

Summary

Lead Appr: WW 1.22.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606651 MTL: 092W06B003400 Date: 12/26/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 9311 DONALD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147235 Year: 2024

Last Date Appraised: 01/03/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW RESIDENCE (Completion)

Owner: MICHAEL & KERRI SEAMAN LT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 694230

RMV Land: 276570 RMV Imp: 1151320 RMV Total: 1427890 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG 22-008035

Notations

25-26 structures at 100%

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	05590	26740

Land ✓

Site: 1	Code Area: 05590	Size: 3.59 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 98650
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 202910	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 23-24: Disqual STF/DFL						

Site: 2	Code Area: 05590	Size: 0.30 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 9070
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 18660	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 24-25 RESET MAV						
23-24: Disqual STF/DFL						
Liability year - 1975, STF - 2004 / 20-21: #06 CYCLE C19, NO CHG / 16-17: COMB LIKE SEGS // 500190: 02-03: (F)0080: COMBINED R61302 AND R61306, DELETED R61306, SEPE INTO R330154,R330155 / 02-03: REAPP 04-05: ROLLOVER FROM DESIG FOREST TO STF PROGRAM, CHG LAND TYPE FROM DESIG FOREST FCO TO STF C.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 4982	% Complete: <u>80</u>
Desc: Multi Story above grade					Dimensions:	RMV: 1151320
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 559770	Adjust:	Adjust RMV: 0	<u>100</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	3683	2	FB-2	2023	2023	BATH - 2, ROOF, KIT+, HVAC, FP - 2	<u>Y</u> N
Second Floor	5	Finished	1299	2	FB-1	2023	2023	HVAC, BATH - 1	Y <u>N</u>
Garage Attached	5	Finished	1605	0	FB-1	2023	2023	ROOF, BATH - 1	Y N
Garage Oversized Detached	5	<u>Low Cost Finished</u>	2247	0	FB-1	2023	2023	HVAC, BATH - 1, ROOF	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
SWIMMING POOL	5	800	2023	40000	1	<u>Y</u> N
YARD IMPROVEMENTS GOOD	5	0	2023	37800	1	Y <u>N</u>

