

Summary Lead Appr: WW 3.11.25 Clerk: _____ Lead Clerk: _____ Appr: MSL Input Print Date: 12/20/2024

Acct ID: 535752 MTL: 092W210001400 Date: 3/6/25 Appr: MSL Prop Class: 551 RMV Prop Class: 551
 Situs: 12860 DUCKFLAT RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 56000 Year: 2025

Last Date Appraised: 01/28/2021 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: MOSQUEDA, JOSE MANUEL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP (30) AV: 270900
 RMV Land: 417310 RMV Imp: 331920 RMV Total: 749230 MAV: 238510 MSAV: 32390 SAV: 192594
 Comment: LEVEL 2 1.28.21 CL10//

MLS 822327
Dom 21

Notations 25-26 SV

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM: NEW OWNER CHECK FOR SURVEY

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05545	0

Land

Site: 1 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 18870 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 2009 / 2013-14: CYCLE WORK BY #36- CHG OSDA TO OSDF// 03-04: REAPPRAISAL

Site: 2 Code Area: 05545 Size: 19.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 358440 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1989 / 550040 / 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 19.0 TTL ACRES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1667 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 256340
 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	4	Finished	1667	3	FB-2/ HB-1	1978	1978	FP - 1, ROOF, HVAC, KIT-, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	516	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	600	1978	1502	1	Y N
PATIO	4	140	1978	593	1	Y N
ROOF EXTENSION OR PATIO COVER	4	140	1978	3126	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 353 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x10 RMV: 1280
 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
Machine Shed	5	Finished	200	0	0	1991	1991	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05545 Stat Class: 353 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x24 RMV: 4480
 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
Machine Shed	5	Finished	864	0	0	1991	1991		Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 351 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 14040
 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	1728	0	0	1991	1991	FAIR
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	960	1991	1795	1
Exception: Y N					

Bldg: 5 Code Area: 05545 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3648 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x76 RMV: 41080
 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	3648	0	0	2003	2003	FAIR
Exception: Y N								

Accessories

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

Bldg: 7 Code Area: 05545 Stat Class: 355 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 960 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2200
 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	5	Finished	960	0	0	1991	1991	
Exception: Y N								

Accessories

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

Bldg: 8 Code Area: 05545 Stat Class: 905 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 12500
 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
No accessory data available					

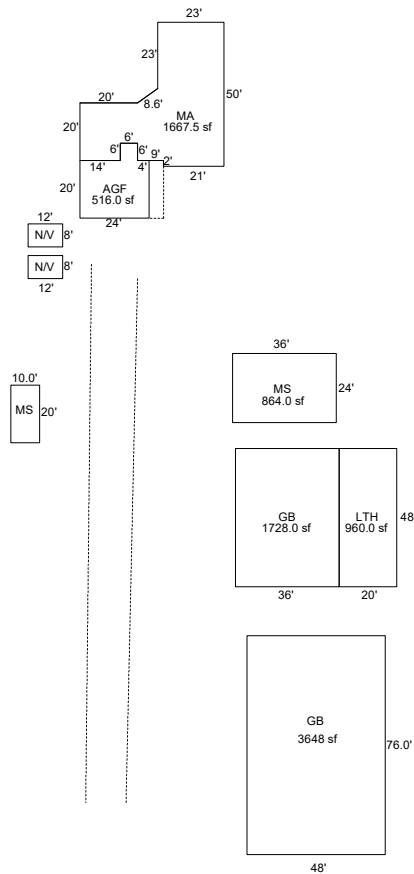
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535752 Parcel No.: 092W21 01400
 Property Address: 12860 Duckflat Rd SE
 City: Turner County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535752
092W21 01400
↓



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	N/V	1.0	96.0	40.0		Apex 11/30/12Jane UPDATED BY CLOBERG 05/22/25	
	N/V	1.0	96.0	40.0			
	MS	1.0	200.0	60.0			
	36x24	1.0	864.0	120.0			
	GB	1.0	1728.0	168.0			
	LTH	1.0	960.0	136.0			
	GB	1.0	3648.0	248.0	7592.0		
GLA1	MA	1.0	1667.5	208.6	1667.5		
GAR	AGF	1.0	516.0	100.0	516.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 03/06/25	SV L4
		Net LIVABLE	cnt	0 (rounded)	1,668		
		Net BUILDING	cnt	7 (rounded)	7,592		

