

Summary

Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 561300 MTL: 092W06B000300 Date: 12/12/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409

Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2024-2025

Last Date Appraised: 01/02/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: ZWEIGART, PAUL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 204760

RMV Land: 197550 RMV Imp: 242910 RMV Total: 440460 MAV: 177310 MSAV: 0 SAV: 0

Comment: 24-25: I2 MDL 1.2.24 Tag 20-008719 NEW SFD
23-24: L2 8.16.23 MDL
22-23: L3 12/15/2021 ML

Notations

No notation data available.

1/1/25 SFD 100% complete MFS still onsite

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land ✓

Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4BDS Value Source: Rural at MKT .77 Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 162550 Exception: Y N

S

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Site 2: 26 Soil .24 Acres
Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 3400

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								

Move to MA

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	0	2790	1

Exception: Y N

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 38610

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
First Floor	5	Finished	1840	3	FB-2	1979	1975	BATH - 2, KIT-, HVAC+, ROOF, SKIRT

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 70

Desc: One Story Only Dimensions: RMV: 200900

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 27450 Adjust: Adjust RMV: 0

100

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	3	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3	Low Cost	920	0	0	2022	2022	ROOF

Exception: Y N
Exception: Y N
Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE <u>FAIR</u>	3	0	2022	11718	1

Exception: Y N

Improvements - Accessory Buildings

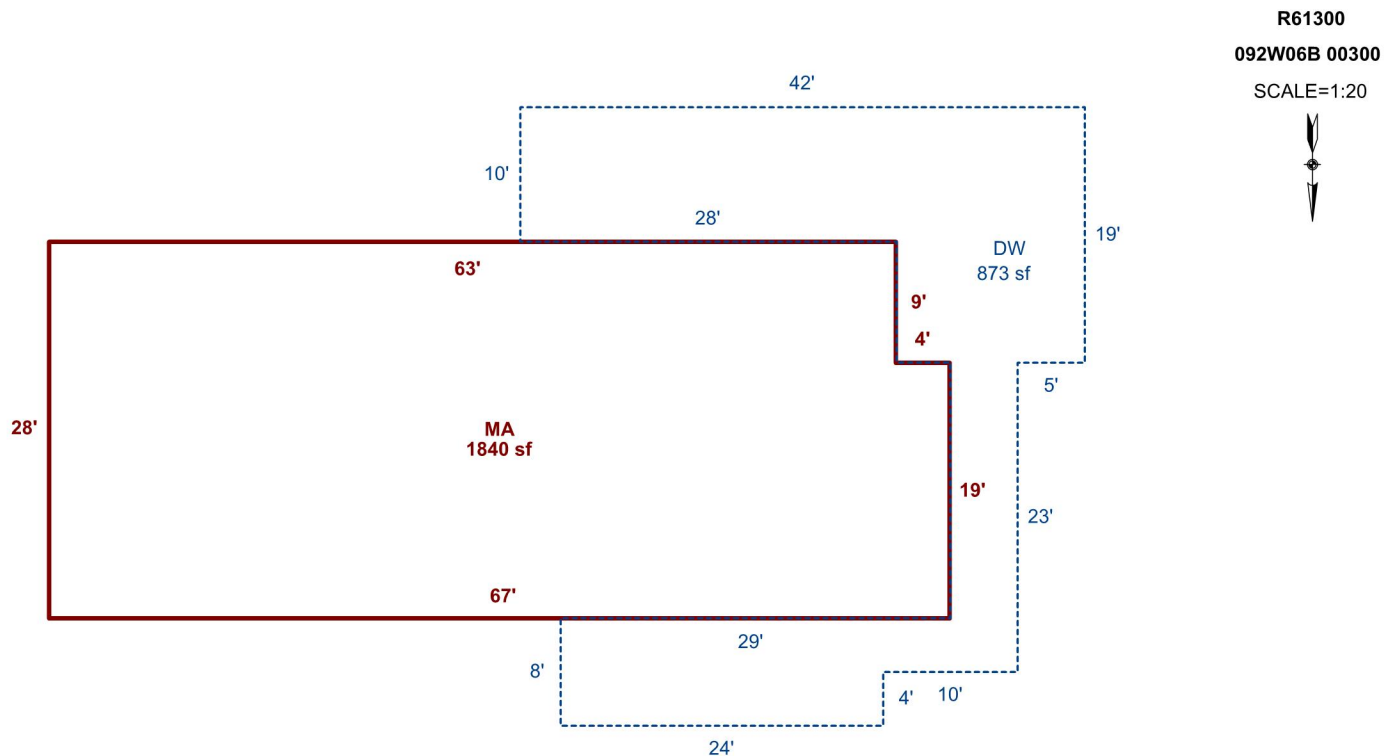
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



