

Acct ID: 535368 MTL: 092W19A000100 Date: 3/4/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551
 Situs: 12123 SUMMIT LOOP SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 66919 Year: 2025

Last Date Appraised: 01/03/2022 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: TURNER LAND DEVELOPMENT LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 651387
 RMV Land: 589700 RMV Imp: 932050 RMV Total: 1521750 MAV: 616750 MSAV: 34637 33 SAV: 241780
 Comment: 22-23: L2 01.03.22 ML MBS 814622 SALES letter
SD - 9/27/24
Dom 190

Notations 25-26: SV

RP/MS	Code	Description	
RP	ZONED	FARM EFU ZONED	WAS LIVESTOCK - NEW OWNER

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05590	0

Land

Site: 1	Code Area: 05590	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 46530	Exception: Y N
Adjustment(s):	VWGR, GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 03-04: REAPPRAISAL //06-07: FARM USE APPROVED						
Site: 3	Code Area: 05590	Size: 14.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 168270	Exception: Y N
Adjustment(s):	VWGR, GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2006 / 03-04: REAPPRAISAL //06-07: FARM USE APPROVED //08-09: PER #49 - CHG OF SOIL CLASS FROM 2BENCH TO 4HILL						
Site: 4	Code Area: 05590	Size: 16.05 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD D	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 184980	Exception: Y N
Adjustment(s):	VWGR, GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2006 / 03-04: REAPPRAISAL //06-07: FARM USE APPROVED //07-08: ADD 7.05 ACRES TO WOODLOT PER #36						
Site: 5	Code Area: 05590	Size: 5.10 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 58780	Exception: Y N
Adjustment(s):	VWGR, GSOIL	Fire Patrol:	Description:			
Comments: 03-04: REAPPRAISAL //06-07: FARM USE APPROVED						
Site: 6	Code Area: 05590	Size: 6.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 81140	Exception: Y N
Adjustment(s):	VWGR, GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2006						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 108	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 30280
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	13310	2005	30280	1	

Bldg: 2	Code Area: 05590	Stat Class: 152 +	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 3884	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 743640
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
First Floor	5 +	Finished	2259	2	FB-2	2004	2004	HVAC+, ROOF+, KIT, BATH - 2
Second Floor	5 +	Finished	1625	1	FB-1	2004	2004	HVAC+, BATH - 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER <i>VI</i>	5	534	2005	14092	1	Exception: Y N
YARD IMPROVEMENTS GOOD	5	1	2004	50175	1	Exception: Y N

Bldg: 3 Code Area: 05590 Stat Class: 158 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 137840
 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	
Garage Oversized Detached	5	Finished	1456	0	FB-1/ HB-1	2004	2004	ROOF+, BTH - 1	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 108 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3210
 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	
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
GAZEBO	1	41	2004	3213	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2380
 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	
Multi-Purpose Bldg	4	Finished	120	0	0	2021	2021		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 150 *15x10 Bx10* % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x10 RMV: 2240
 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	
Multi-Purpose Bldg	5	Finished	150	0	0	2004	2004		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05590 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 12460
 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	576	0	0	2021	2021	FAIR	Exception: Y N

