

Acct ID: 536066 MTL: 093W010001300 Date: 6/16/25 Appr: MDC Prop Class: 551 RMV Prop Class: 501
 Situs: 2453 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23779 Year: 2025

Last Date Appraised: 11/28/2011 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: MEDURI, JOSEPH J & MEDURI, CYNTHIA E Roll Type: R
 Cycle Tag Sales Verification Other: Farm check Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 618886
 RMV Land: 567290 RMV Imp: 742860 RMV Total: 1310150 MAV: 580710 MSAV: 38176 SAV: 63629
 Comment: _____

*Nothing Planted AS of 6/16/25
 Field getting plowed
 ✓ For New Plantings*

Notations

✓ 5/1/16 For Adj: (sic)

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92590	0
1	SAG	SA OSD - GOOD	60000	92590	0

Land

Site: 2	Code Area: 92590	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY			RMV: 25750	Exception: Y N
Adjustment(s):	VWFR, GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 00-01; REAPPRAISAL, UPDATE OF LAND SCHEDULE					
Site: 3	Code Area: 92590	Size: 18.59 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 306190	Exception: Y N
Adjustment(s):	VWFR, GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1981 / 2400190 /00-01; REAPPRAISAL, UPDATE OF LAND SCHEDULE					
Site: 4	Code Area: 92590	Size: 9.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 135350	Exception: Y N
Adjustment(s):	VWFR, GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1981 / 2400190: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92590	Stat Class: 141	Year Blt: 1960	Eff Year Blt: 1970	Sq.Ft: 3533	% Complete: 100	
Desc:	One Story Only					Dimensions:	RMV: 470040
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	3533	3	FB-2/ HB-1	1960	1970	ROOF, FP - 2, KIT, BTH - 1, BATH - 2, HVAC	Y N
Garage Attached	4	Finished	240	0	0	1960	1952	ROOF	Y N
Carport Attached	4	Unfinished	825	0	0	2009	2009	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ROOF EXTENSION OR PATIO COVER <i>Part of YI</i>	4	150	2009	4046	1	Y N
WATER FEATURE	4	0	1970	10000	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1970	31244	1	Y N

Bldg: 7	Code Area: 92590	Stat Class: 108	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 0	% Complete: 100	
Desc:	Residential Other Improvements					Dimensions:	RMV: 19270
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:
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ASPHALT DRIVEWAY	1	8660	2002	19269	1	Y N

Bldg: 8	Code Area: 92590	Stat Class: 108	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 0	% Complete: 100	
Desc:	Residential Other Improvements					Dimensions:	RMV: 55530
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	1	6500	2005	32533	1
SWIMMING POOL	1	800	2005	23000	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 6558 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 54080
 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	6	Finished	6558	0	FB-1	1992	1992	FAIR, BATH - 1

Accessories

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

Bldg: 3 Code Area: 92590 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1250
 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	120	0	0	1992	1992	FAIR

Accessories

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

Bldg: 4 Code Area: 92590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 280 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 20x14 RMV: 0
 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
Pump House	0	Finished	280	0	0	0	0	

Accessories

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

Bldg: 5 Code Area: 92590 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 2820
 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	192	0	0	2001	2001	FAIR

Accessories

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

Bldg: 6 Code Area: 92590 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 20x40 RMV: 9940
 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	800	0	0	2001	2001	FAIR

Accessories

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

Bldg: 9 Code Area: 92590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 3000

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	
Building Structure	0	Finished	0	0	0	0	0		Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Bldg: 10 Code Area: 92590 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 7200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 120x60 RMV: 119880
 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	7200	0	0	2009	2009	FAIR ✓	Exception: Y N

Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
CONCRETE DRIVEWAY	5	7600	2009	23940	1	Exception: Y N			

Bldg: 11 Code Area: 92590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 5400
 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	
Building Structure	0	Finished	0	0	0	0	0		Exception: Y N