**VERIFY MANUFACTURE HOME REMOVED.
 NEW HOME ON PAGE 2. VERIFY OUT BUILDINGS
 STILL EXIST ON PROPERTY.**

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

MDL 01.02.24

COMMENT TABLE 3

TAGS L2

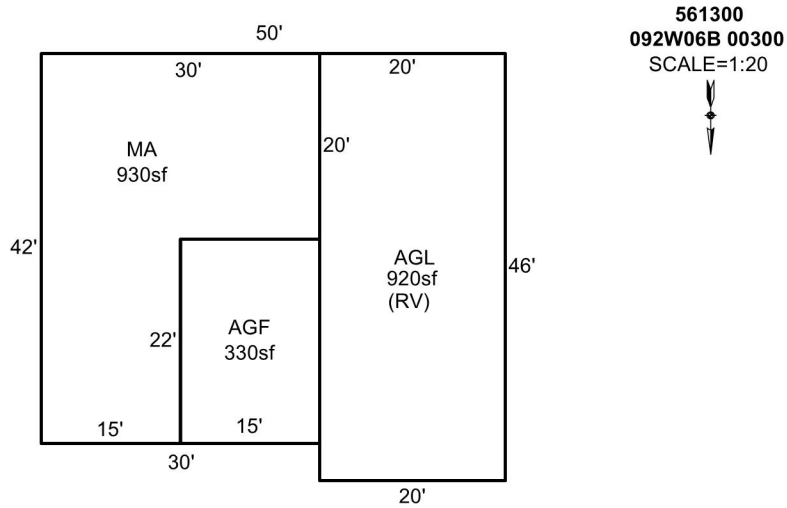
Net LIVABLE cnt 1 (rounded) 1,840

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



CLOVERDALE DRIVE SE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

MDL 01.02.24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 930

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL

Print Date: 12/14/2023

Acct ID: 561300 MTL: 092W06B000300 Date: 1/2/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409

Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2024

Last Date Appraised: 08/16/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: ZWEIGART, PAUL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 177310

RMV Land: 207710 RMV Imp: 152830 RMV Total: 360540 MAV: 177310 MSAV: 0 SAV: 0

Comment: 23-24: L2 8.16.23 MDL
22-23: L3 12/15/2021 ML 20-008719 completion

Notations

24-25 Interior Needs completed 70% complete 1/1/25

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 172710 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 2790

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
YARD IMPROVEMENTS FAIR	3	1	0	2790	1
Exception: Y N					

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 31650

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
First Floor	5	Finished	1840	3	FB-2	1979	1975	KIT-, SKIRT, ROOF, HVAC+, BATH - 2
Exception: Y N								

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 55

Desc: One Story Only Dimensions: RMV: 118390

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
First Floor	3 +	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3 +	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3 +	Unfinished	920	0	0	2022	2022	ROOF
Exception: Y N								

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



1/2/24



1/2/24

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
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%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	85%
2%		Plumbing Fixtures	4%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

MDL

Date1/2/24

YR For24-25

% COMP70%

APPR

MDL

Date

YR For25-26

% COMP100%

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%	95%
Roof - Sheathing	5%	
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