

Acct ID: 536069 MTL: 093W010000900 Date: 6/16/25 Appr: MDL Prop Class: 661 RMV Prop Class: 501  
 Situs: 2895 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 29503 Year: 2025

Last Date Appraised: 11/14/2011 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: OHANA OVERLOOK LLC Roll Type: R

Cycle Tag Sales Verification Other: Farm check Inspection level: 1 2 3 4 LCB TTO INSP AV: 3070  
 RMV Land: 482310 RMV Imp: 456770 RMV Total: 939080 MAV: 0 MSAV: 3070 gates SAV: 6015

Comment: \_\_\_\_\_ ✓ For replanting

**Notations** 25/26 ✓ 5/1/26 Cleaning property

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92590	0

**Land**

Site: 1 Code Area: 92590 Size: 7.79 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 97480 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: Liability year - 1981  
 OSD FOR HA 24-25: Disqual farm use  
 / 0-01; REAPPRAISAL, UPDATE LAND MARKET VALUE, 2400190 08-09: CORRECTED ACREAGE ON PART TOTALS

Site: 2 Code Area: 92590 Size: 3.66 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 41640 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: Liability year - 1981  
 24-25: Disqual farm use  
 / 00-01; REAPPRAISAL, UPDATED MARKET VALUES, 2400190 /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 3 Code Area: 92590 Size: 27.09 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: 308190 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: Liability year - 1997, STF - 2005 / 02400190//00-01; REAPPRAISAL, UPDATED MARKET VALUES //05-06: ROLL OVER 46 ACRES FROM FORESTLAND INTO STF

**Improvements - Residence / Manufactured Structures**

No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 92590 Stat Class: 316 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 30972 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 178x174 RMV: 424680  
 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
Horse Arena	5	Finished	30972	0	FB-1/ HB-3	2009	2009	GOOD, BTH - 3, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
FINISHED OFFICE IN A FARM BUILDING	5	0	2009	37800	5

Bldg: 2 Code Area: 92590 Stat Class: 355 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1840 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 184x10 RMV: 10430  
 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
Lean-to Heavy Duty	4	Finished	1840	0	0	2009	2009	<del>FAIR</del>	Y N

**Accessories**

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

Bldg: 3 Code Area: 92590 Stat Class: 355 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1840 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 184x10 RMV: 10430  
 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	1840	0	0	2009	2009	<del>FAIR</del>	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 92590 Stat Class: 355 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1980 % Complete: 100  
Desc: Lean-to Heavy (LTH) Dimensions: 198x10 RMV: 11230  
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	1980	0	0	2009	2009	<del>FAIR</del>	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 92590 Stat Class: 301 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 360 % Complete: 100  
Desc: Accessory Improvements & Misc. Dimensions: 12x30 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	Exception: Y N
Finished Office	0	Finished	360	0	0	2009	2009	<del>FAIR</del>	Exception: Y N

*Included in BLDG #1*

**Accessories**

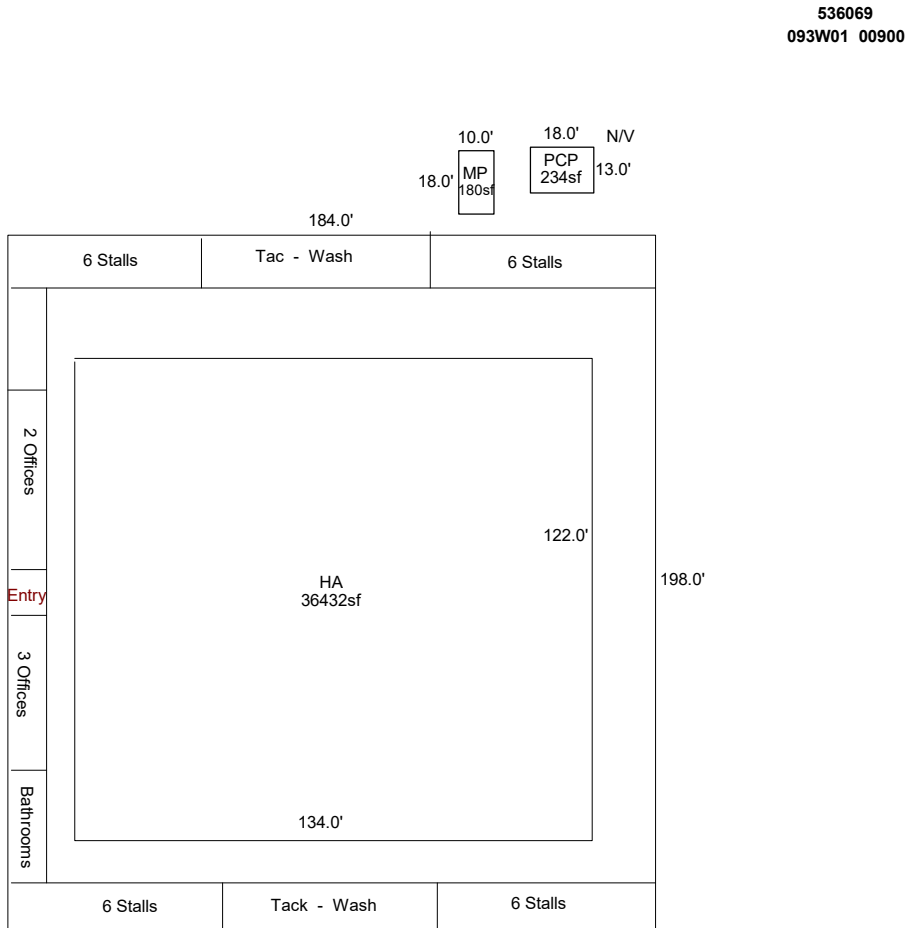
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536069 Parcel No.: 093W01 00900  
 Property Address: 2895 Cloverdale Dr Se  
 City: Turner County: State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	180.0	56.0	180.0
GAR	PCP	1.0	234.0	62.0	234.0
OTH	HA	1.0	36432.0	764.0	36432.0

### COMMENT TABLE 1

Apex by JA 12/16/09  
 UPDATED BY CLOBERG 07/29/25

### COMMENT TABLE 2

MDL 06/16/25

### COMMENT TABLE 3

FARM CHECK L4

Net BUILDING      cnt      1      (rounded)      180

N/V 10 18 N/V  
MP 18 PCP 13

R36069  
093W01 00900