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

Bldg: 12 Code Area: 92590 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 168 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x14 RMV: 1650
 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	168	0	0	1992	1992	FAIR ✓	Exception: Y N

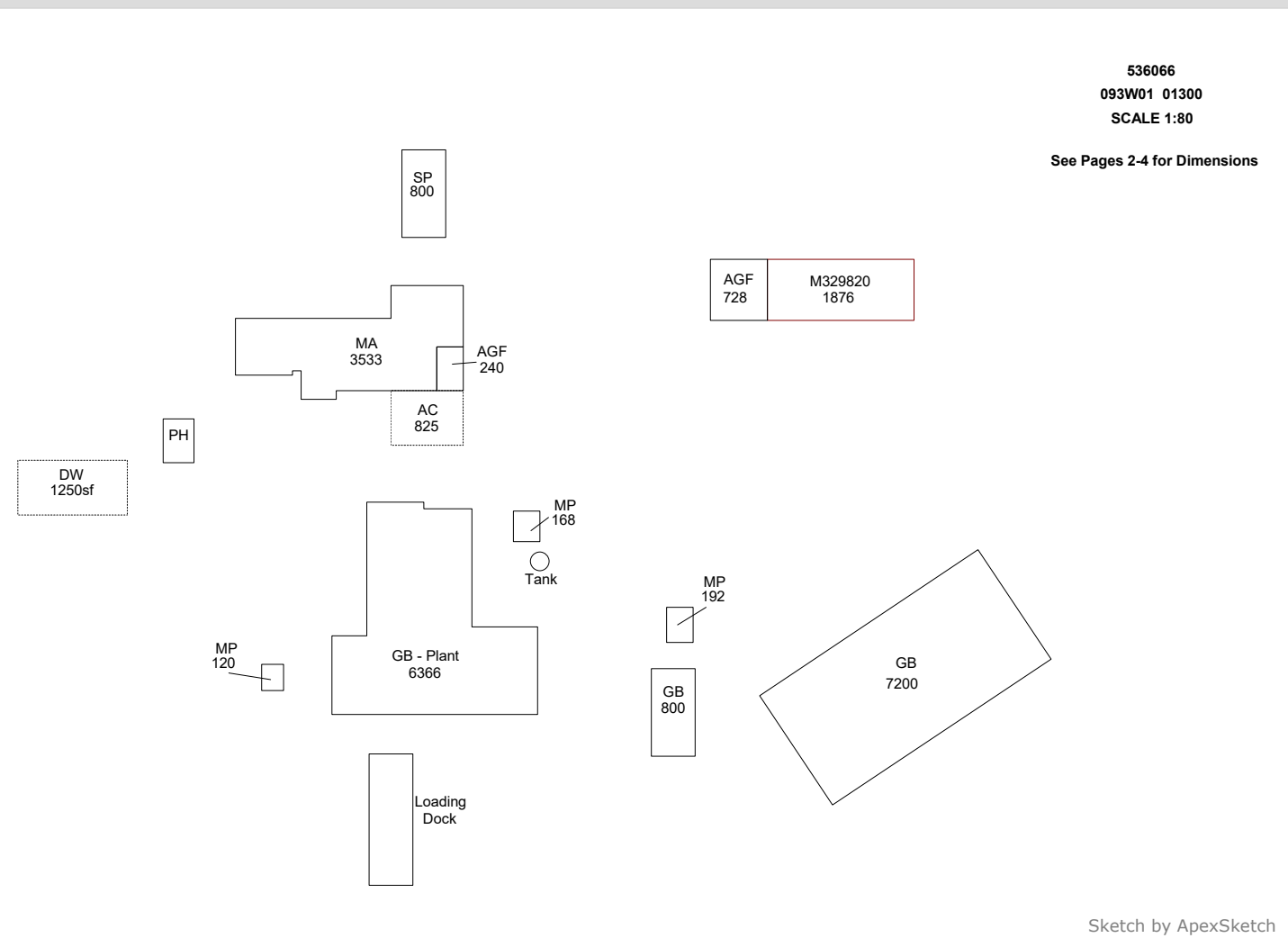
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536066 Parcel No.: 093W01 01300
 Property Address: 2453 RIDGEWAY DR SE
 City: TURNER County: 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	168.0	52.0		APEXED BY CE 2/25/10 UPDATED BY CLOBERG 07/29/25					
	MP	1.0	120.0	44.0							
	Loading Dock	1.0	1200.0	160.0							
	MP	1.0	192.0	56.0							
	GB	1.0	800.0	120.0							
	GB	1.0	7200.0	360.0	9680.0						
GLA1	MA	1.0	3533.0	316.0	3533.0						
GAR	AGF	1.0	240.0	64.0							
	AGF	1.0	728.0	108.0	968.0						
OTH	SP	1.0	800.0	120.0		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> <tr> <td>MDL 06/16/25</td> <td>FARM CHECK L3</td> </tr> </table>		COMMENT TABLE 2	COMMENT TABLE 3	MDL 06/16/25	FARM CHECK L3
	COMMENT TABLE 2	COMMENT TABLE 3									
	MDL 06/16/25	FARM CHECK L3									
GB - Plant	1.0	6366.0	382.0								
M329820	1.0	1876.0	190.0	9042.0							
P/P	AC	1.0	825.0	116.0							
	DW	1.0	1250.0	150.0	2075.0						
	Net LIVABLE	cnt	0 (rounded)		3,533						
	Net BUILDING	cnt	6 (rounded)		9,680						

