

Summary

Lead Appr: WW 1.22.25

Clerk:

Lead Clerk:

Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606654

MTL: 092W06B003700

Date: 12/26/24

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 9401 DONALD LN SE TURNER OR 97392

MaSaNh: 07 06 000

Unit: 147238

Year: 2024

Last Date Appraised: 01/03/2024

Appraiser: MATT LORD

Retag: Y N

Tag info: 2025 - NEW RESIDENCE (Completion)

Owner: SEAMAN, ADAM M

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 359340

RMV Land: 222320

RMV Imp: 516760

RMV Total: 739080

MAV: 0

MSAV: 0

SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG

23-000507

Notations

No notation data available.

25-26 MA 100% complete

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	05590	14590

Land

Site: 0	Code Area: 05590	Size: 0.44 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 22140
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 45540	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: 1.56 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 71360
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 146780	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: 3669	% Complete: 60
Desc: Multi Story above grade					Dimensions:	RMV: 516760
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 251250	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	2694	3	FB-2/ HB-1	2023	2023	BTH - 1, BATH - 2, ROOF, KIT, HVAC, FP - 1	Y N
Attic	5	Finished	975	1	FB-1	2023	2023	BATH - 1, HVAC	Y N
Garage Attached	5	Finished	923	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	5	0	2023	28350	1	Y N

Improvements - Accessory Buildings

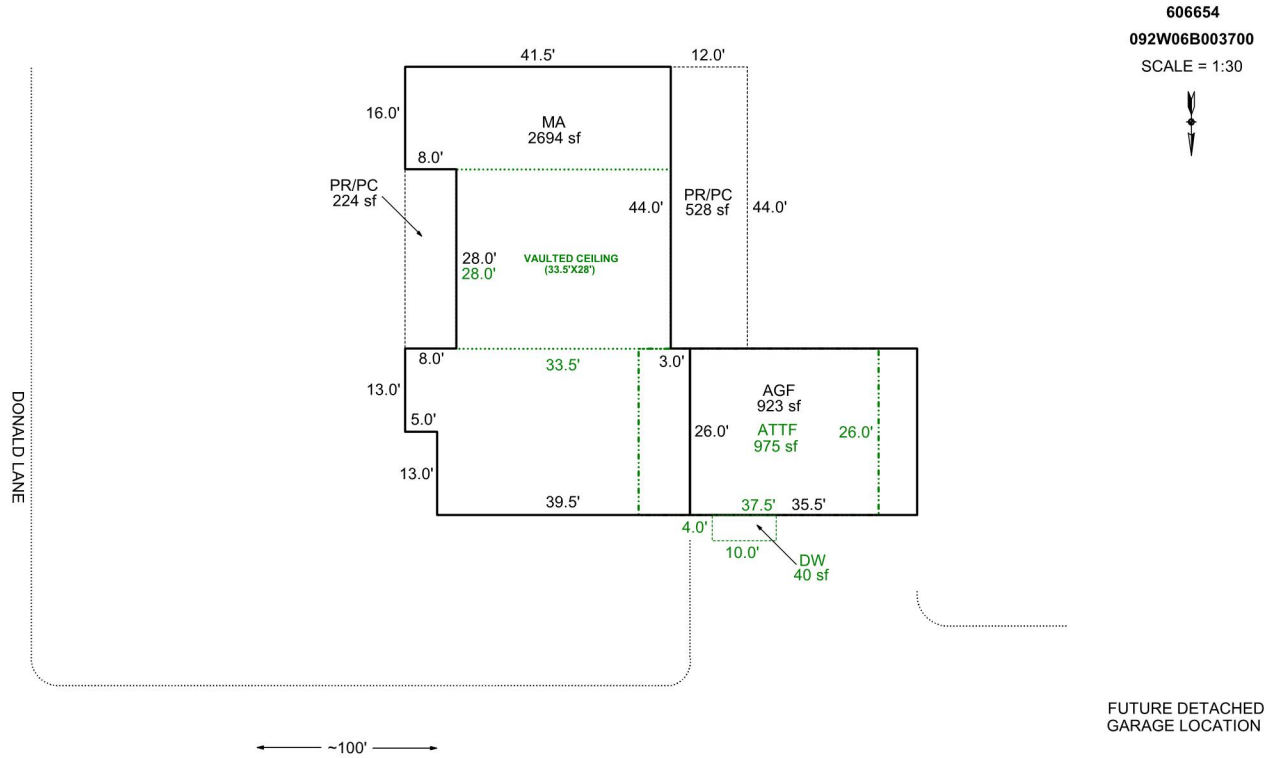
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606654 Parcel No.: 092W06B003700
 Property Address: 9341 DONALD LANE 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
GLA1	MA	1.0	2694.0	245.0	2694.0
GLA2	ATTF	1.0	975.0	127.0	975.0
GAR	AGF	1.0	923.0	123.0	923.0
P/P	PR/PC	1.0	224.0	72.0	
	DW	1.0	40.0	28.0	
	PR/PC	1.0	528.0	112.0	792.0

COMMENT TABLE 1

APEX BY CJURAN 07/13/2023 555-23-000507

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,669

Summary

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

Print Date: 12/14/2023

Acct ID: 606654 MTL: 092W06B003700 Date: 1/3/24 Appr: MDL Prop Class: 400 401 RMV Prop Class: 400 401

Situs: _____ MaSaNh: 07 06 000 Unit: 147238 Year: 2024

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

Owner: SEAMAN, ADAM M Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 76890

RMV Land: 204340 RMV Imp: 0 RMV Total: 204340 MAV: 76890 MSAV: 0 SAV: 0

Comment: New SFD

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 0	Code Area: 05590	Size: 0.44 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 48390	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						