Improvements - Accessory Buildings

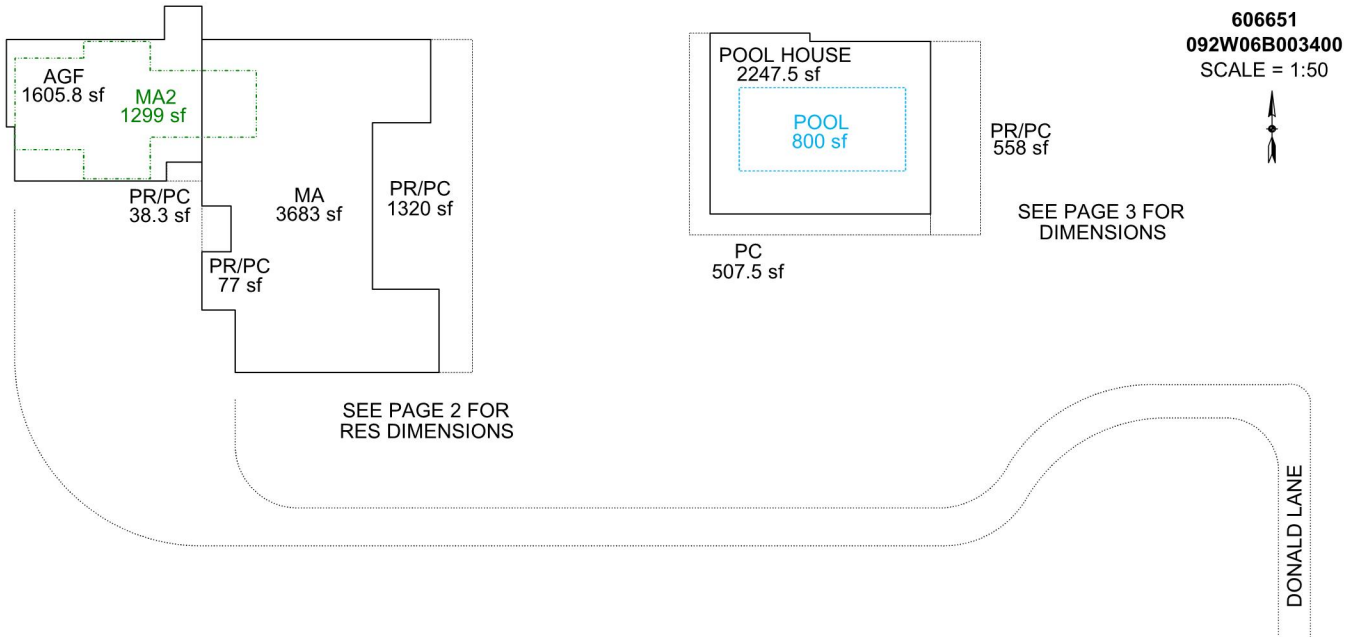
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 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
GBA1	POOL HOUSE	1.0	2247.5	193.0	2247.5
GLA1	MA	1.0	3683.0	316.0	3683.0
GLA2	MA2	1.0	1299.0	182.0	1299.0
GAR	AGF	1.0	1605.8	178.0	1605.8
OTH	POOL	1.0	800.0	120.0	800.0
P/P	PR/PC	1.0	1320.0	208.0	
	PR/PC	1.0	77.0	36.0	
	PR/PC	1.0	38.3	26.0	
	PR/PC	1.0	558.0	117.0	
	PC	1.0	507.5	213.0	2500.8
	Net LIVABLE	cnt	2 (rounded)		4,982
	Net BUILDING	cnt	1 (rounded)		2,248

