

Summary Lead Appr: WW 2.7.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 548797 MTL: 092W23A003500 Date: 12/12/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 8462 KAZUNAS CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 126239 Year: 2024
2025

Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Residence)
Owner: ANCONA, WILLIAM T & ANCONA, PAULA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 170240
RMV Land: 237310 RMV Imp: 36230 RMV Total: 273540 MAV: 170240 MSAV: 0 SAV: 0
Comment: 24-25: L2 MDL 1.8.24 TAG 23-006024 NSFD

Notations

25-26 NSFD @ 80%

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 05545 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BISS Value Source: Rural at MKT Description: TWO BENCH IRR SOUTH SPECIAL RMV: 202310 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //2-16-07 (GW39): Change from 008 to 007.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 4 Code Area: 05545 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2520 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 30x84 RMV: 36230
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	5	Finished	2520	0	0	2009	2009	FAIR	Y N

Accessories

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

MP
11x17
2015 EFF YR
FAIR
NO exception

ACCOUNT # 548797 DATE: 12/12/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MPL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 2225 EFF AREA 2225 BED 3
 ROOF + HVAC +
 BATH PKG: 2+ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 80 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS _____
 SIZE 784
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 80
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 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: _____

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 _____
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 YR BLT _____
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 COMMENT: _____

TYPE _____
 STAT / CLASS _____
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 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 548979

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%	0%		
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%	65%		
2%	Heating Rough-In	2%	1%					
	80%	Heating Unit	1%	60%	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%	85%	2%	85%		
2%		Plumbing Fixtures	4%		3%			
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 MSL Date 12/12/24 YR For 25-26 % COMP 80%
 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 _____

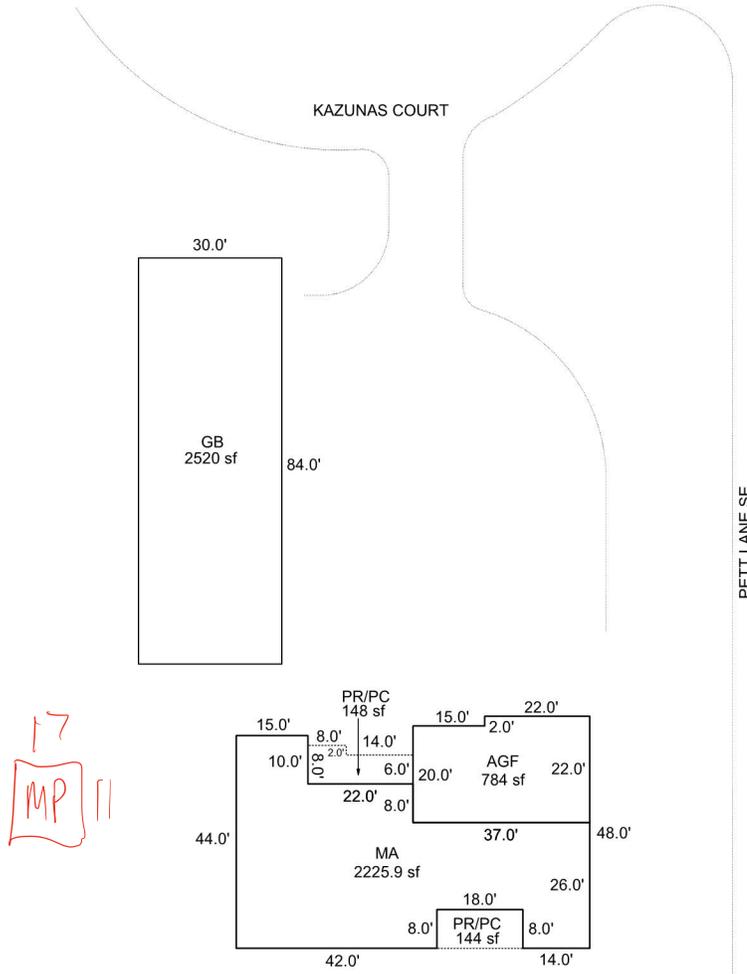
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

548797
 092W23A 03500
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	2520.0
GLA1	MA	1.0	2225.9	252.0	2225.9
GAR	AGF	1.0	784.0	118.0	784.0
P/P	PR/PC	1.0	148.0	60.0	
	PR/PC	1.0	144.0	52.0	292.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA

12/12/24 MDL L2 TAGS

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)		2,226
Net BUILDING	cnt	1	(rounded)		2,520



12/12/24