Accessories

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

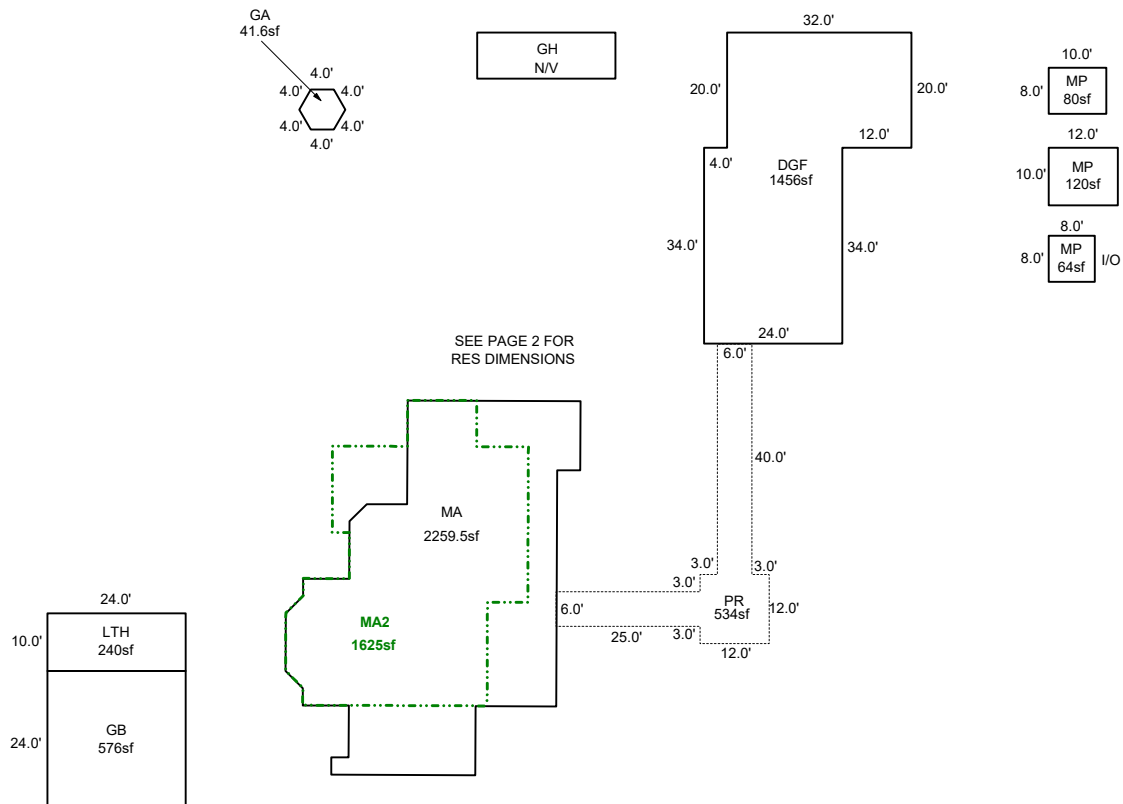
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535368 Parcel No.: 092W 19A 00100
 Property Address: 12123 SUMMIT LP SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: DAVE BERNARDS Inspection Date:

SKETCH

535368
092W19A 00100
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GA	1.0	41.6	24.0	
	MP	1.0	80.0	36.0	
	MP	1.0	120.0	44.0	
	MP	1.0	64.0	32.0	
	LTH	1.0	240.0	68.0	
	GB	1.0	576.0	96.0	1121.6
GLA1	MA	1.0	2259.5	232.7	2259.5
GLA2	MA2	1.0	1625.0	192.5	1625.0
GAR	DGF	1.0	1456.0	180.0	1456.0
P/P	PR	1.0	534.0	178.0	534.0
	Net LIVABLE	cnt	0 (rounded)		3,885
	Net BUILDING	cnt	6 (rounded)		1,122

COMMENT TABLE 1

APEX by Dave B. / June 2006
 Updated by AC 10/29/12
 UPDATED BY CJURAN 12/06/2021
 UPDATED BY CLOBERG 05/23/25