COMMENT TABLE 1

APEX BY CJURAN 08/31/2023 555-22-008035
& 555-22-010437

COMMENT TABLE 2

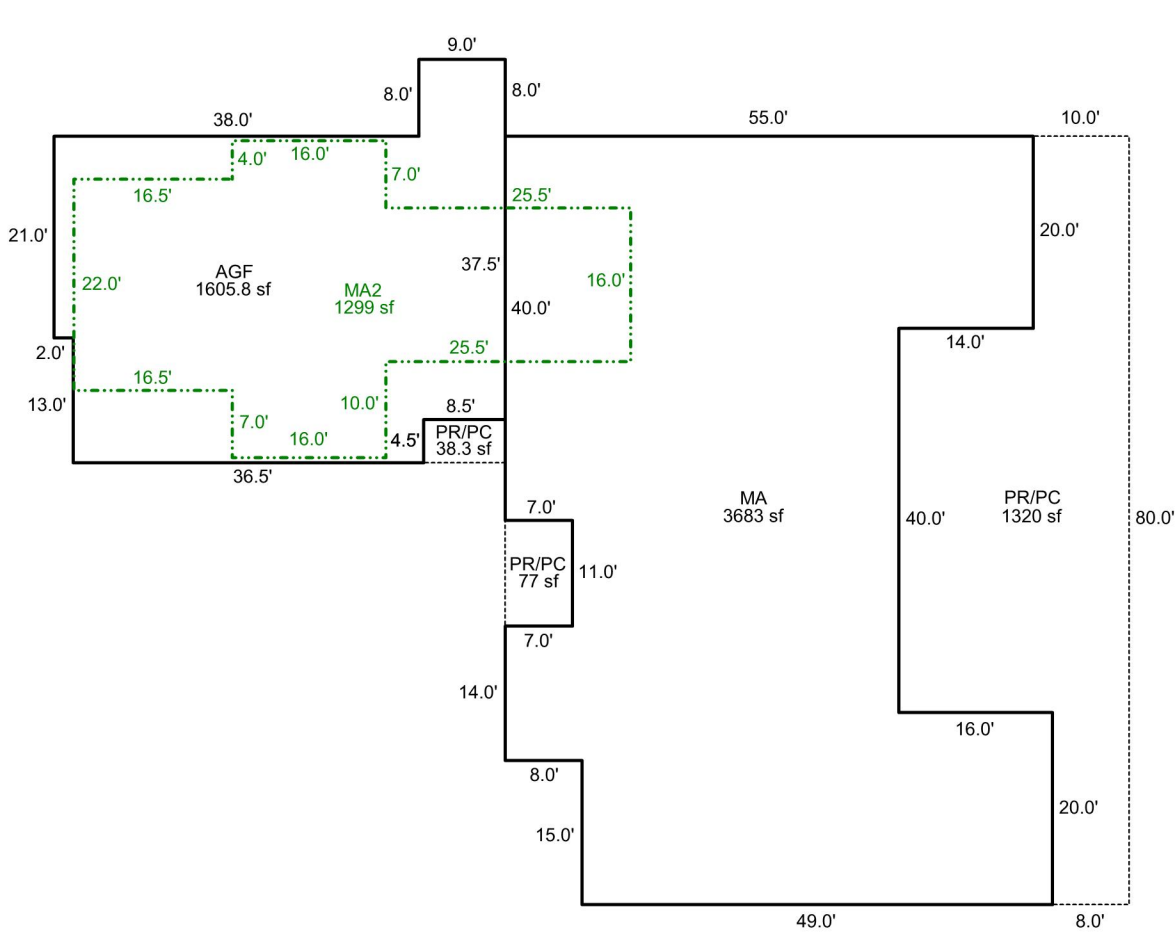
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 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
GLA1	MA	1.0	3683.0	316.0	3683.0
GLA2	MA2	1.0	1299.0	182.0	1299.0
GAR	AGF	1.0	1605.8	178.0	1605.8
P/P	PR/PC	1.0	1320.0	208.0	
	PR/PC	1.0	38.3	26.0	
	PR/PC	1.0	77.0	36.0	1435.3

COMMENT TABLE 1

APEX BY CJURAN 08/31/2023 555-22-008035
& 555-22-010437

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 4,982

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

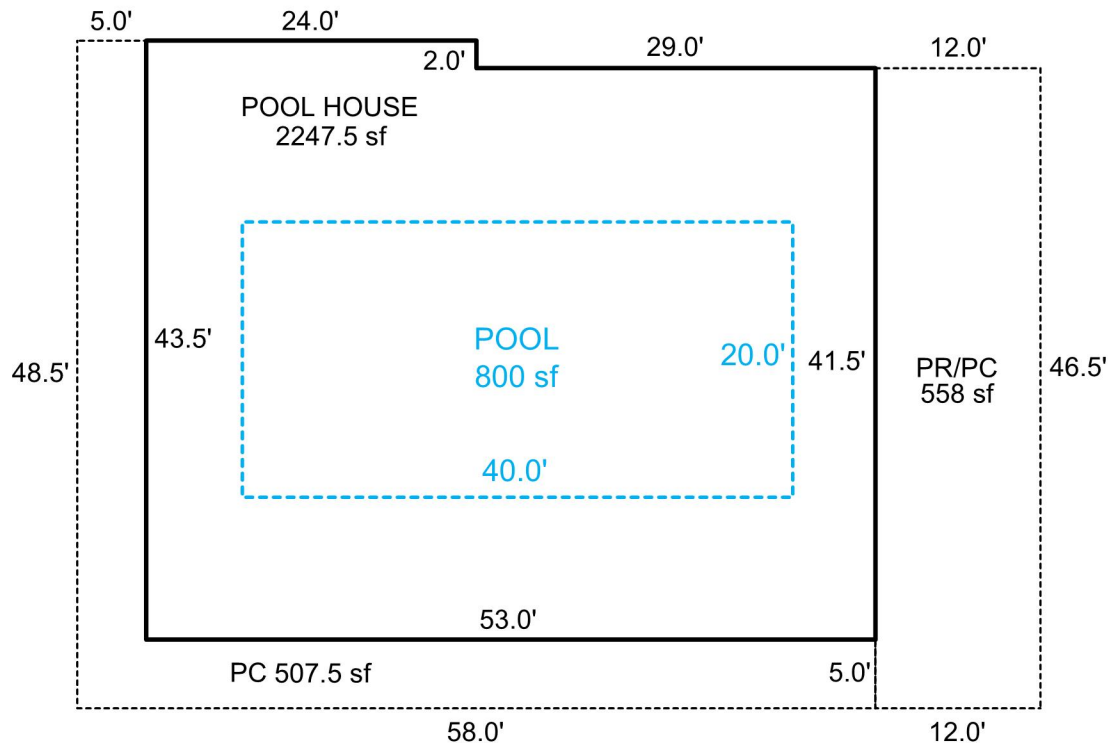
File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

