

Acct ID: 535418 MTL: 092W20C000400 Date: 10/10/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 4924 DEHLIN LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 149077 Year: ~~2024~~ 2025

Last Date Appraised: 10/17/2012 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (TAGS/PERMIT)

Owner: LEABO, RODRICK B & LEABO, CATHERINE L Roll Type: R
 Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 223160

RMV Land: 300600 RMV Imp: 158370 RMV Total: 458970 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-002322 60x30 3BD ZBA ON TL# MDL Horses

Notations 25-26 NO New MFH ON TL# MDL #609072

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 05590 Size: 1.75 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 64440
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 132530 Exception: Y N
 Adjustment(s): VIEWE, FSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: 24-25: Updated land classes

03-04: REAPP
 Site: 2 Code Area: 05590 Size: 0.42 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 10000
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 20570 Exception: Y N
 Adjustment(s): VIEWE, FSOIL, WASTE, IRR Fire Patrol: Description:
 Comments:

Site: 3 Code Area: 05590 Size: 0.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 220
 Class: WST Value Source: Market Wasteland Description: Rural WASTELAND RMV: 450 Exception: Y N
 Adjustment(s): VIEWE, FSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Pond

Site: 4 Code Area: 05590 Size: 2.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 56910
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 117050 Exception: Y N
 Adjustment(s): VIEWE, FSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: 03-04: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05590 Stat Class: 465 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1216 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 85050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 41350 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------|-------|---------------|------------|------|---------------|--------|------------|---|
| First Floor | 6 | Finished | 1216 | 3 | FB-1/ HB-1 | 2002 | 2002 | BATH - 1, BTH - 1, KIT- Exception: Y N |

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 138 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 50360
 Func Obsc: 100 Econ %: 100 Other %: 61 Exception: 24490 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|----------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Basement | 3 | Unfinished | 1216 | 0 | 0 | 2002 | 2002 | Exception: Y N |

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05590 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x18 RMV: 10530
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5120 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| Machine Shed | 5 | Finished | 864 | 0 | 0 | 2001 | 2001 | FAIR |

Exception: Y N

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|------------------------------------|-------|-----------|------------|------|----------|
| FINISHED OFFICE IN A FARM BUILDING | 5 | 132 | 2001 | 2495 | 0 |

Exception: Y N

Bldg: 2 ✓ Code Area: 05590 Stat Class: 317 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 520 % Complete: 100
 Desc: Hobby Stables (HS) Dimensions: 20x26 RMV: 8290
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4030 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|----------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| Hobby Stable ✓ | 4 | Finished | 520 | 0 | 0 | 2001 | 2001 | |

Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 384 % Complete: 100
 Desc: Multi Purpose Shed (MP) ✓ Dimensions: 24x16 RMV: 2970
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1440 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| Multi-Purpose Bldg | 5 | Finished | 384 | 0 | 0 | 1993 | 1993 | |

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Light (LTL) ✓ Dimensions: 12x40 RMV: 1170
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 570 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 | 480 | 0 | 0 | 2003 | 2003 | |

