

Acct ID: 560014 MTL: 092W17C001600 Date: 12/3/24 Appr: MNL Prop Class: 401 RMV Prop Class: 401
 Situs: 4991 SHADOW HILLS DR SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 138185 Year: 2024
2025

Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: (Y) N Tag info: 2025 - Tags/Permit (Completion) Roll Type: R

Owner: KENYON, PETER Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 559290

RMV Land: 293360 RMV Imp: 877860 RMV Total: 1171220 MAV: 559290 MSAV: 0 SAV: 0

Comment: 24-25 L2 MDL 1.8.24 TAG 23-008804 Finish Existing crawl space w/ Bathroom 813 SF Addition TO PILING

Notations 25-26 100% complete Pull TAB

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

Land

Site: 1 Code Area: 05590 Size: 2.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 186340 Exception: Y N
 Adjustment(s): VWGR, FSOIL Fire Patrol: Description:
 Comments: 99/2000 ADDED OSD /03-04: REAPPRAISAL

Site: 2 Code Area: 05590 Size: 1.10 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 62020 Exception: Y N
 Adjustment(s): VWGR, FSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 153 + Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 3813 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 854370
 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	2601	1	FB-2	1998	1998	BATH - 2, KIT, HVAC+, ROOF	Y N
Basement	5 +	Finished	1212	2	FB-1	1998	1998	BATH - 2, HVAC+	Y N
Garage Attached	5	Finished	1040	0	0	1998	1998	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	1	1998	33264	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 905 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 20000
 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					

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 3490
 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	5	Finished	160	0	0	2020	2020	AVG	Y N

Accessories

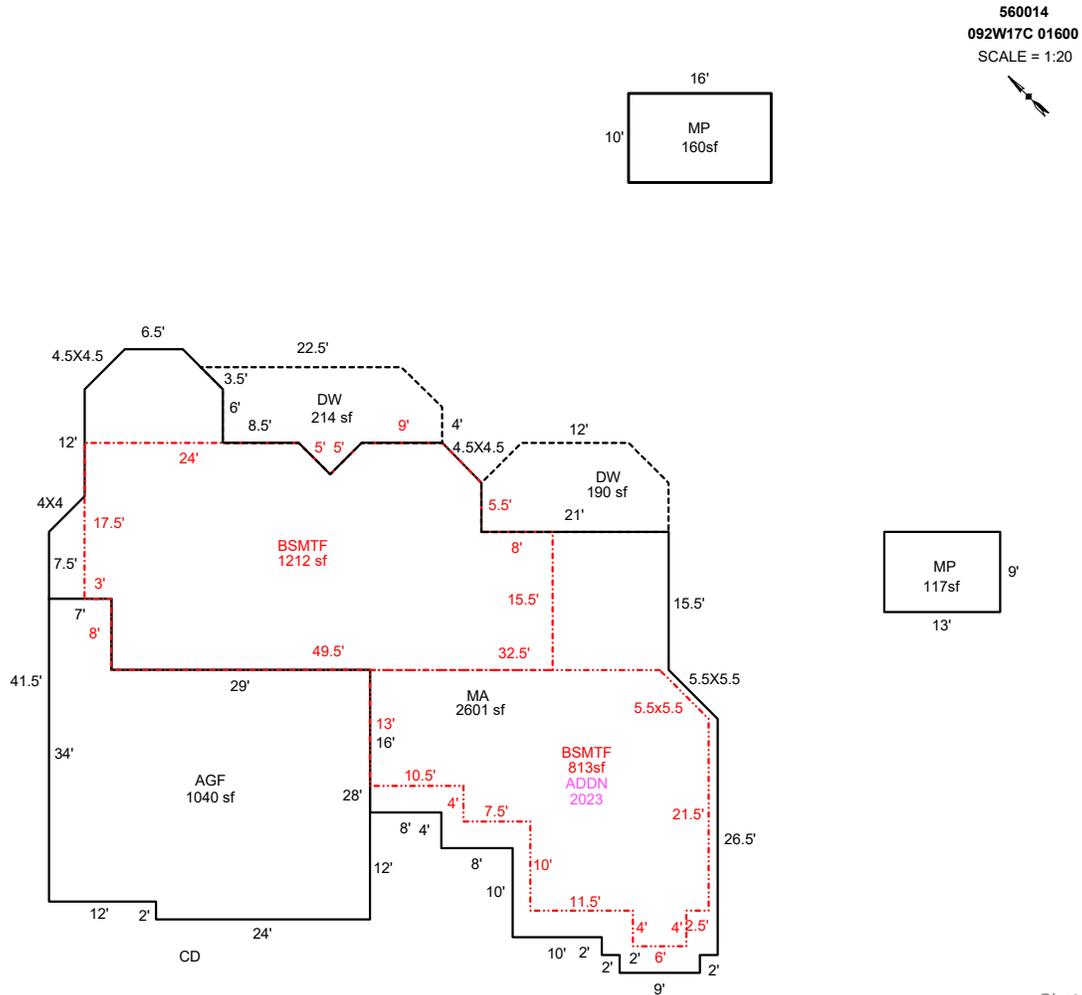
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560014 Parcel No.: 092W17C 01600
 Property Address: 4991 SHADOW HILLS DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	117.0	44.0	
	MP	1.0	160.0	52.0	277.0
GLA0	BSMTF	1.0	1212.4	156.3	1212.4
GLA1	MA	1.0	2601.2	279.5	2601.2
BSMT	BSMTF	1.0	812.9	134.8	812.9
GAR	AGF	1.0	1040.0	144.0	1040.0
P/P	DW	1.0	189.8	56.7	
	DW	1.0	214.4	70.0	404.1
	Net LIVABLE	cnt	0 (rounded)		3,814
	Net BUILDING	cnt	2 (rounded)		277

