

Acct ID: 535047 MTL: 092W030001600 Date: 1/14/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551
 Situs: 9696 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 34445 Year: 2025

Last Date Appraised: 07/22/2021 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Addition) Owner: COLEMAN, SEAN Roll Type: R

Cycle 6 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 167575
 RMV Land: 344750 RMV Imp: 201780 RMV Total: 546530 MAV: 113040 MSAV: 54535 SAV: 686948

Comment: LEVEL 2 7.22.21 CL10 24-006619 Remodel + addition Farming crops

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 6810 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 550190

Site: 3 Code Area: 05595 Size: 40.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 287940 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 550190:01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 131 - Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 1156 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 130960
 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	3 -	Finished	1156	2	FB-1	1940	1940	ROOF, KIT-, HVAC, BATH - 1	Y N
Garage Attached	3	Unfinished	480	0	0	1940	1940	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1140	1940	2334	1	Y N
ENCLOSED PORCH	3	133	1940	2514	1	Y N
PATIO	3	250	1940	866	1	Y N
PATIO	3	280	1940	970	1	Y N
PATIO	3	408	1940	1414	1	Y N
ROOF EXTENSION OR PATIO COVER	3	408	1940	7454	1	Y N

Bldg: 2 Code Area: 05595 Stat Class: 121 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 480 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 48270
 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	2	Finished	480	0	FB-1	1957	1957	KIT-, HVAC, ROOF, BATH - 1	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05595 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1104 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x46 RMV: 7090
 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
No floor data available									

25-24 65% complete EFF YR 2009 when complete

VIA

ADDITION 364 SQFT Gar & Remodel @ 65%

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	1104	0	0	1995	1995	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05595 Stat Class: 351 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 1680 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x28 RMV: 7000
 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	
General Purpose Bldg	5	Finished	1680	0	0	1963	1963	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05595 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 16 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 4x4 RMV: 0
 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	
Pump House	0	Finished	16	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05595 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 260 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 26x10 RMV: 910
 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	
Lean-to Heavy Duty	4	Finished	260	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05595 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1104 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 2320
 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	
Lean-to Light Duty	4	Finished	1104	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 05595 Stat Class: 355 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1196 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 3390
 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	
Lean-to Heavy Duty	4	Finished	1196	0	0	1995	1995		Exception: Y N

Accessories

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

Bldg: 9 Code Area: 05595 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 600 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1020
 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
Lean-to Light Duty	4	Finished	600	0	0	1995	1995	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 05595 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 280 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 480
 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
Lean-to Light Duty	5	Finished	280	0	0	1995	1995	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 05595 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 260 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 340
 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
Lean-to Light Duty	5	Finished	260	0	0	1990	1990	Exception: Y N

Accessories

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

Percent Complete Form

Account # _____

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR _____ Date 1/14/25 YR For 25-26 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels *of Addition*

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%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