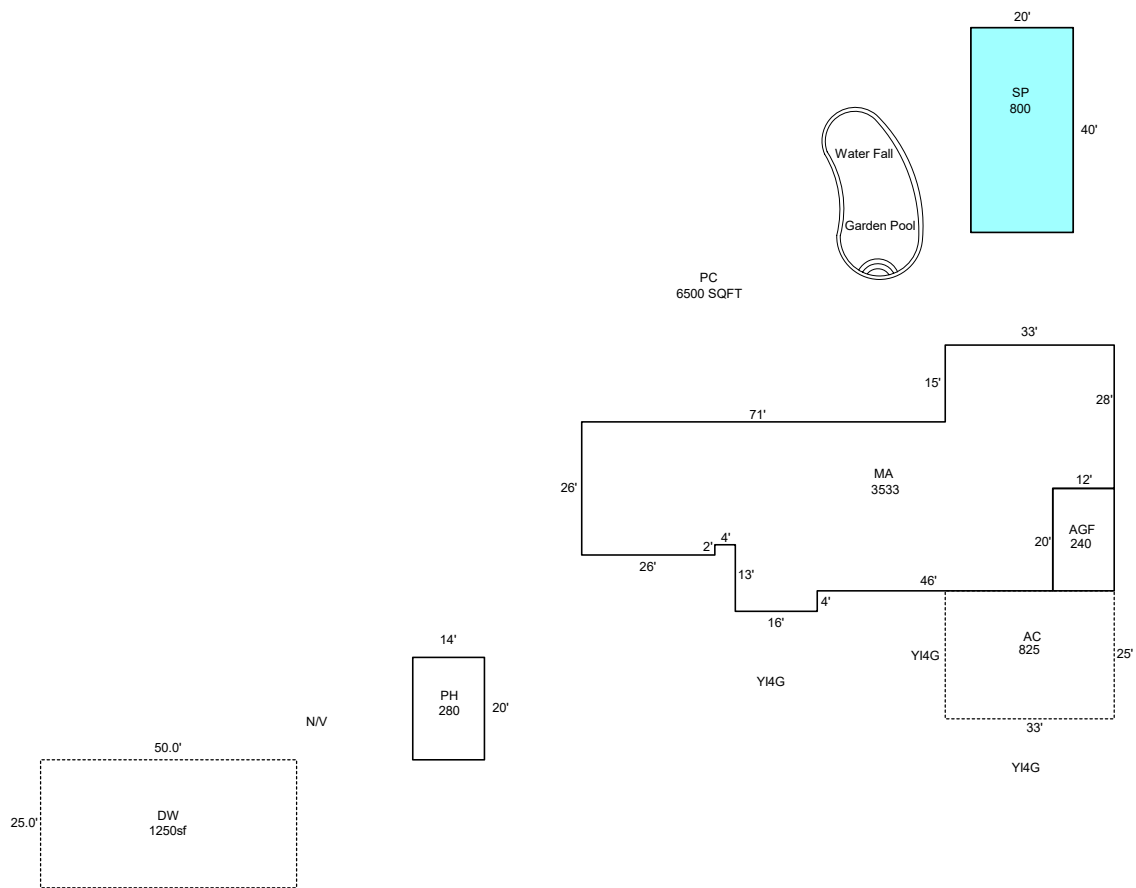
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536066 Parcel No.: 093W01 01300
 Property Address: 2453 RIDGEWAY DR SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536066
093W01 01300
Scale 1:30
See Page 1 for All Buildings



