

Summary

Lead Appr: WW 1.23.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606653 MTL: 092W06B003600 Date: 12/26/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 9371 DONALD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147237 Year: 2024

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

Owner: VALENZUELA, CARLA Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 446050

RMV Land: 219030 RMV Imp: 698370 RMV Total: 917400 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG 22-011601

Notations

No notation data available.

25-26 MA 100% complete

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE <u>60015</u>	30000	05590	14590

Land ✓

Site: 0	Code Area: 05590	Size: 0.09 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 4530
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 9320	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:		Description:	
Comments: 24-25 RESET MAV						
23-24: Disqual STF/DFL						

Site: 0	Code Area: 05590	Size: 1.91 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 87380
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 179710	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:		Description:	
Comments: 24-25 RESET MAV						
23-24: Disqual STF/DFL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3699	% Complete: <u>80</u>
Desc: Multi Story above grade					Dimensions:	RMV: 698370
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 339550	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	<u>4+</u> 5	Finished	2595	2	FB-2/ HB-1	2023	2023	BATH - 2, BTH - 1, ROOF, KIT, HVAC, FP - 1	<u>Y</u> N
Second Floor	5	Finished	1104	2	FB-2	2023	2023	HVAC, BATH - 2	Y <u>N</u>
Garage Attached	5	Finished	816	0	0	2023	2023	ROOF	Y <u>N</u>

Accessories

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

Improvements - Accessory Buildings

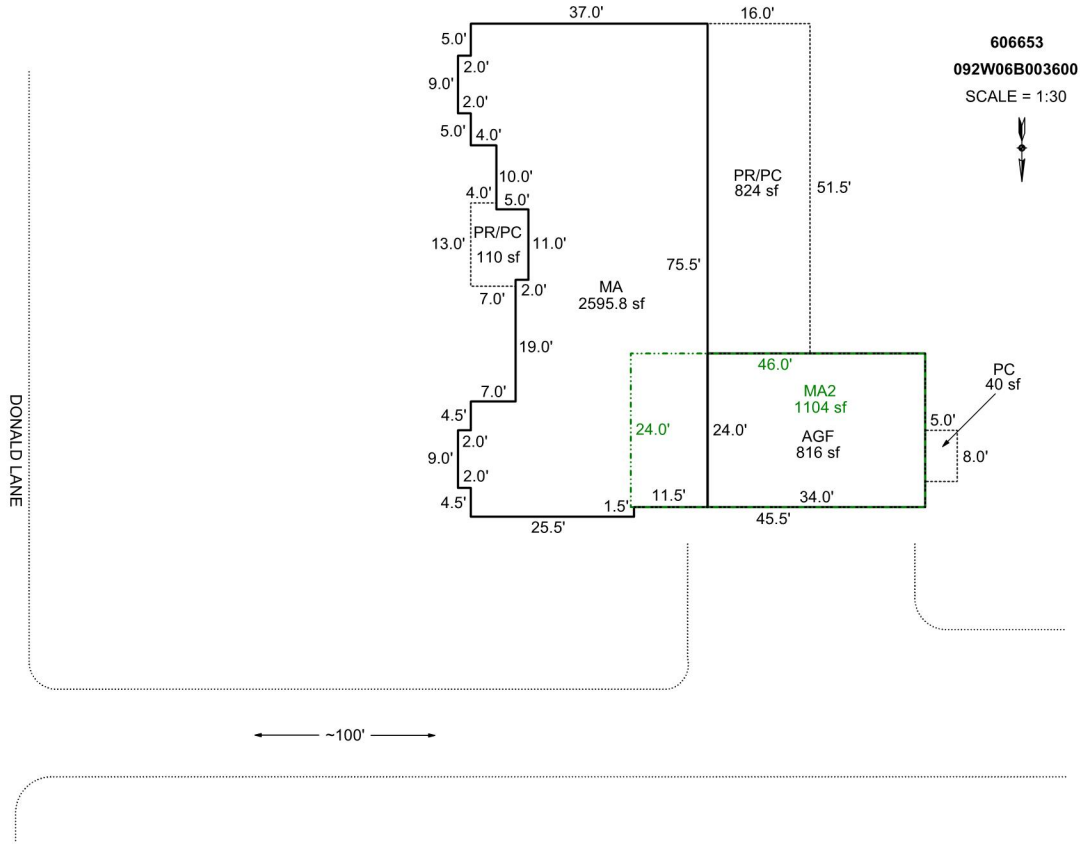
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606653 Parcel No.: 092W06B003600
 Property Address: 9371 DONALD LANE SE
 City: TURNER County: 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
GLA1	MA	1.0	2595.8	254.0	2595.8
GLA2	MA2	1.0	1104.0	140.0	1104.0
GAR	AGF	1.0	816.0	116.0	816.0
P/P	PR/PC	1.0	110.0	44.0	
	PR/PC	1.0	824.0	135.0	
	PC	1.0	40.0	26.0	974.0

COMMENT TABLE 1

APEX BY CJURAN 09/07/2023 555-23-011601

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,700

Summary

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

Print Date: 12/14/2023

Acct ID: 606653 MTL: 092W06B003600 Date: 1/3/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400 401

Situs: _____ MaSaNh: 07 06 000 Unit: 147237 Year: 2024

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

Owner: VALENZUELA, CARLA Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 75580

RMV Land: 200840 RMV Imp: 0 RMV Total: 200840 MAV: 75580 MSAV: 0 SAV: 0

Comment: New SFD c 80%

Notations

No notation data available.