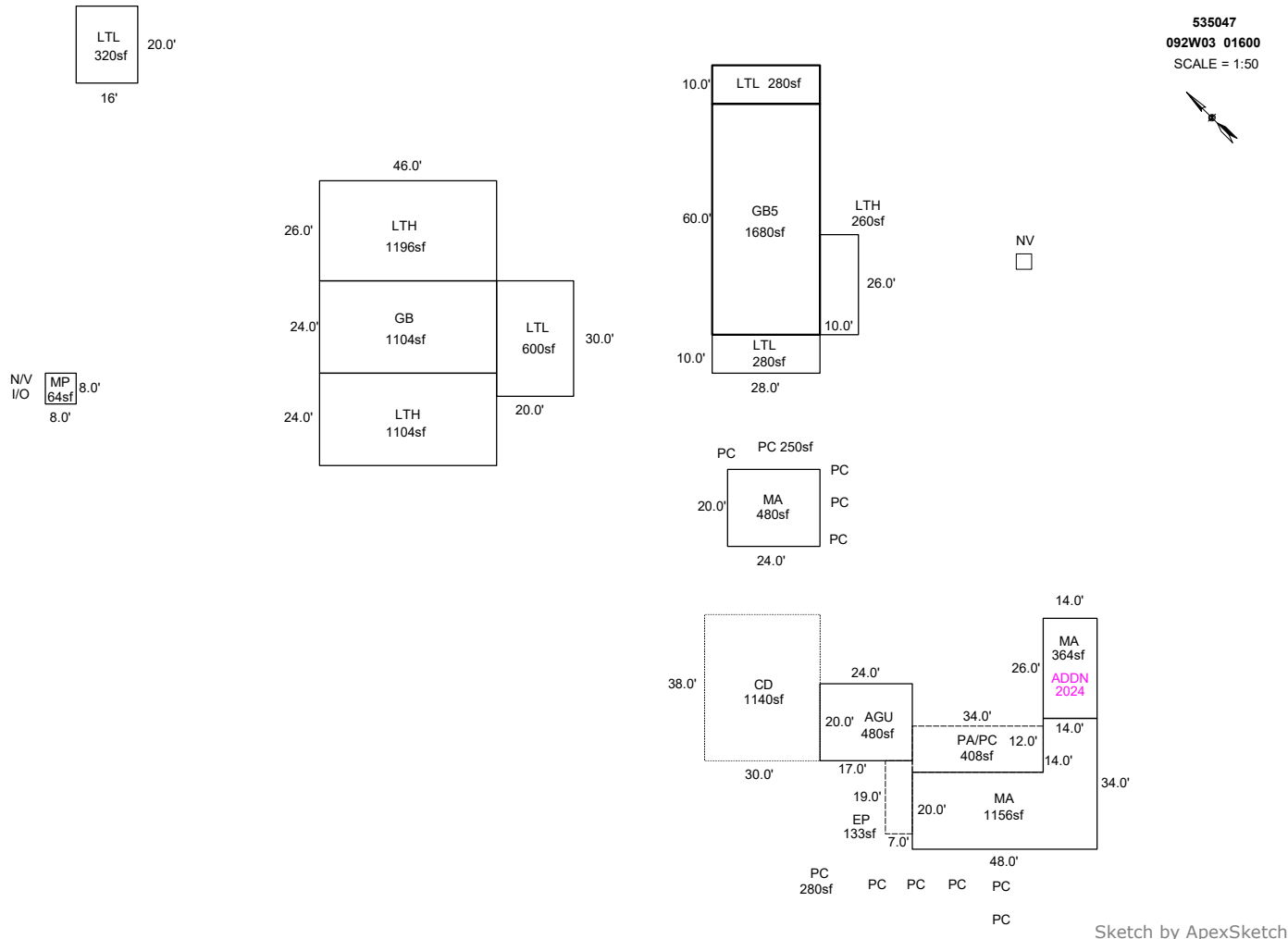
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535047 Parcel No.: 092W03 01600
 Property Address: 9696 MARION RD SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	64.0	32.0	
	LTL	1.0	280.0	76.0	
	LTL	1.0	320.0	72.0	
	LTL	1.0	600.0	100.0	
	LTH	1.0	1196.0	144.0	
	LTH	1.0	1104.0	140.0	
	GB5	1.0	1680.0	176.0	
	GB	1.0	1104.0	140.0	
	LTL	1.0	280.0	76.0	
	LTH	1.0	260.0	72.0	6888.0
	GLA1	MA	1.0	1156.0	164.0
MA		1.0	480.0	88.0	
MA		1.0	364.0	80.0	2000.0
GAR	AGU	1.0	480.0	88.0	480.0
	P/P	1.0	408.0	92.0	
	EP	1.0	133.0	52.0	
	1 addl items				
	Net LIVABLE	cnt	0	(rounded)	2,000
	Net BUILDING	cnt	10	(rounded)	6,888

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 08/30/2021
 UPDATED BY CLOBERG 10/18/24 24-006619 ADDN
 UPDATED BY CLOBERG 02/24/25