Exception: Y N

Accessories

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

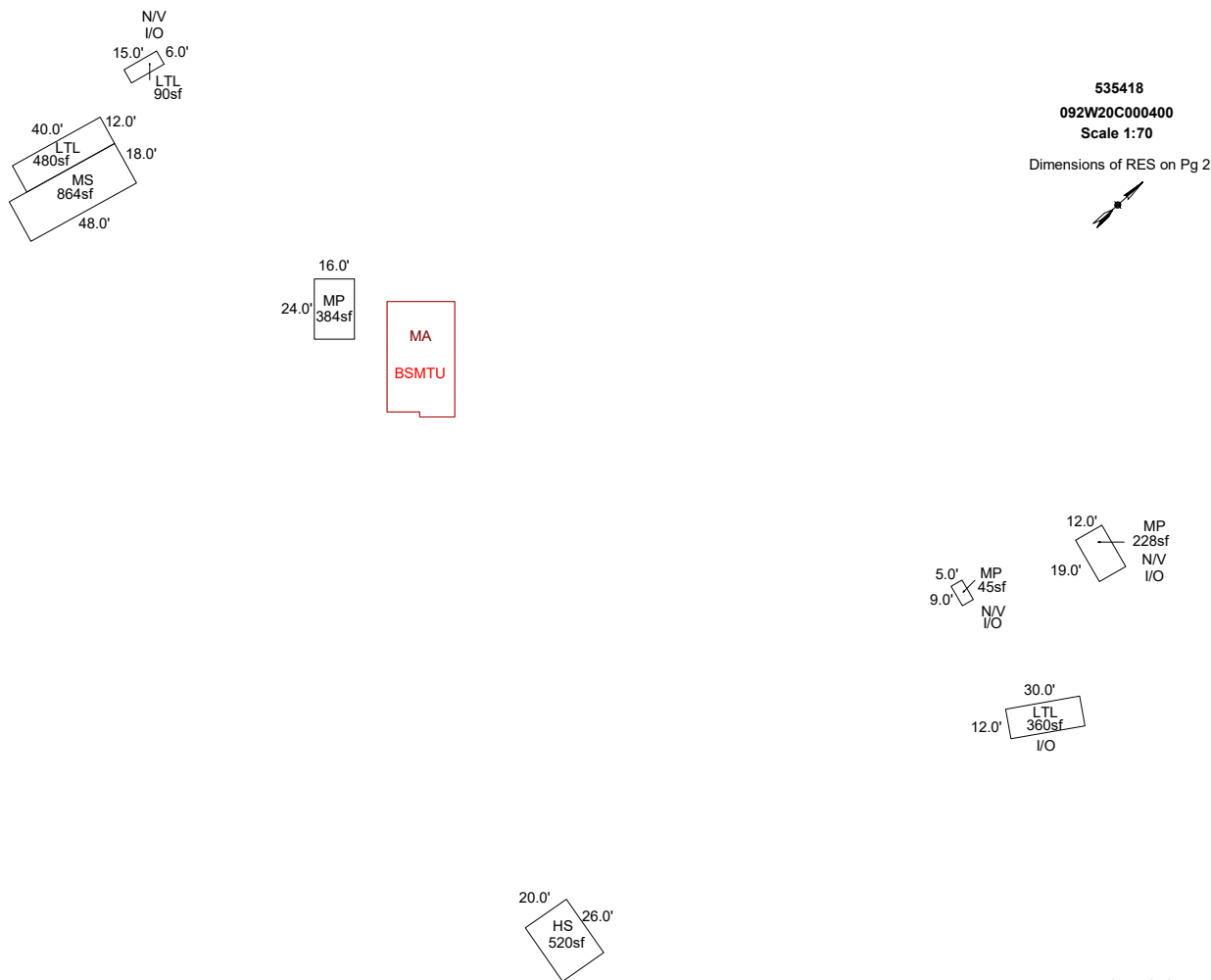
LTL
 CLASS
 EFF YR 2015
 12X30

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535418 Parcel No.: 092W20C 00400
 Property Address: 12661 PARRISH GAP RD SE
 City: TURNER County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Morrie Efseaff Inspection Date: 2012

SKETCH



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|--------------|--------|-------------|-----------|------------|---|------------------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | MP | 1.0 | 384.0 | 80.0 | | APEX by AC 11/5/12 UPDATED BY CLOBERG 08/12/24 24-002322 MA REV UPDATED BY CLOBERG 02/26/25 | |
| | HS | 1.0 | 520.0 | 92.0 | | | |
| | MS | 1.0 | 864.0 | 132.0 | | | |
| | LTL | 1.0 | 480.0 | 104.0 | | | |
| | LTL | 1.0 | 90.0 | 42.0 | | | |
| | MP | 1.0 | 228.0 | 62.0 | | | |
| | MP | 1.0 | 45.0 | 28.0 | | | |
| | LTL | 1.0 | 360.0 | 84.0 | 2971.0 | | |
| GLA1 | MFS | 1.0 | 1216.0 | 146.0 | 1216.0 | | |
| BSMTU | BSMTU | 1.0 | 1216.0 | 146.0 | 1216.0 | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | MDL 10/18/24 | TAGS L2 |
| | Net LIVABLE | cnt | 0 (rounded) | | 1,216 | | |
| | Net BUILDING | cnt | 8 (rounded) | | 2,971 | | |