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	3533.0	316.0	3533.0	APEXED BY CE 2/25/10 UPDATED BY CLOBERG 07/29/25		
GAR	AGF	1.0	240.0	64.0	240.0			
OTH	SP	1.0	800.0	120.0	800.0			
P/P	AC	1.0	825.0	116.0	116.0			
	DW	1.0	1250.0	150.0	2075.0			
Net LIVABLE						cnt	0 (rounded)	3,533
						COMMENT TABLE 2	COMMENT TABLE 3	
						MDL 06/16/25	FARM CHECK L3	

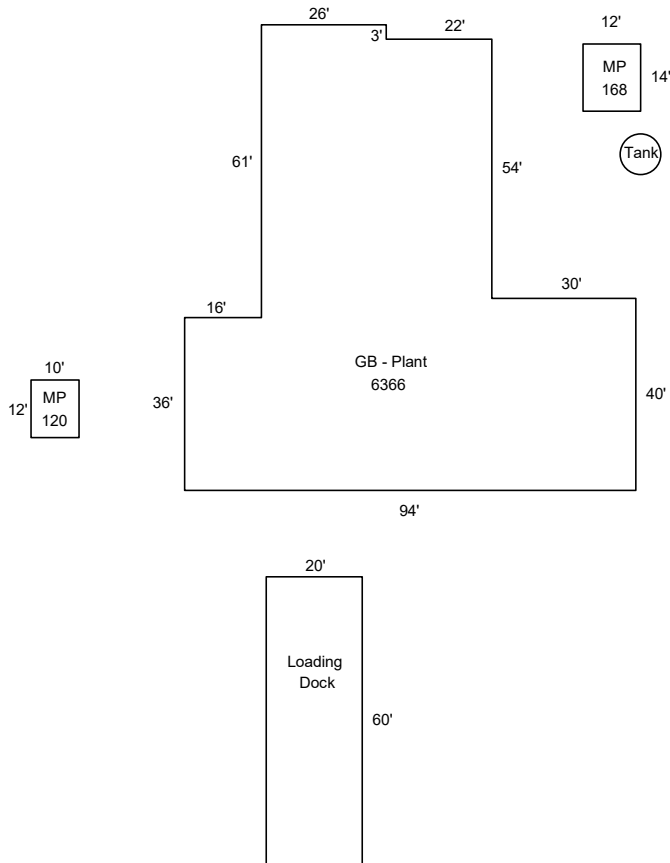
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536066 Parcel No.: 093W01 01300
 Property Address: 2453 RIDGEWAY DR SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536066
091W01 01300
SCALE 1:40
 See Page 1 for All Bldgs



