

Acct ID: 536304 MTL: 093W120000100 Date: 6/16/25 Appr: MDL Prop Class: 581 RMV Prop Class: 501
 Situs: 2874 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 106354 Year: 2025

Last Date Appraised: 06/13/2023 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: MOONRIDGE TREE FARM LLC Roll Type: R
 Cycle Tag Sales Verification Other: Farm check Inspection level: 1 2 3 4 LCB TTO INSP AV: 298353
 RMV Land: 526070 RMV Imp: 386150 RMV Total: 912220 MAV: 248130 MSAV: 50223 SAV: 83704
 Comment: 24-25: L4 6.13.23 WW

Replanted *✓ For New planting*
6/16/25

Notations 25-26 OK

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 05590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 3000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Updated land class

Site: 3 Code Area: 05590 Size: 34.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 102900 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1981 / 00-01; REAPPRAISAL, UPDATED MARKET VALUE, 500190 /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 4 Code Area: 05590 Size: 123.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 370170 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1979, STF - 2005 // 05-06: STF APPLICATION APPROVED // 00-01; REAPPRAISAL, UPDATED MARKET VALUE, 500190 / 02-03: NOTIFIED BY FORESTRY DEPT THAT ACREAGE FOR SITE 5 IS 14.10 NOT 5.4 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 3602 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 382660
 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	2018	1	FB-1	1964	1964	FP - 2, HVAC, ROOF, KIT, BATH - 1	Y N
Basement	4	Finished	1584	5	FB-1	1964	1964	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	270	1964	4217	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 40x12 RMV: 1860
 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
Multi-Purpose Bldg	4	Finished	480	0	0	1979	1979	FAIR	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: 1979 Eff Year Blt: 1979 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1090

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: Y N
Multi-Purpose Bldg	4	Finished	240	0	0	1979	1979	FAIR	

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 355 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 400 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 540
 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: Y N
Lean-to Heavy Duty	4	Finished	400	0	0	1979	1979		

Accessories

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

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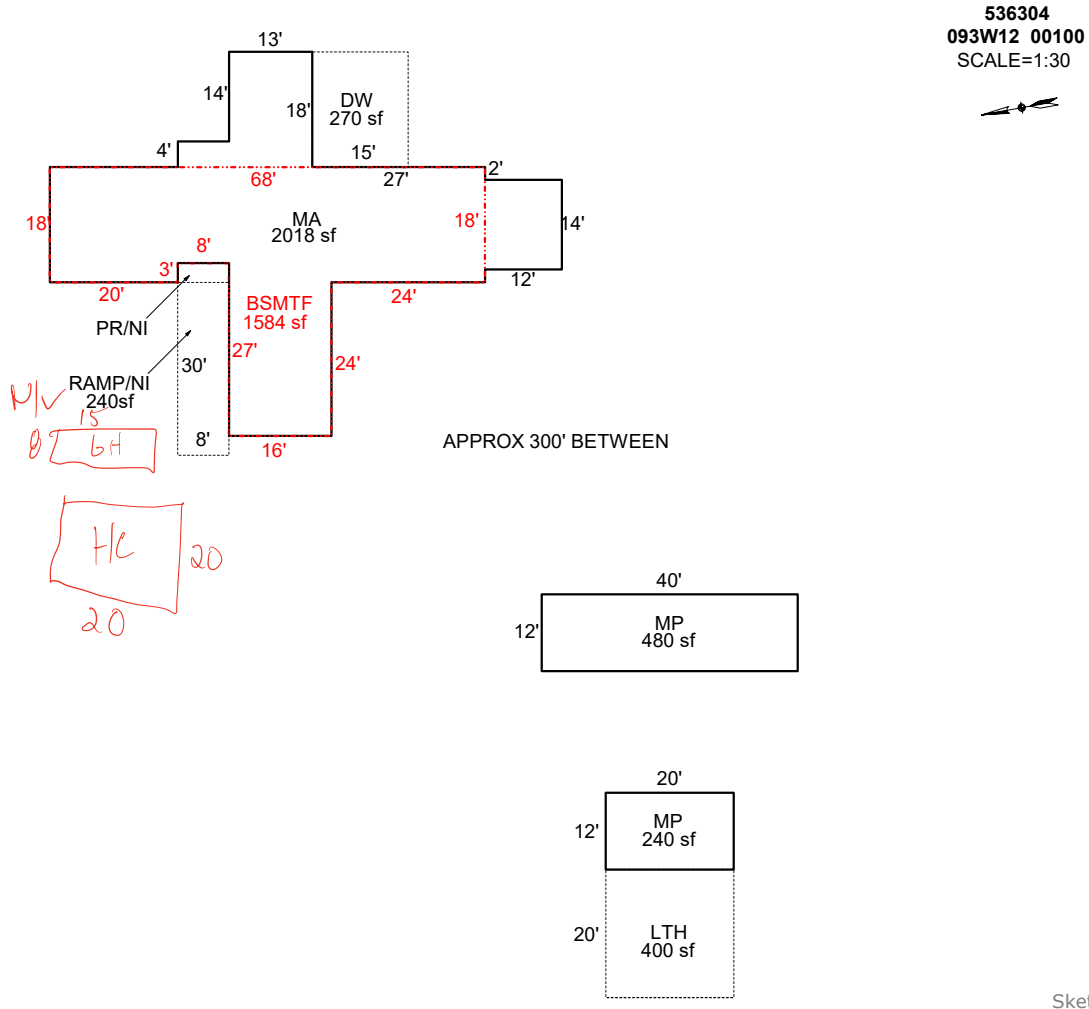
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 H
 FAIR
 20420