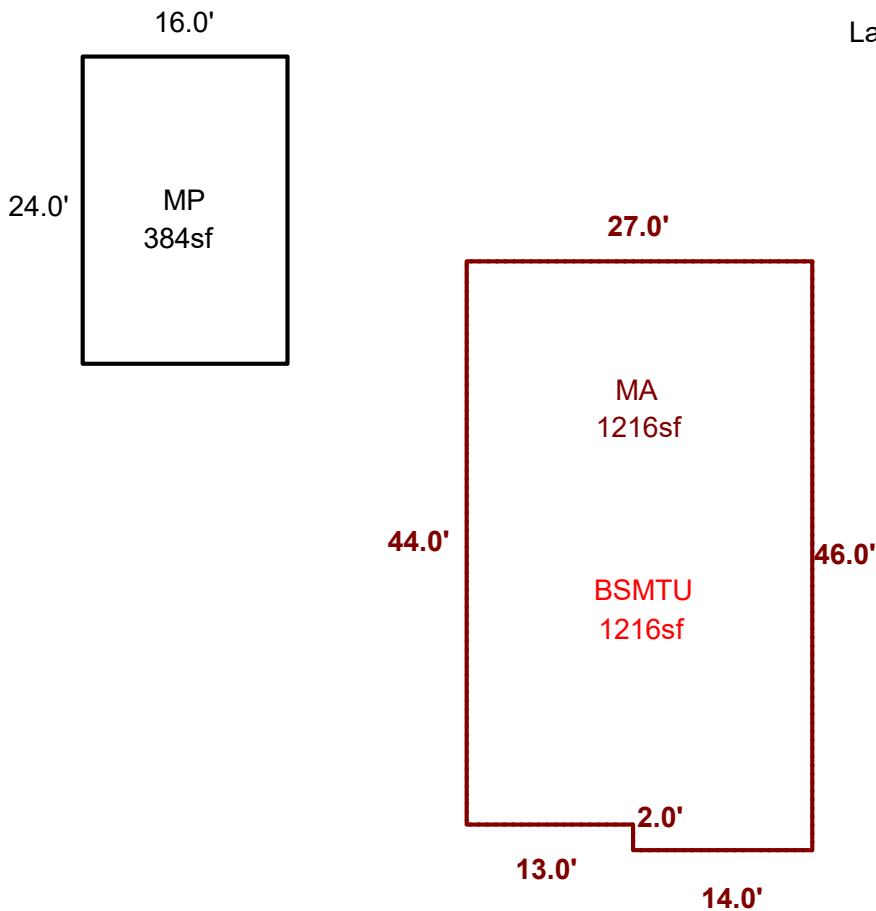
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 Appraiser Name: Morrie Efseaff Inspection Date: 2012

SKETCH

535418
092W20C000400
 Layout of property on Pg 1



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1.0 | 384.0 | 80.0 | 384.0 |
| GLA1 | MA | 1.0 | 1216.0 | 146.0 | 1216.0 |
| BSMTU | BSMTU | 1.0 | 1216.0 | 146.0 | 1216.0 |

COMMENT TABLE 1

APEX by AC 11/5/12
 UPDATED BY CLOBERG 08/12/24 24-002322 MA REV
 UPDATED BY CLOBERG 02/26/25

COMMENT TABLE 2

MDL 10/18/24

COMMENT TABLE 3

TAGS L2

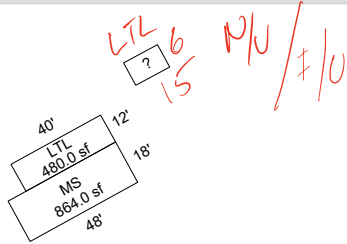
| | | | | | |
|--------------|-----|---|-----------|--|-------|
| Net LIVABLE | cnt | 0 | (rounded) | | 1,216 |
| Net BUILDING | cnt | 1 | (rounded) | | 384 |

SKETCH/AREA TABLE ADDENDUM

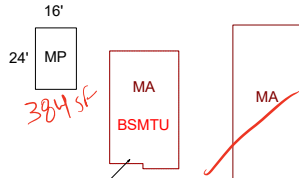
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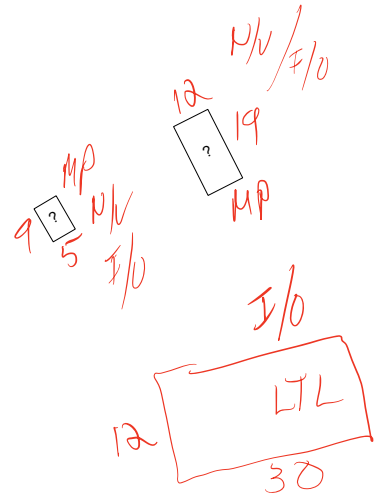
SKETCH



535418
 092W20C000400
 Scale 1:70
 Dimensions of RES on Pg 2



PLEASE VERIFY IF MA IS STILL ON PROPERTY



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1.0 | 384.0 | 80.0 | |
| | HS | 1.0 | 520.0 | 92.0 | |
| | MS | 1.0 | 864.0 | 132.0 | |
| | LTL | 1.0 | 480.0 | 104.0 | 2248.0 |
| GLA1 | MFS | 1.0 | 1216.0 | 146.0 | 1216.0 |
| BSMTU | BSMTU | 1.0 | 1216.0 | 146.0 | 1216.0 |
| MANF | MA | 1.0 | 1620.0 | 174.0 | 1620.0 |

COMMENT TABLE 1

APEX by AC 11/5/12
 UPDATED BY CLOBERG 08/12/24 24-002322 MA REV

COMMENT TABLE 2

COMMENT TABLE 3

| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 2 | (rounded) | 2,836 |
| Net BUILDING | cnt | 4 | (rounded) | 2,248 |