Site: 0	Code Area: 05590	Size: 1.56 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 155950	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 # 606654 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401
MTL 92W 6B 3700 APPR MDL TAG (Y) N
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA
AREA 2694 EFF AREA 2694 BED 3
ROOF + HVAC +
BATH PKG: BATH 2 BATH + 1 1/2 BTH
FIREPLACE: 1
KITCHEN - +
YR BLT 2023 EFF YR 2023 ECON _____
% COMP 60 % GOOD _____ FUNC _____
EXCEPT (Y) N LUMP SUM: _____
MISC: _____
YI CLASS 5 F (G) A E
SKIRT + LIN FT _____
COMMENT: _____

STAT 5 QLTY + - FLOOR AHF
AREA 975 EFF AREA 975 BED 1
ROOF + HVAC +
BATH PKG: BATH 1 BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2023 EFF YR 2023 ECON _____
% COMP 60 % 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 5
SIZE 923
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT 2023
EFF YR 2023
% COMP 60
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 # 606654

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

60%

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

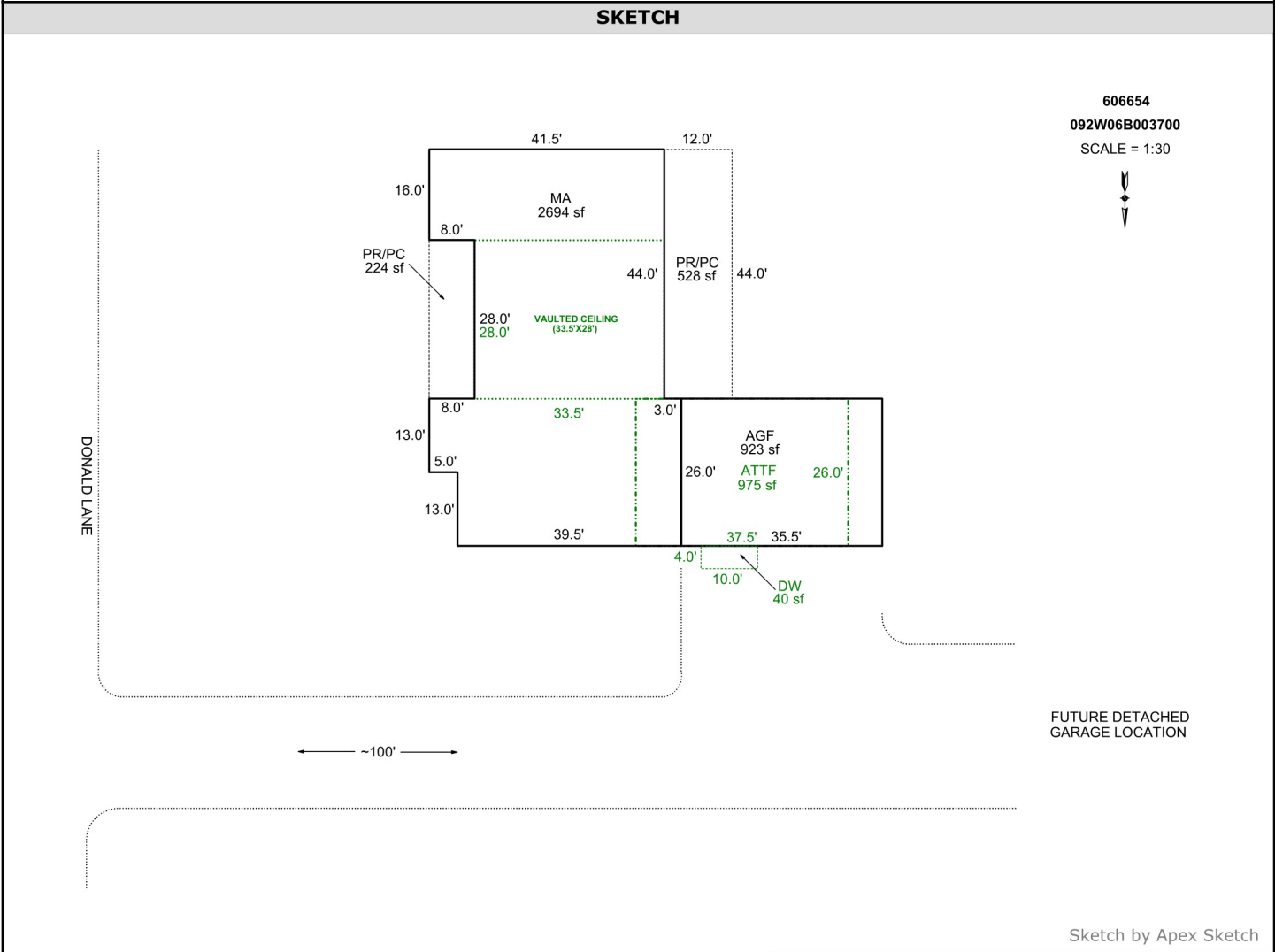
Date

YR For

% COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 606654		Parcel No.: 092W06B003700	
Property Address: 9341 DONALD LANE SE			
City: TURNER	County: MARION	State: OR	ZipCode: 97392
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CJURAN 07/13/2023 555-23-000507	
GLA1	MA	1.0	2694.0	245.0	2694.0		
GLA2	ATTF	1.0	975.0	127.0	975.0		
GAR	AGF	1.0	923.0	123.0	923.0		
P/P	PR/PC	1.0	224.0	72.0			
	DW	1.0	40.0	28.0			
	PR/PC	1.0	528.0	112.0	792.0		
						COMMENT TABLE 2	COMMENT TABLE 3
Net LIVABLE							
		cnt	2	(rounded)	3,669		



1/3/24