COMMENT TABLE 2

MDL 03/04/25

COMMENT TABLE 3

Added PR, AD, YI's & formatted diagram to current standards.
 SV L4

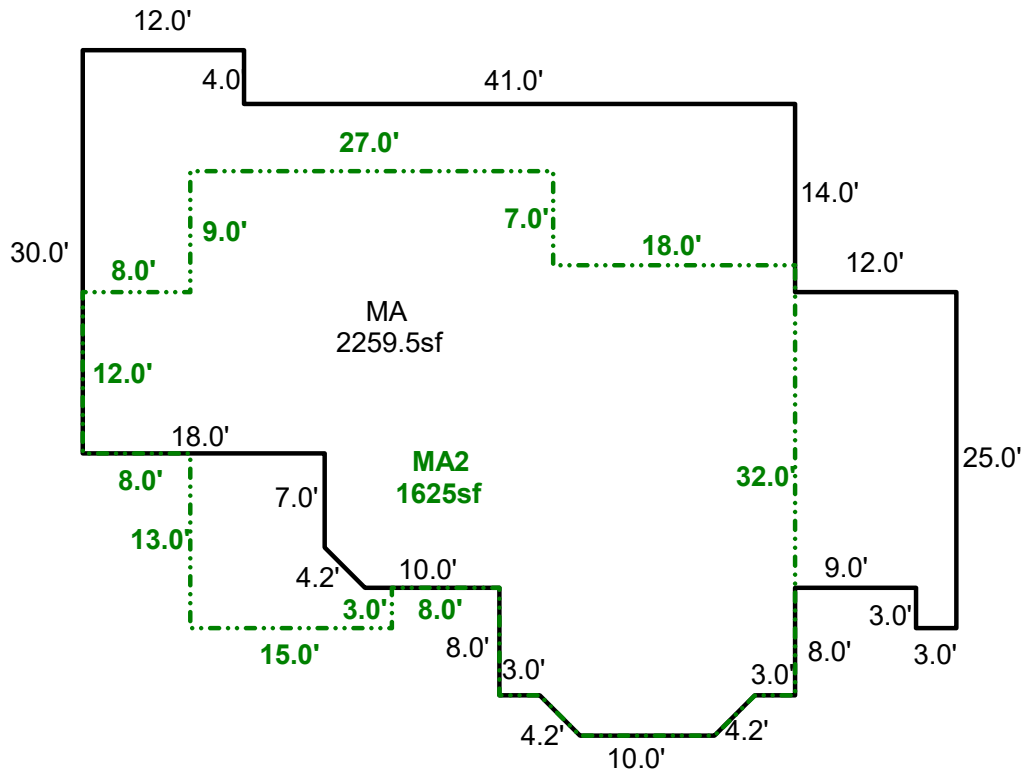
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SKETCH

535368
092W19A 00100
 SEE PAGE 1 FOR ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2259.5	232.7	2259.5
GLA2	MA2	1.0	1625.0	192.5	1625.0