606651
 092W06B003400
 SCALE = 1:20



SEE PAGE FOR
 ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	POOL HOUSE	1.0	2247.5	193.0	2247.5
OTH	POOL	1.0	800.0	120.0	800.0
P/P	PC	1.0	507.5	213.0	
	PR/PC	1.0	558.0	117.0	1065.5

COMMENT TABLE 1

APEX BY CJURAN 08/31/2023 555-22-008035
 & 555-22-010437

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 2,248

Summary

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

Print Date: 12/14/2023

Acct ID: 606651 MTL: 092W06B003400 Date: 1/3/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: _____ MaSaNh: 07 06 000 Unit: 147235 Year: 2024

Last Date Appraised: _____ Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: MICHAEL & KERRI SEAMAN LT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 93870

RMV Land: 235420 RMV Imp: 0 RMV Total: 235420 MAV: 93870 MSAV: 0 SAV: 0

Comment: New structures 22-008035 SFD 22-010437 Pool House

Notations

80% complete both structures

No notation data available.

OSDs

OSD 6

No OSD data available.

Land

Site: 1	Code Area: 05590	Size: 3.59 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 215600	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 23-24: Disqual STF/DFL						

Site: 2	Code Area: 05590	Size: 0.30 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 19820	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 23-24: Disqual STF/DFL						

Liability year - 1975, STF - 2004 / 20-21: #06 CYCLE C19, NO CHG / 16-17: COMB LIKE SEGS // 500190: 02-03: (F)0080: COMBINED R61302 AND R61306, DELETED R61306, SEPE INTO R330154,R330155 / 02-03: REAPP 04-05: ROLLOVER FROM DESIG FOREST TO STF PROGRAM, CHG LAND TYPE FROM DESIG FOREST FCO TO STF C.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # 606651 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401
MTL 92W 06B 3400 APPR MDL TAG Y N
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 5 QLTY + - FLOOR MA
AREA 3683 EFF AREA 3683 BED 2
ROOF + HVAC +
BATH PKG: BATH 2 BATH + 1/2 BTH
FIREPLACE: 2
KITCHEN - +
YR BLT 2023 EFF YR 2023 ECON
% COMP 80 % GOOD FUNC
EXCEPT Y N LUMP SUM:
MISC:
YI CLASS F G A E
SKIRT + LIN FT
COMMENT:

STAT 5 QLTY + - FLOOR MA2
AREA 1299 EFF AREA 1299 BED 2
ROOF + HVAC +
BATH PKG: BATH 1 BATH + 1/2 BTH
FIREPLACE:
KITCHEN - +
YR BLT 2023 EFF YR 2023 ECON
% COMP 80 % 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:

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ALF
STAT / CLASS 5
SIZE 1605
FAIR
AVERAGE
GOOD
EXCELLENT
BATH 1

YR BLT 2023
EFF YR 2023
% 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: _____