COMMENT TABLE 2

#10 CL 07/22/2021
 MDL 01/14/25

COMMENT TABLE 3

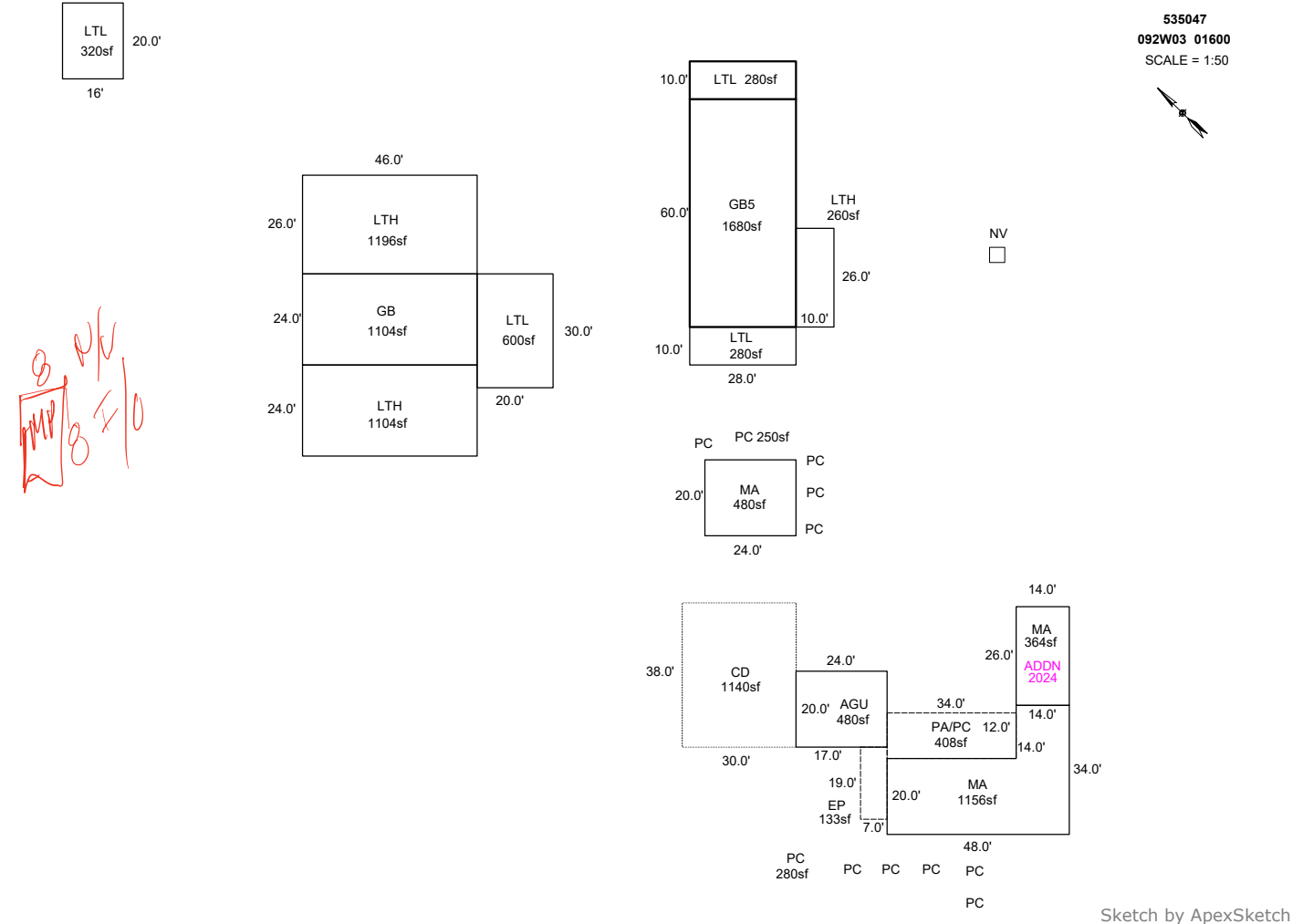
CYCLE L2
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535047 Parcel No.: 092W03 01600
 Property Address: 9696 MARION RD SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	280.0	76.0	
	LTL	1.0	320.0	72.0	
	LTL	1.0	600.0	100.0	
	LTH	1.0	1196.0	144.0	
	LTH	1.0	1104.0	140.0	
	GB5	1.0	1680.0	176.0	
	GB	1.0	1104.0	140.0	
	LTL	1.0	280.0	76.0	
	LTH	1.0	260.0	72.0	6824.0
	GLA1	MA	1.0	1156.0	164.0
MA		1.0	364.0	80.0	
MA		1.0	480.0	88.0	2000.0
GAR	AGU	1.0	480.0	88.0	480.0
	PA/PC	1.0	408.0	92.0	
	EP	1.0	133.0	52.0	
	CD	1.0	1140.0	136.0	1681.0
	Net LIVABLE	cnt	3	(rounded)	2,000
P/P	Net BUILDING	cnt	9	(rounded)	6,824

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 08/30/2021
 UPDATED BY CLOBERG 10/18/24 24-006619 ADDN

