

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDL Infill

Print Date: 9/24/2024

Acct ID: 609067 MTL: 092W18B000701 Date: 1/14/25 Appr: MDL Prop Class: 400 401 RMV Prop Class: 400 401

Situs: 11061 WINTER WAY SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 127823 Year: 2024 2025

Last Date Appraised: Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: POPE, JONATHAN HOWARD Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 61400

RMV Land: 126280 RMV Imp: 0 RMV Total: 126280 MAV: 0 MSAV: 0 SAV: 0

Comment: 24 = 000618 USFD

Notations

No notation data available.

25-26: ALF @ 50% Complete / No Start on main House Exception
Add YI 2025-26

OSDs

No OSD data available.

Land

Site: 0 Code Area: 05590 Size: 3.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 61400

Class: 4HD Value Source: Rural at MKT Description: RMV: 126280 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments:

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 # 609067 DATE: 11/14/24 RMV CLASS 401 PROP CLASS _____
MTL _____ APPR ML TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA
AREA 2053 EFF AREA 2053 BED 1
ROOF + HVAC +
BATH PKG: 1.5 BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: 1
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 0 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____

YI CLASS _____ F G A E
SKIRT + LIN FT _____

COMMENT: Patio / out door fireplace
2526 Not started

STAT 5 QLTY + - FLOOR MA2
AREA 1038 EFF AREA 1038 BED 2
ROOF + HVAC +
BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 0 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____

YI CLASS _____ F G A E
SKIRT + LIN FT _____

COMMENT: _____

2526 Not started

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 ATTU
STAT / CLASS 5
SIZE 364

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2024
EFF YR 2024
% COMP 50
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE ABF
STAT / CLASS 5
SIZE 3120

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2024
EFF YR 2024
% COMP 50
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE ATTF
STAT / CLASS 5
SIZE 336

FAIR
AVERAGE
GOOD
EXCELLENT

BATH 1

YR BLT 2024
EFF YR 50
% 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 # 609067

Additions

New Homes

		ABF		No Basement		Basement	
% Item	% Sum			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%		3%	0%
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%	55%		3%	
3%		Electrical Rough-In	3%			2%	65%
2%	80%	Heating Rough-In	2%	60%		1%	
		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 MDL

APPR

APPR

APPR

Date 11/14/24

Date

Date

Date

YR For 25-26

YR For

YR For

YR For

% COMP 50

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% COMP

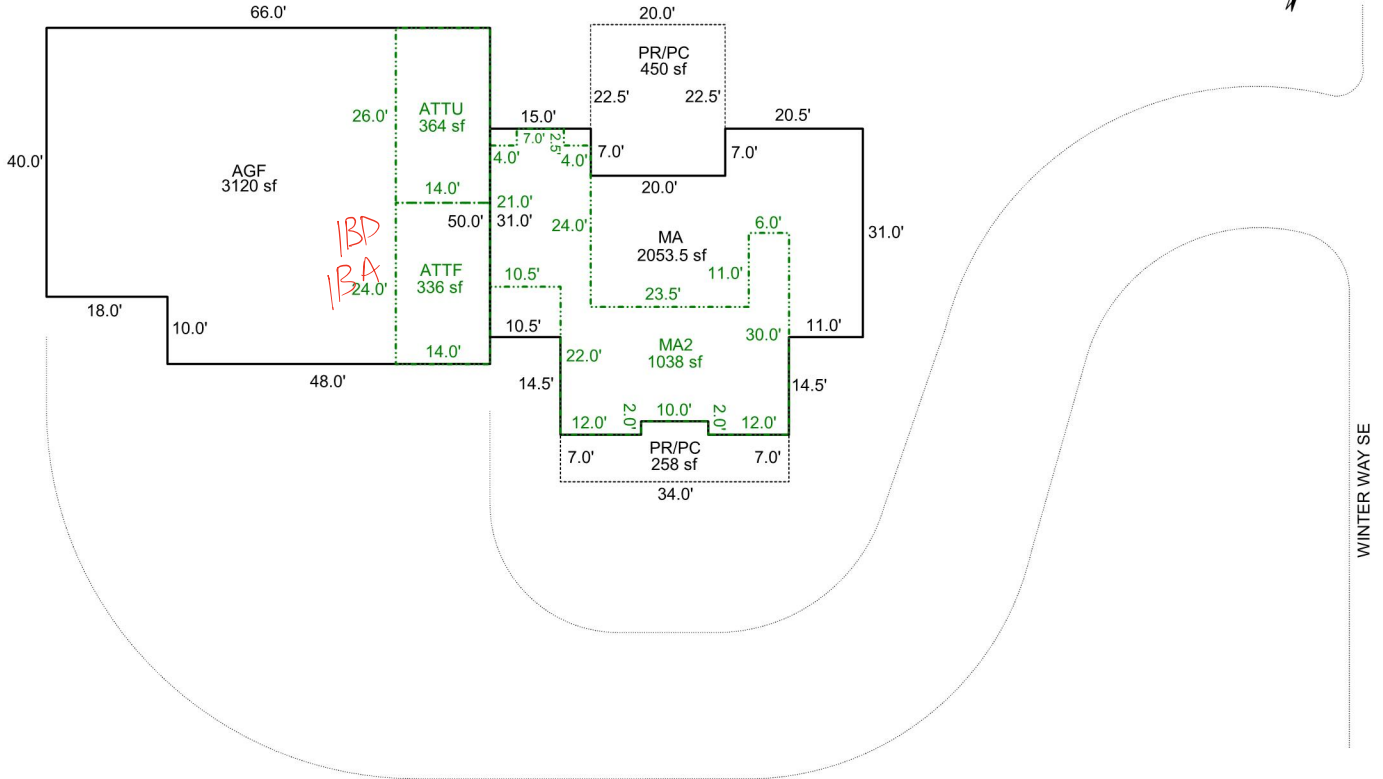
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 609067 Parcel No.: 092W18B000701
 Property Address: 11061 WINTER WAY SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

609067
 092W18B000701
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2053.5	220.0	2053.5
GLA2	MA2	1.0	1038.0	206.0	1038.0
GAR	AGF	1.0	3120.0	232.0	
	ATTF	1.0	336.0	76.0	
	ATTU	1.0	364.0	80.0	3820.0
P/P	PR/PC	1.0	258.0	86.0	
	PR/PC	1.0	450.0	85.0	708.0

COMMENT TABLE 1

APEX BY CJURAN 04/09/2024 24-000618 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,092



1/14/25