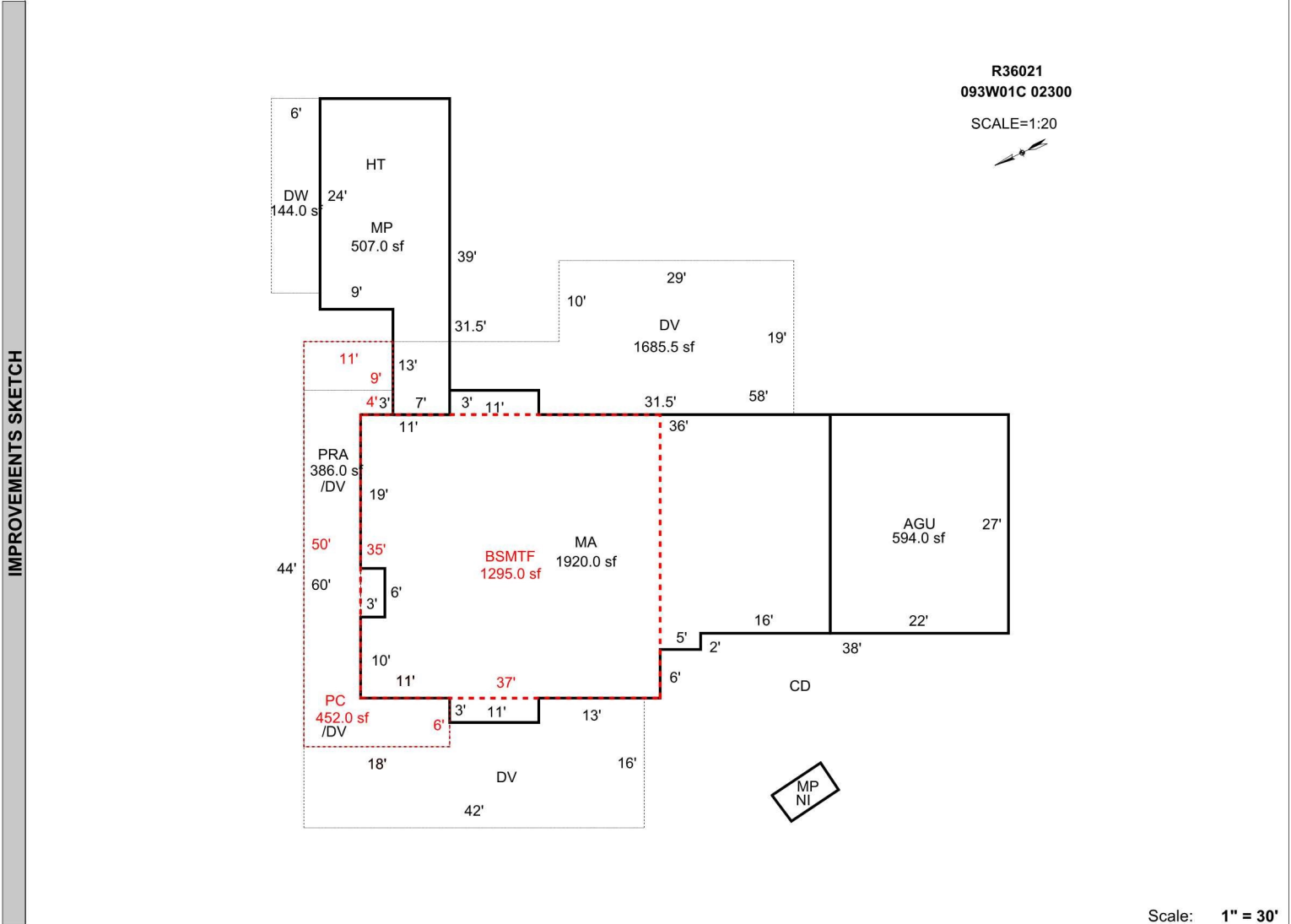


SKETCH/AREA TABLE ADDENDUM

Parcel No **093W01C 02300**

File No **R36021**

SUBJECT	Property Address 2844 RIDGEWAY DR SE			
	City TURNER	County MARION	State OR	Zip 97392
	Owner			
	Client			
Appraiser Name				



Scale: **1" = 30'**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY												
	Code	Description	Factor	Net Size	Perimeter	Net Totals							
	GLA1	MA	1.00	1920.00	204.0	1920.00							
	GLA0	BSMTF	1.00	1295.00	144.0	1295.00							
	GBA1	MP	1.00	507.00	110.0	535.42							
		MP	1.00	28.42	22.2								
	GAR	AGU	1.00	594.00	98.0	594.00							
	YI1	PC	1.00	452.00	144.0	2667.50							
		DW	1.00	144.00	60.0								
		DV	1.00	1685.50	343.0								
PRA		1.00	386.00	132.0									
Net LIVABLE Area		(rounded w/ factors)		3215									
Net BUILDING Area		(rounded w/ factors)		535									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Comment Table 1</th> </tr> <tr> <td colspan="2">DRAWN BY JRONDEMA 4/13/18 UPD BY PH 3.3.20</td> </tr> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>						Comment Table 1		DRAWN BY JRONDEMA 4/13/18 UPD BY PH 3.3.20		Comment Table 2	Comment Table 3		
Comment Table 1													
DRAWN BY JRONDEMA 4/13/18 UPD BY PH 3.3.20													
Comment Table 2	Comment Table 3												



4-16-18