Sketch by ApexSketch

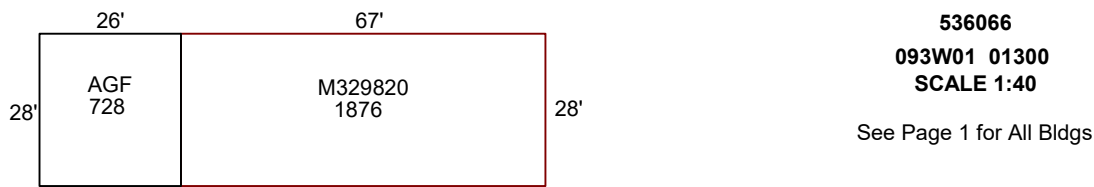
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	168.0	52.0		APEXED BY CE 2/25/10 UPDATED BY CLOBERG 07/29/25	
	MP	1.0	120.0	44.0			
	Loading Dock	1.0	1200.0	160.0	1488.0		
OTH	GB - Plant	1.0	6366.0	382.0	6366.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 06/16/25	FARM CHECK L3
Net BUILDING		cnt	3	(rounded)	1,488		

SKETCH/AREA TABLE ADDENDUM

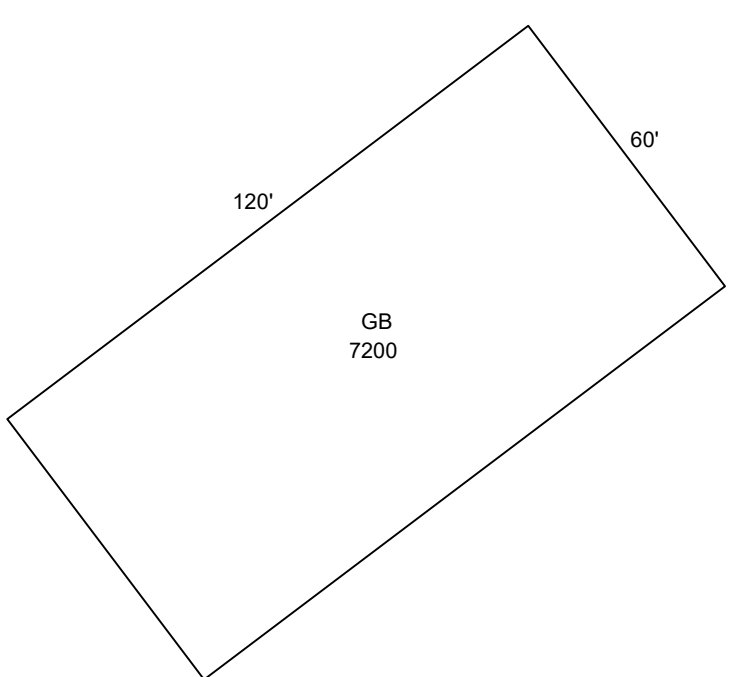
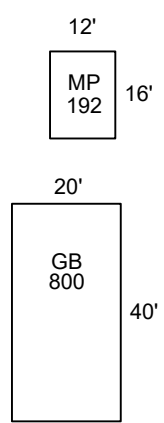
SUBJECT INFO

File No.: 536066 Parcel No.: 093W01 01300
 Property Address: 2453 RIDGEWAY DR SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



536066
093W01 01300
SCALE 1:40
 See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	800.0	120.0	
	GB	1.0	7200.0	360.0	8192.0
GAR	AGF	1.0	728.0	108.0	728.0
OTH	M329820	1.0	1876.0	190.0	1876.0

