

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDC Input

Print Date: 6/30/2025

Acct ID: 562602

MTL: 093W28D000300

Date: 7/21/25

Appr: MDC

Prop Class: 540

RMV Prop Class: 400

Situs:

MaSaNh: 07 06 000

Unit: 99496

Year: 2025

Last Date Appraised: 04/24/2020

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: FIVE ISLAND LLC

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 3207

RMV Land: 254770

RMV Imp: 0

RMV Total: 254770

MAV: 0

MSAV: 3207

SAV: 6584

Comment:

Notations

25.26 cycle

No notation data available.

OSDs

No OSD data available.

Land

Site: 1

Code Area: 14530

Size: 3.60 Acres

Use Code: 004

Zone: NREST

SAV Use: 011

Exception: 0

Class: 48DS

Value Source: Farm Use - Non EFU

Description: FOUR BENCH DRY SPECIAL SOUTH

RMV: 254770

Exception: Y N

S

Adjustment(s):

Fire Patrol:

Description:

Comments: Liability year - 1971 / 20-21: #06 CYCLE C19, NO CHG / 81400130: 03-04: REAPPRAISAL

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.

093W28D 00300

R62602

540

02F

A60

81400130

TURNIDGE ISLAND TRUST

3.8 Acres

VALLEY FRUIT FARMS NO 2 FR LOT 7

ANNEXATION NO 83-14

R62602

093W28D 00300

Appr #: 4442 Date 8/10/09

Prop Class 540

Prop Code A40

Situs Address

Franchise Code 44

Year For: 2009-2010

Owner TURNIDGE ISLAND TRUST

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 174,320

RMV Imp: 0

RMV Total: 174,320

M50 Total: 2,350

Accessory Improvements

for OK
Appraisals
Hwy

Out Buildings

R62602093W28D 00300Appr #:DateProp Class 540Prop Code A40

Situs AddressFranchise Code 44Year For: 2009-2010

Owner TURNIDGE ISLAND TRUST

TagsCycleSales VerificationOther:

Notes:

RMV Land: 174,320RMV Imp: 0RMV Total: 174,320M50 Total: 2,350

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOUR BENCH IRR	008SI	3.60		

Eff AcresCompanion Accounts

ROUTING SLIP

DateClerk

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

☐ Reviewed by lead appraiser/comments

Specially Assessed Land Appraisal Card

Account: R62602

Map Tax Lot: 093W28D 00300

Name: FIVE ISLAND LLC 40144 TURNIDGE RD

Acres: 3.6

Franchise: 73

NE ALBANY, OR 97321

Related Accounts:

LSU	Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
Y71	ASU	3260		FOUR BENCH IRR	3.60	008SI	129,170	8,620	3,110	R62602.1

Inspection Date: 4/14/17

Remarks:

- FARM USE IS OK -

4/18/17
(30)

PULL TAG

#13

4-17-17

Specially Assessed Land Appraisal Card

Account: R62602

Map Tax Lot: 093W28D 00300

Name: FIVE ISLAND LLC 40144 TURNIDGE RD

Acres: 3.6

Franchise: 73

NE ALBANY, OR 97321

Related Accounts:

Event Code	Date	Comment	R62602	R62602
FARMSALE	3/14/2017	MARCH 2017: THIS FARM PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM USE IN APRIL 2017		
2016FARM	7/14/2016	JULY 2016 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS		