

Acct ID: 536056 MTL: 093W01D001001 Date: **6/27/25** Appr: **MLH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 3056 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23760 Year: 2025

Last Date Appraised: 11/14/2011 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: MASON LT & MASON, JAROLD D TRE Roll Type: R  
 Cycle Tag Sales Verification Other: **Clean up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 194160  
 RMV Land: 233170 RMV Imp: 170420 RMV Total: 403590 MAV: 194160 MSAV: 0 SAV: 0  
 Comment:

**Notations** *Update Inventory* **Input MLH 6/27/25**  
 No notation data available.

**OSDs**

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

**Land**

Site: 1 Code Area: 05590 Size: 0.91 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 183170 Exception: Y N  
 S  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 00-01; REAPPRAISAL, UPDATED MARKET VALUE //08-09: PT PROJECT, PT OF R36058 AND R36056 DUE TO r36058 BEING A ROADWAY

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1104 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 166790  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1104	2	FB-1	1962	1962	BATH - 1, KIT, ROOF, FP - 1, HVAC	Y N
Garage Attached	3	Unfinished	665	0	0	1961	<del>1961</del>	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1962	22470	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 1370  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *No conversion factor*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	96	0	1374	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 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 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	240	0	0	1969	1969	<i>Fail</i>	Y N

**Accessories**

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

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 22x12 RMV: 1150  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *o/l*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	264	0	0	1974	1974	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 22x12 RMV: 210  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*N/C*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	264	0	0	1974	1974	

Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 8x6 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*>100 SF  
Delete*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	48	0	0	0	0	

Exception: Y N

**Accessories**

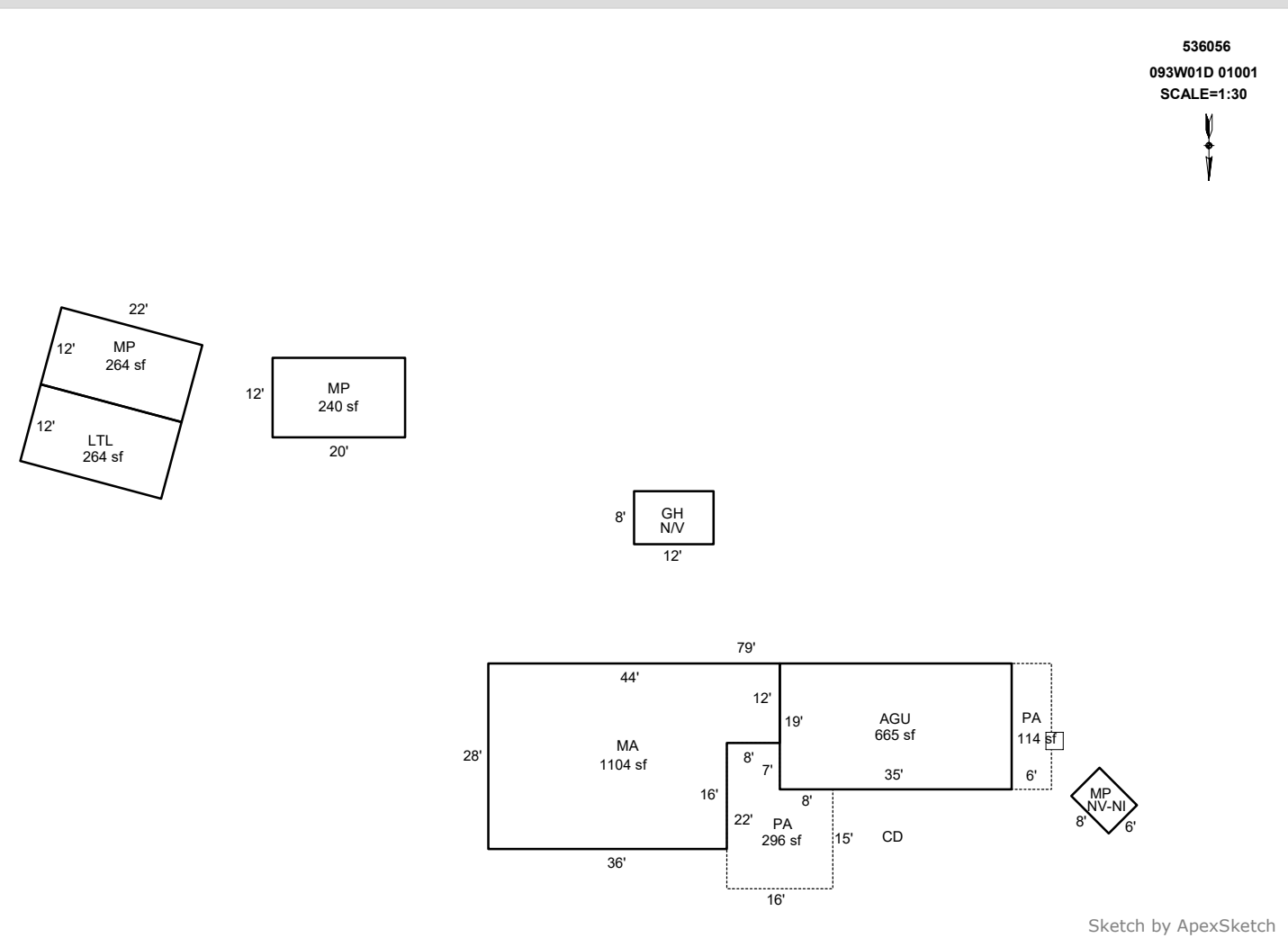
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