COMMENT TABLE 2

#10 CL 07/22/2021

COMMENT TABLE 3

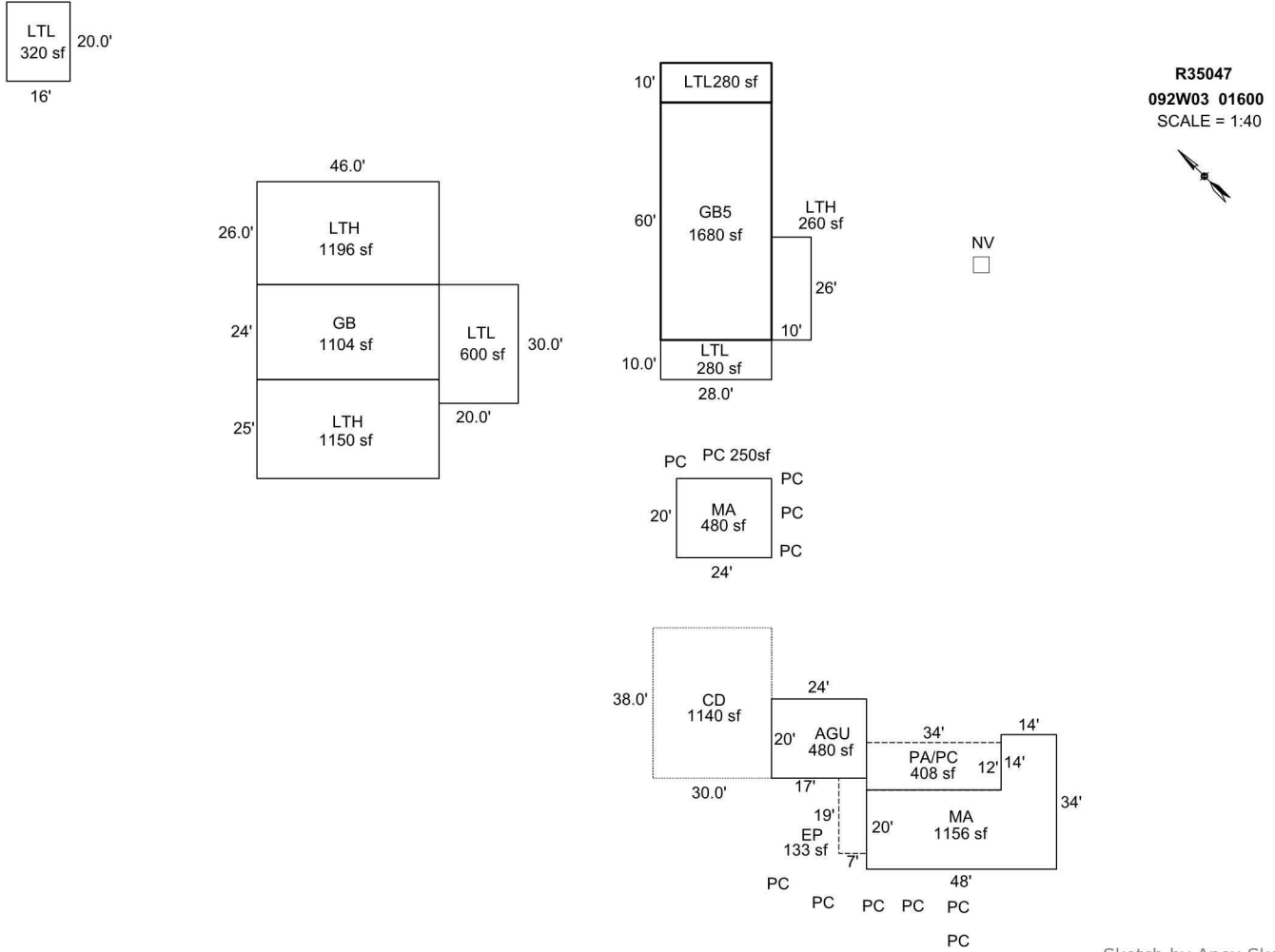
CYCLE L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R35047 Parcel No.: 092W03 01600
 Property Address: 9696 Marion Rd SE
 City: Turner County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	1150.0	142.0	
	GB5	1.0	1680.0	176.0	
	GB	1.0	1104.0	140.0	
	LTH	1.0	260.0	72.0	
	LTL	1.0	280.0	76.0	
	LTH	1.0	1196.0	144.0	
	LTL	1.0	600.0	100.0	
	LTL	1.0	320.0	72.0	
	LTL	1.0	280.0	76.0	6870.0
GLA1	MA	1.0	1156.0	164.0	
	MA	1.0	480.0	88.0	1636.0
GAR P/P	AGU	1.0	480.0	88.0	480.0
	EP	1.0	133.0	52.0	
	PA/PC	1.0	408.0	92.0	
	CD	1.0	1140.0	136.0	1681.0
	Net LIVABLE	cnt	2	(rounded)	1,636
Net BUILDING	cnt	9	(rounded)	6,870	

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 08/30/2021

COMMENT TABLE 2

#10 CL 07/22/2021

COMMENT TABLE 3

CYCLE L2



**R35047 MA#1- AGU
2021-07-22 L2**



**R35047 MA#2
2021-07-22 L2**



**R3504728x60 GB
2021-07-22 L2**



**R35047 MA#1 Front- (2)
2021-07-22 L2**



**R35047 24x46 GB
2021-07-22 L2**



**R35047 MA#1 Front- (1)
2021-07-22 L2**