TYPE D60F
STAT / CLASS 5
SIZE 2247
FAIR
AVERAGE
GOOD
EXCELLENT
BATH 1

YR BLT 2023
EFF YR 2023
% COMP 80
EXCEPT Y N
MISC:

COMMENT: SP 800 SF

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

BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC:

COMMENT: _____

Percent Complete Form

Account # 606651

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%	
2%		Plumbing Fixtures	4%	85%	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

Date

1/3/24

YR For

24-25

% COMP

80%

APPR

MDL

Date

YR For

25-26

% COMP

100%

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

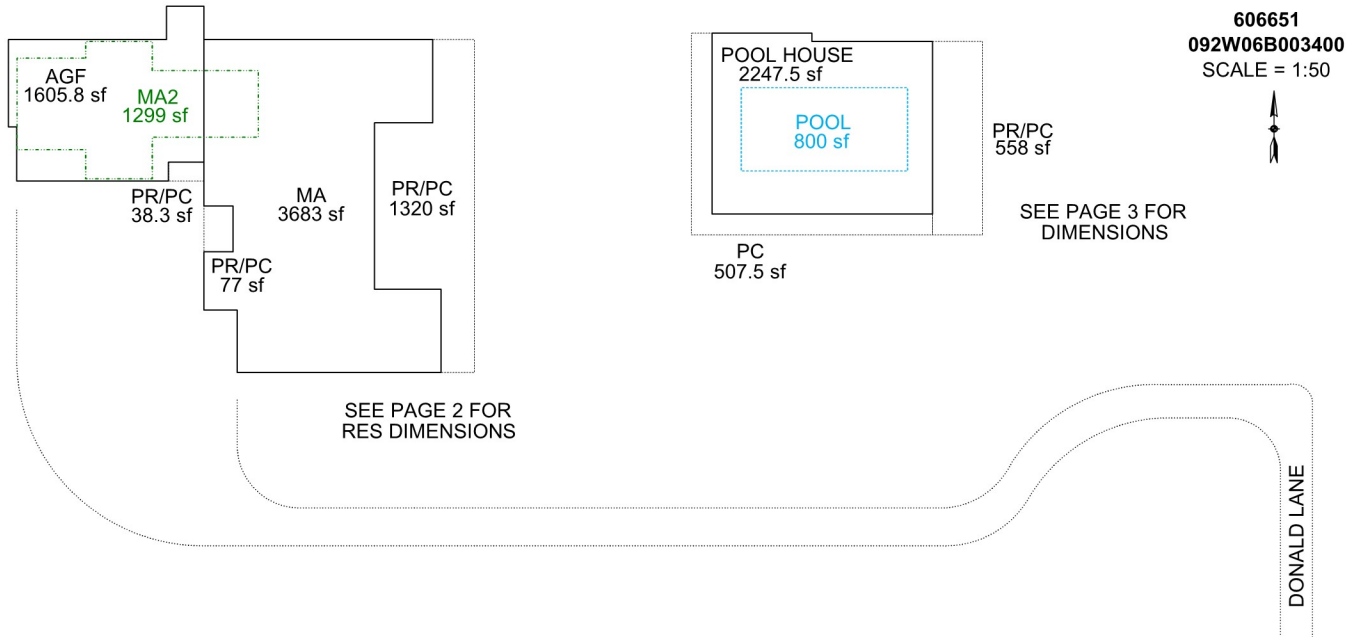
% COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 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
GBA1	POOL HOUSE	1.0	2247.5	193.0	2247.5
GLA1	MA	1.0	3683.0	316.0	3683.0
GLA2	MA2	1.0	1299.0	182.0	1299.0
GAR	AGF	1.0	1605.8	178.0	1605.8
OTH	POOL	1.0	800.0	120.0	800.0
P/P	PR/PC	1.0	1320.0	208.0	
	PR/PC	1.0	77.0	36.0	
	PR/PC	1.0	38.3	26.0	
	PR/PC	1.0	558.0	117.0	
	PC	1.0	507.5	213.0	2500.8
	Net LIVABLE	cnt	2 (rounded)		4,982
	Net BUILDING	cnt	1 (rounded)		2,248