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/30/18
 UPDATED BY CJURAN 12/06/2023 23-008804 AD BSMT
 UPDATED BY CLOBERG 02/12/25

COMMENT TABLE 2

MDL 12/03/24

COMMENT TABLE 3

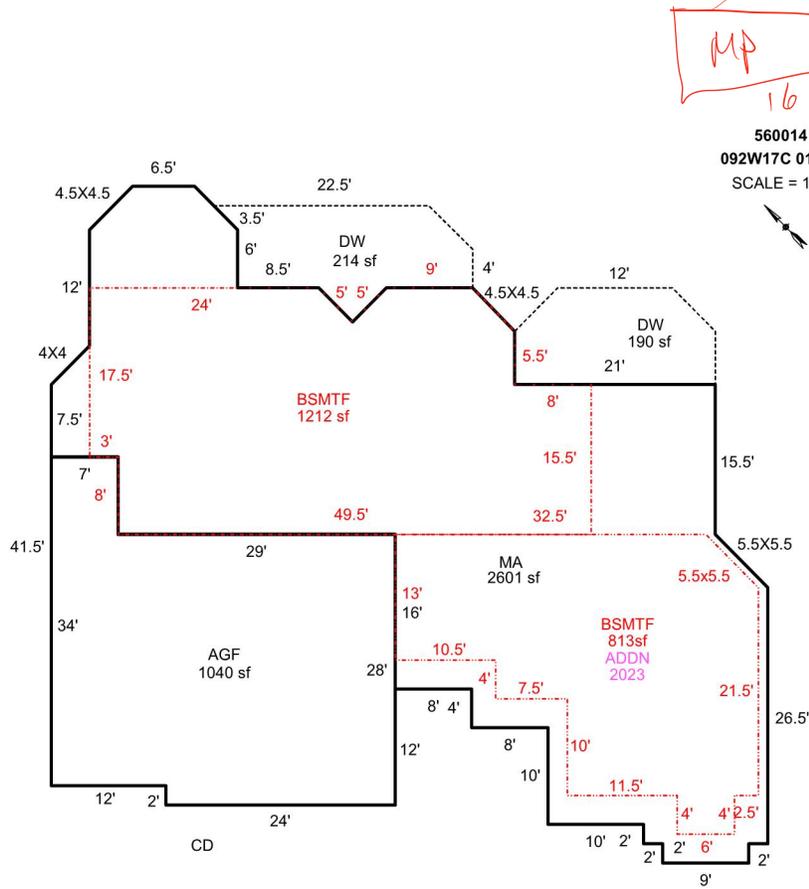
TAGS L2

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 4991 SHADOW HILLS DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1212.4	156.3	1212.4
GLA1	MA	1.0	2601.2	279.5	2601.2
BSMT	BSMTF	1.0	812.9	134.8	812.9
GAR	AGF	1.0	1040.0	144.0	1040.0
P/P	DW	1.0	189.8	56.7	
	DW	1.0	214.4	70.0	404.1

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 UPDATED BY CJURAN 12/06/2023 23-008804 AD BSMT

L2/MIDL / 12/3/24 / TAB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,814



4981