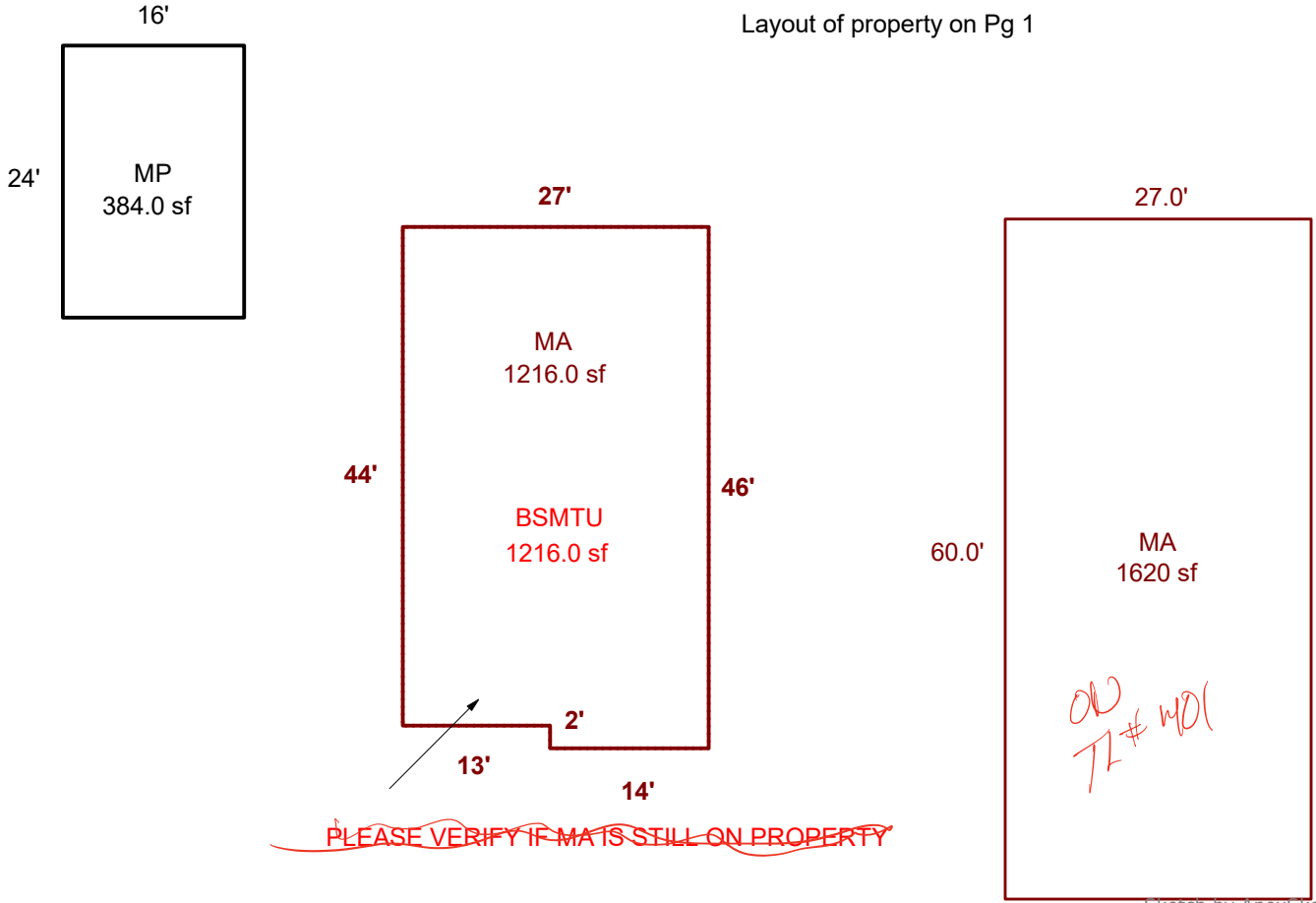
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SKETCH

535418
092W20C000400
 Layout of property on Pg 1



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1.0 | 384.0 | 80.0 | 384.0 |
| GLA1 | MA | 1.0 | 1216.0 | 146.0 | 1216.0 |
| BSMTU | BSMTU | 1.0 | 1216.0 | 146.0 | 1216.0 |
| MANF | MA | 1.0 | 1620.0 | 174.0 | 1620.0 |

COMMENT TABLE 1

APEX by AC 11/5/12
 UPDATED BY CLOBERG 08/12/24 24-002322 MA REV

COMMENT TABLE 2

COMMENT TABLE 3

| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 2 | (rounded) | 2,836 |
| Net BUILDING | cnt | 1 | (rounded) | 384 |