OSDs

No OSD data available.

Land						
Site: 0	Code Area: 05590	Size: 0.09 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 9900	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						
Site: 0	Code Area: 05590	Size: 1.91 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 190940	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						

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 # 606653 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401
MTL 92W 6B 3600 APPR MDL TAG Y N
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 544 QLTY + - FLOOR MA
AREA 2595 EFF AREA 2595 BED 2
ROOF + HVAC +
BATH PKG: BATH 2 BATH + 1 1/2 BTH
FIREPLACE: 1
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 544 QLTY + - FLOOR MA2
AREA 1104 EFF AREA 1104 BED 2
ROOF + HVAC +
BATH PKG: BATH 2 BATH + 1 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:

TYPE ABF
STAT / CLASS 44
SIZE 816
FAIR
AVERAGE
GOOD
EXCELLENT

BATH
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
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:

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%	
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

MSL

Date

1/3/24

YR For

24-25

% COMP

80

APPR

MSL

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.: 606653

Parcel No.: 092W06B003600

Property Address: 9371 DONALD LANE SE

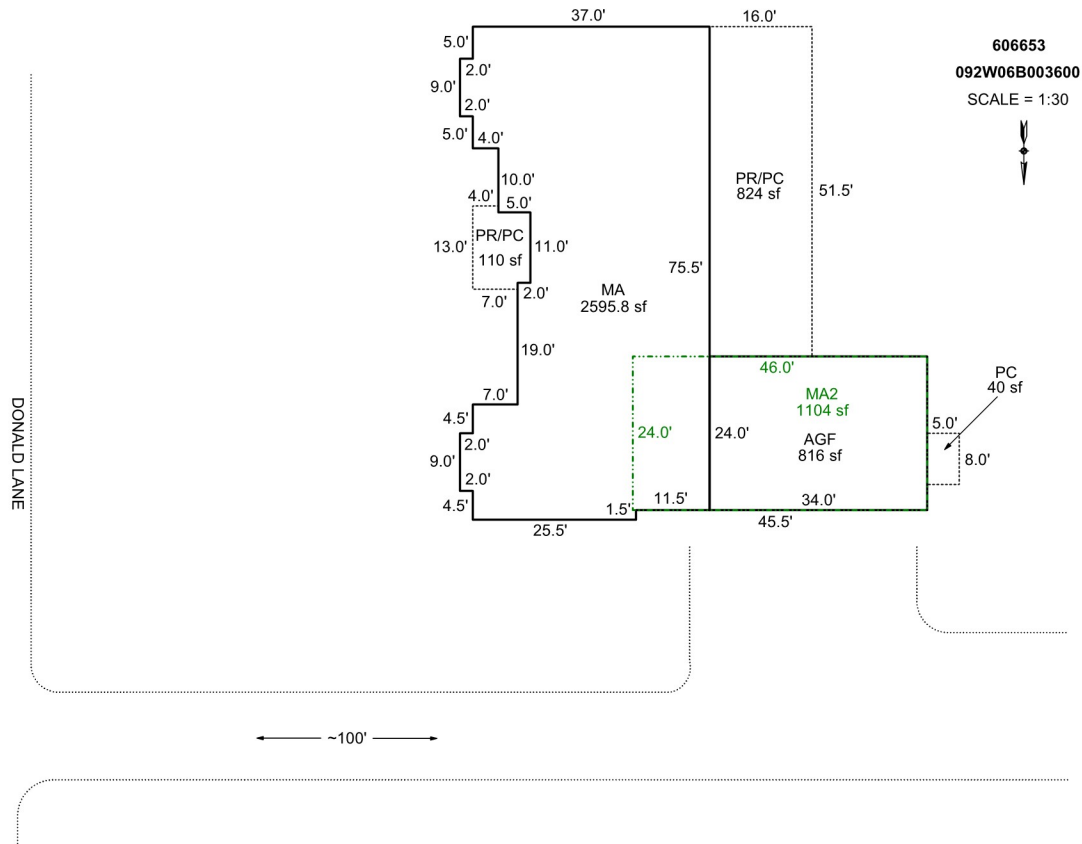
ZipCode: 97392

Owner:

Client Address:

Inspection Date:

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Sketch by Apex Sketch

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COMMENT TABLE 3

Net LIVABLE

cnt

2

(rounded)

3,700



1/3/24