COMMENT TABLE 1

APEXED BY CE 2/25/10
 UPDATED BY CLOBERG 07/29/25

COMMENT TABLE 2

MDL 06/16/25

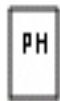
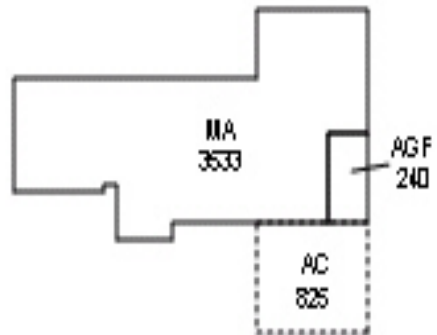
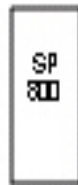
COMMENT TABLE 3

FARM CHECK L3

Net BUILDING cnt 3 (rounded) 8,192

R36066
093W01 01300
SCALE 1:80

See Pages 2-4 for Dimensions

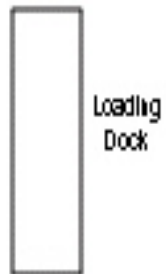
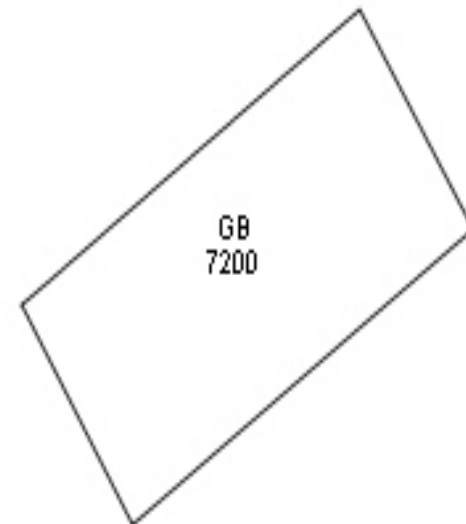
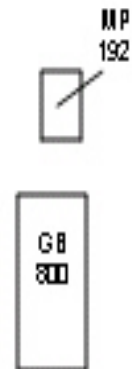
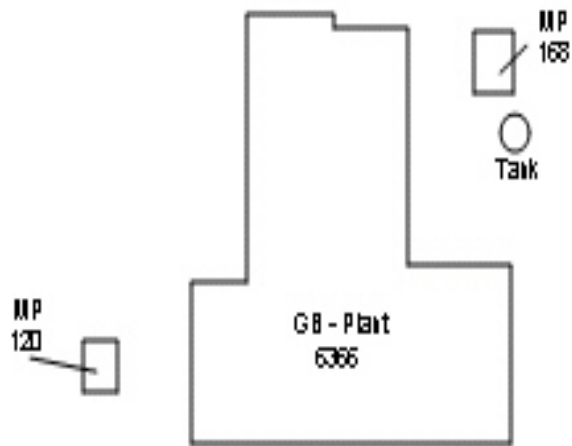