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 SV L4

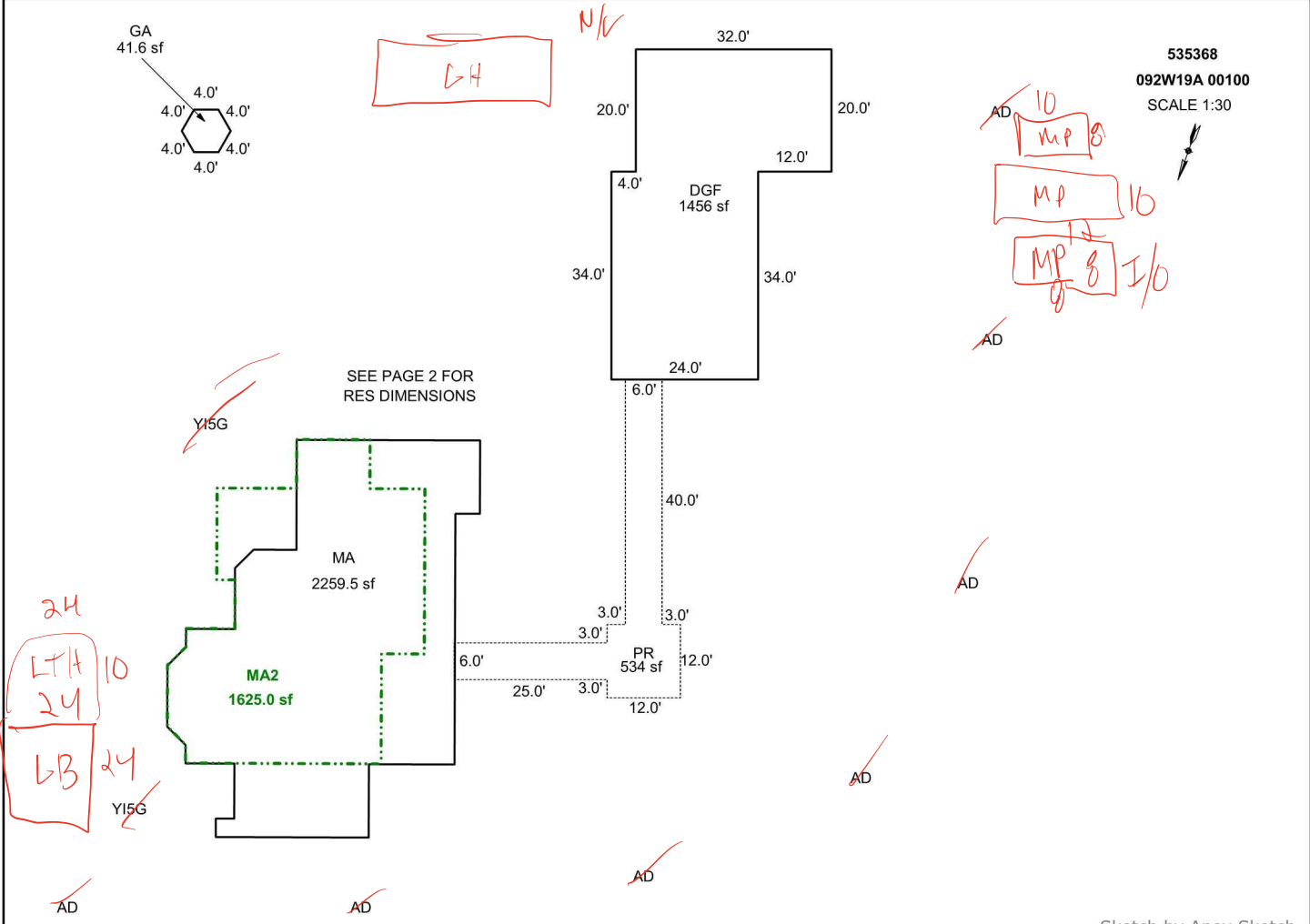
Net LIVABLE cnt 0 (rounded) 3,885

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535368 Parcel No.: 092W 19A 00100
 Property Address: 12123 SUMMIT LP SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: DAVE BERNARDS Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GA	1.0	41.6	24.0	41.6
GLA1	MA	1.0	2259.5	232.7	2259.5
GLA2	MA2	1.0	1625.0	192.5	1625.0
GAR	DGF	1.0	1456.0	180.0	1456.0
P/P	PR	1.0	534.0	178.0	534.0

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 UPDATED BY CJURAN 12/06/2021

COMMENT TABLE 2

COMMENT TABLE 3

Added PR, AD, YI's & formatted diagram to current standards.

Net LIVABLE	cnt	2	(rounded)	3,885
Net BUILDING	cnt	1	(rounded)	42

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

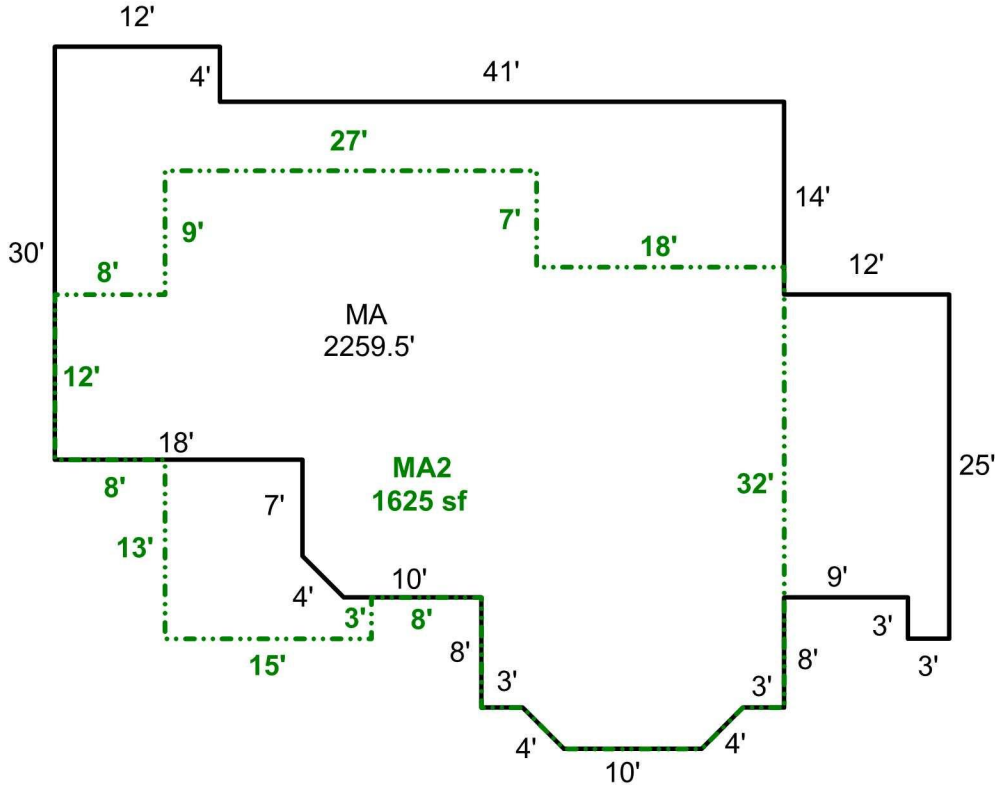
File No.: 535368 Parcel No.: 092W 19A 00100
 Property Address: 12123 SUMMIT LP SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: DAVE BERNARDS Inspection Date:

SKETCH

R35368

092W19A 00100

SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2259.5	232.7	2259.5
GLA2	MA2	1.0	1625.0	192.5	1625.0

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 UPDATED BY CJURAN 12/06/2021

COMMENT TABLE 2

COMMENT TABLE 3

Added PR, AD, YI's & formatted diagram to current standards.

Net LIVABLE cnt 2 (rounded) 3,885



2022. 1. 4

535368 Moveable Shealters 2022-01-04



2022. 1. 4

535368 Rear DGF 2022-01-04



368 Greenhouse 2022-01-04



2022. 1. 4

535368 MP 2022-01-04



535368 Arena 2022-01-04

1.2



535368 Covered Walkway 2022-01-04

2022. 1. 4



535368 SFD 2022-01-04

2022. 1. 4



535368 Back SFD 2022-01-04

2022. 1. 4



2022. 1. 4

535368 E SFD 2022-01-04



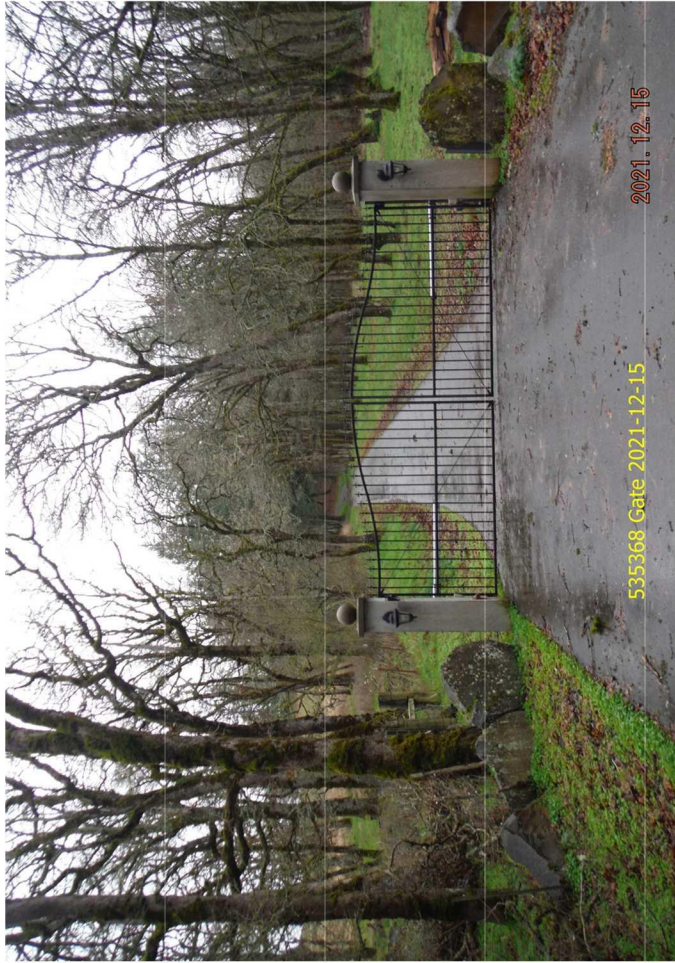
2022. 1. 4

535368 DGF 2022-01-04



2022. 1. 4

535368 GGF 2022-01-04



535368 Gate 2021-12-15

2021. 12. 15