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536304 Parcel No.: 093W12 00100
 Property Address: 2874 RIDGEWAY DR SE
 City: TURNER County: MARION 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	480.0	104.0	
	MP	1.0	240.0	64.0	
	LTH	1.0	400.0	80.0	1120.0
GLA1	MA	1.0	2018.0	286.0	2018.0
BSMT	BSMTF	1.0	1584.0	226.0	1584.0
P/P	DW	1.0	270.0	66.0	
	RAMP/NI	1.0	240.0	76.0	
	PR/NI	1.0	24.0	22.0	534.0
	Net LIVABLE	cnt	1 (rounded)		2,018
	Net BUILDING	cnt	3 (rounded)		1,120

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/26/18
 UPDATED BY CJURAN 07/08/2021
 UPDATED BY WW 6/15/23

COMMENT TABLE 2

#06 WV 02/25/2021
 WW 06/13/23

COMMENT TABLE 3

TAGS L4
 L4 FARM CK





Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Acct ID: 536304 MTL: 093W120000100 Date: 6/13/23 Appr: WW/JS Prop Class: 581 RMV Prop Class: 581
 Situs: 2874 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 106354 Year: 2023

Last Date Appraised: 02/25/2021 Appraiser: MATT LORD Retag: Y N Tag info: **RECHECK NEW GROWTH 5/2025**
 Owner: MOONRIDGE TREE FARM LLC Roll Type: R
 Cycle Tag Sales Verification Other: FF CK Inspection level: 1 2 3 4 LCB TTO INSP AV: 281747
 RMV Land: 521070 RMV Imp: 346510 RMV Total: 867580 MAV: 233900 MSAV: 47847 SAV: 71220
 Comment:

N/C TO IMP FOREST: OK RECHECK NEW GROWTH 5/2025 FARM USE: SEED

Notations

RP/MS	Code	Description
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RP	ZONED	FARM EFU ZONED

OSDs

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Land Chris 8/14/24

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Floors

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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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Multi-Purpose Bldg	4	Finished	480	0	0	1979	1979	FAIR	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: 1979 Eff Year Blt: 1979 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 900
 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	240	0	0	1979	1979	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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