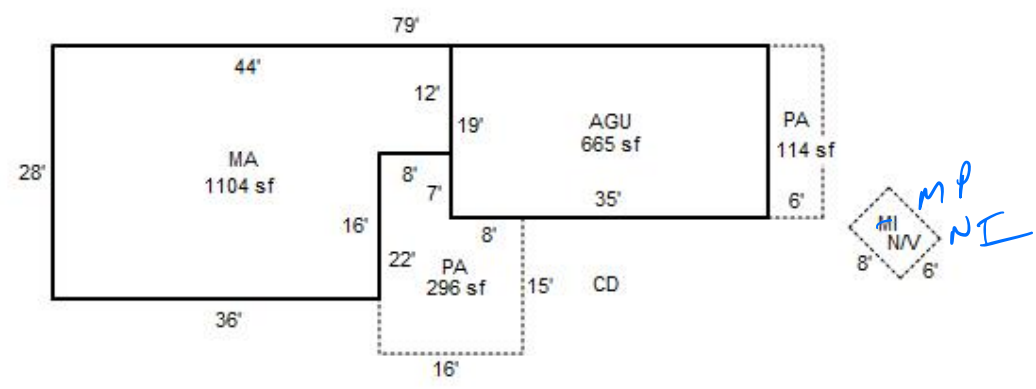
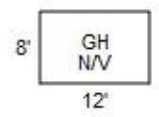
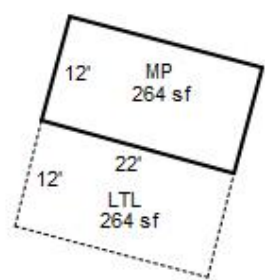
File No.: 536056 Parcel No.: 093W01D 01001  
 Property Address: 3056 CLOVERDALE DR SE  
 City: TURNER County: MARION State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	240.0	64.0		DRAWN BY JRONDEMA 6/25/18 UPDATED BY CLOBERG 07/23/25	
	MP	1.0	264.0	68.0			
	LTL	1.0	264.0	68.0	768.0		
GLA1	MA	1.0	1104.0	144.0	1104.0		
GAR	AGU	1.0	665.0	108.0	665.0		
P/P	PA	1.0	114.0	50.0			
	PA	1.0	296.0	76.0	410.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 06/27/25	CLEAN UP L4
		cnt	0	(rounded)	1,104		
		cnt	3	(rounded)	768		

R36056  
093W01D 01001  
SCALE=1:30



6/27/25 MCH Clean up L4