COMMENT TABLE 1

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& 555-22-010437

COMMENT TABLE 2

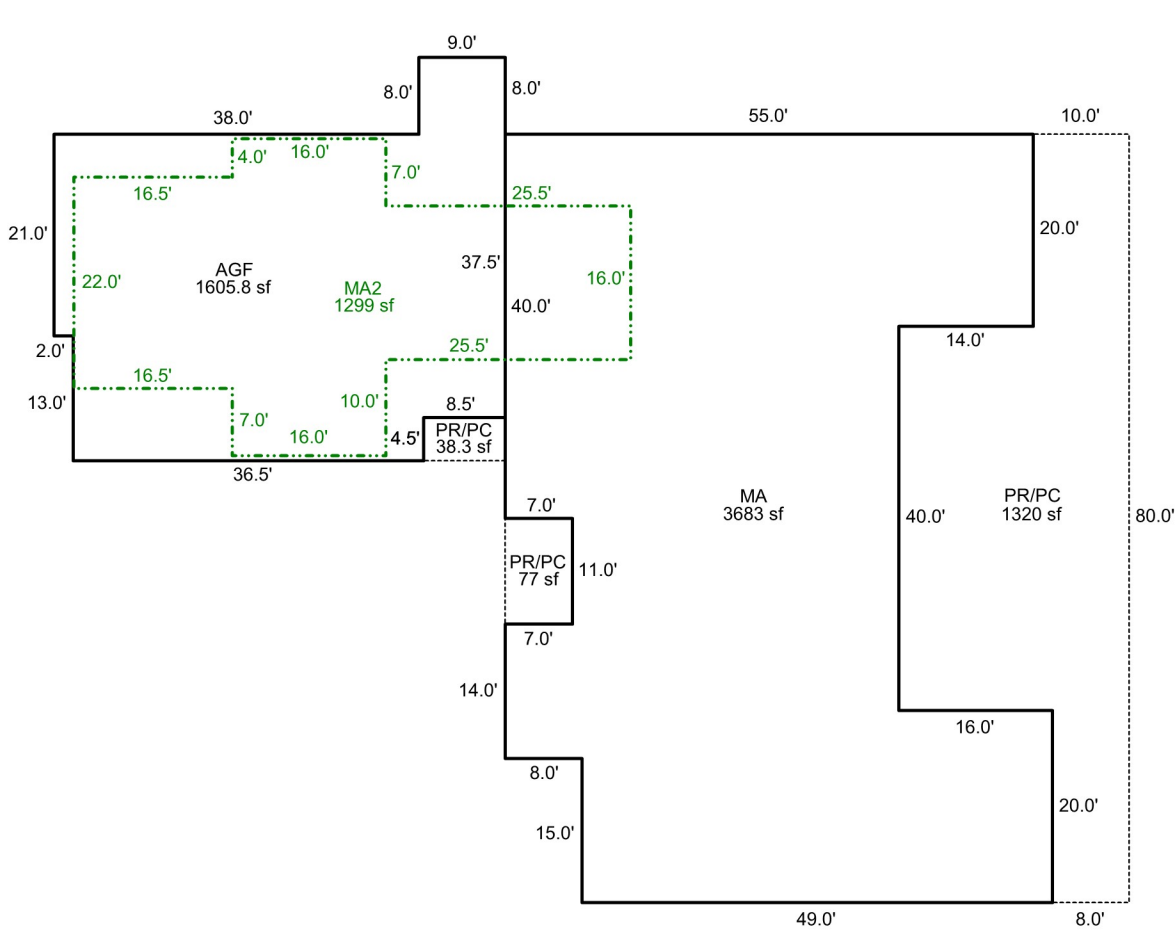
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 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
GLA1	MA	1.0	3683.0	316.0	3683.0
GLA2	MA2	1.0	1299.0	182.0	1299.0
GAR	AGF	1.0	1605.8	178.0	1605.8
P/P	PR/PC	1.0	1320.0	208.0	
	PR/PC	1.0	38.3	26.0	
	PR/PC	1.0	77.0	36.0	1435.3