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W21 01400

File No R35752

SUBJECT

Property Address 12860 Duckflat Rd SE

City Turner

State OR

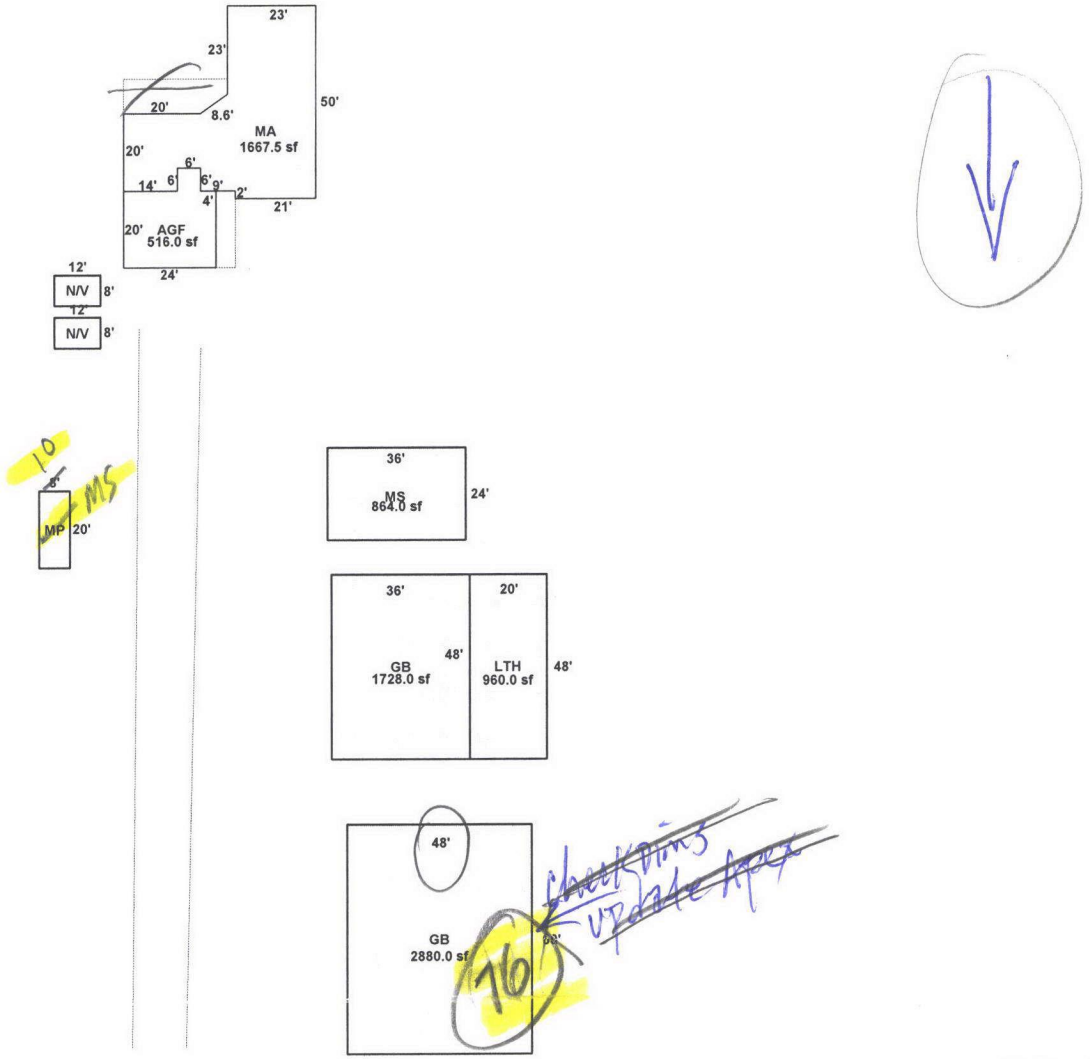
Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 50

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1667.5	208.6	1667.5
GBA1	N/V	1.00	96.0	40.0	
	N/V	1.00	96.0	40.0	
	MP	1.00	160.0	56.0	
	36x24	1.00	864.0	120.0	
	GB	1.00	1728.0	168.0	
	LTH	1.00	960.0	136.0	
	GB	1.00	2880.0	216.0	6784.0
GAR	AGF	1.00	516.0	100.0	516.0
Net LIVABLE Area			(rounded w/ factors)		1668
Net BUILDING Area			(rounded w/ factors)		6784

Comment Table 1

Apex 11/30/12Jane

Comment Table 2

Comment Table 3



R35752 10x20 MS
2021-01-28 L2



R35752 36x48 GB- (2)
2021-01-28 L2



R35752 MA Front
2021-01-28 L2



R35752 MA-SOLAR
2021-01-28 L2



R35752 36x48 GB- (1)
2021-01-28 L2



R35752 GB Rear 20x48 LTH
2021-01-28 L2



R35752 MA W Side
2021-01-28 L2



R35752 24x36 MS
2021-01-28 L2



R35752 48x76 GB
2021-01-28 L2