M/c

Covered
Deck

25

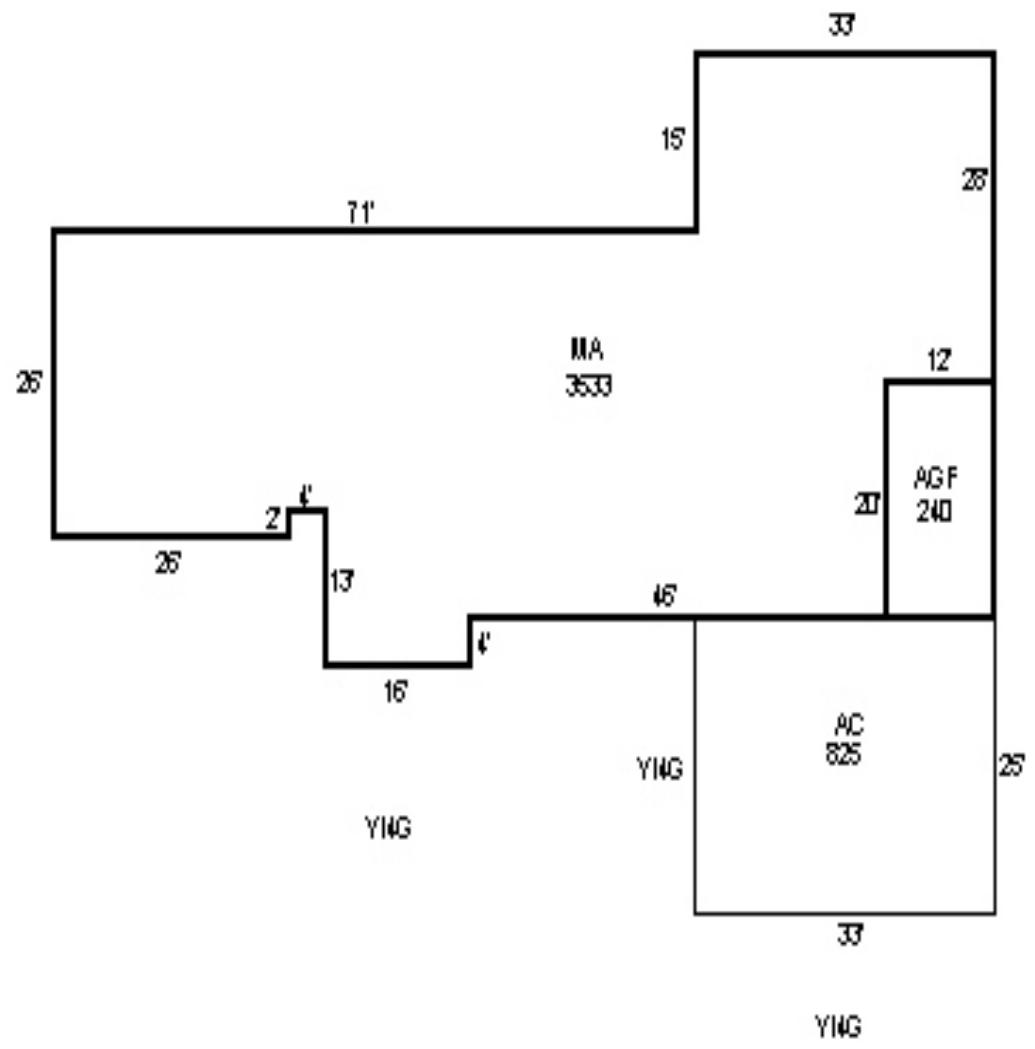
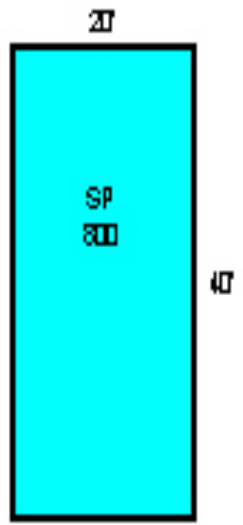
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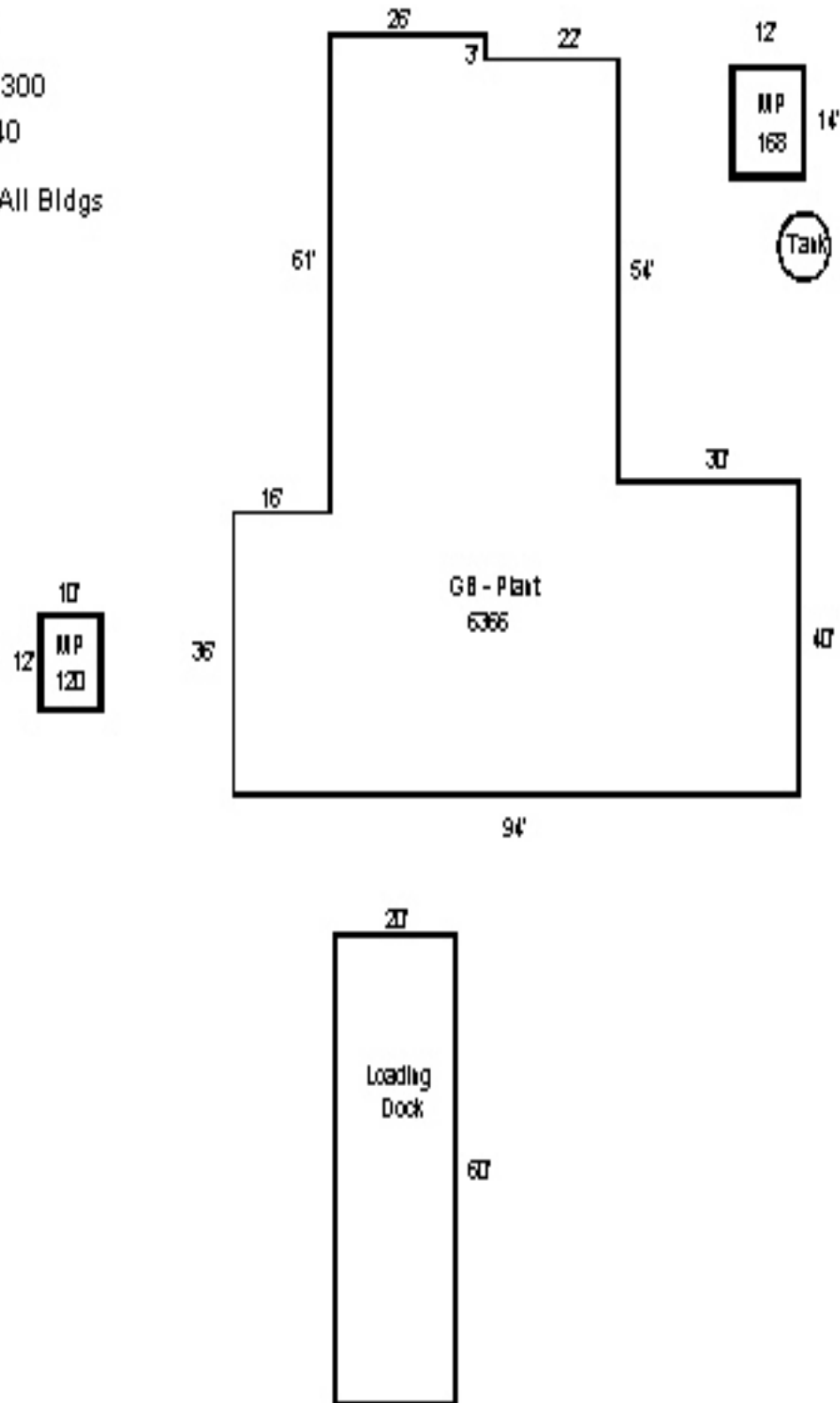
R36066
093W01 01300
Scale 1:30
See Page 1 for All Buildings

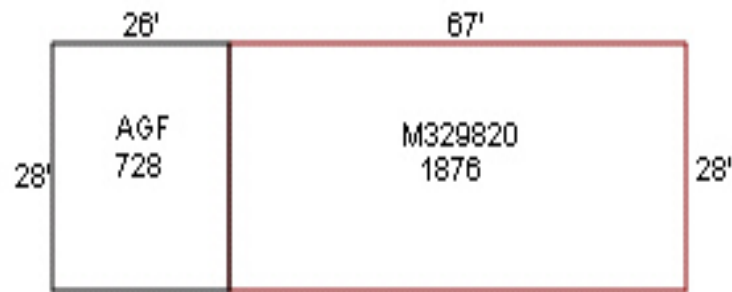


PC
6500 SQFT



R36066
091W01 01300
SCALE 1:40
See Page 1 for All Bldgs





R36066
093W01 01300
SCALE 1:40
See Page 1 for All Bldgs