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Net LIVABLE cnt 2 (rounded) 4,982

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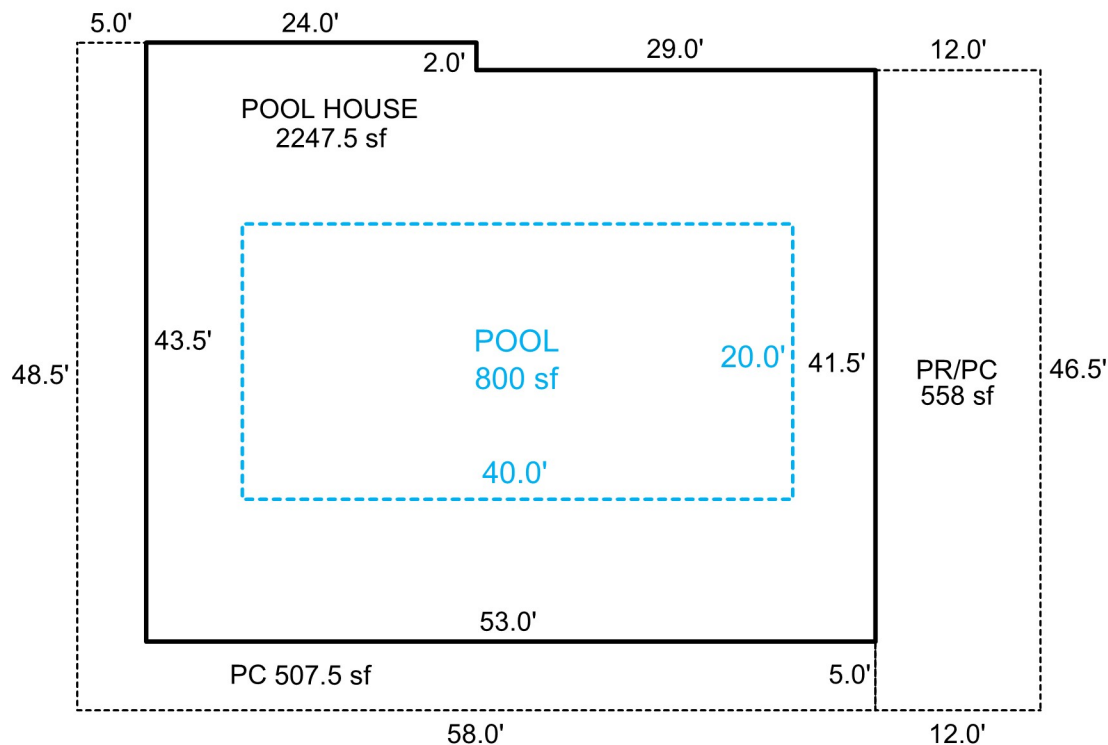
File No.: 606651 Parcel No.: 092W06B003400
 Property Address: (LOT 4) DONALD AVE
 City: TURNER County: MARION State: OR ZipCode: 97392
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 Appraiser Name: Inspection Date:

SKETCH

606651
 092W06B003400
 SCALE = 1:20



SEE PAGE FOR
 ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	POOL HOUSE	1.0	2247.5	193.0	2247.5
OTH	POOL	1.0	800.0	120.0	800.0
P/P	PC	1.0	507.5	213.0	
	PR/PC	1.0	558.0	117.0	1065.5

COMMENT TABLE 1

APEX BY CJURAN 08/31/2023 555-22-008035
 & 555-22-010437

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 2,248



1/3/24