

Acct ID: 536808 MTL: 102W04B000500 Date: 5/15/25 Appr: MNL Prop Class: 451 RMV Prop Class: 451
 Situs: 5836 COLGAN RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23231 Year: ~~2024~~ 2025
 Last Date Appraised: 02/18/2016 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: WICKETT, RON G & PRIMUS, JANICE A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 349490
 RMV Land: 234760 RMV Imp: 352010 RMV Total: 586770 MAV: 349490 MSAV: 0 SAV: 0
 Comment: _____

Notations 25-26 cycle
 No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|--------------------------------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE <u>Food</u> | 45000 | 05535 | 0 |

Land

Site: 2 Code Area: 05535 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: ABISS Value Source: Rural Restrictive Description: _____ RMV: 189760 Exception: Y N
 Adjustment(s): 650:1 IRD Fire Patrol: _____ Description: _____
 Comments: 550130/00-01; UPDATED LAND VALUES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05535 Stat Class: 142 + Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 2003 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 331510
 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 | 1500 | 2 | FB-1 | 1986 | 1986 | BATH - 1, HVAC, FP - 1, ROOF, KIT+ | Y N |
| Second Floor | 4 + | Finished | 357 | 1 | 0 | 1986 | 1986 | HVAC | Y N |
| Attic | 4 + | Finished | 146 | 0 | 0 | 1986 | 1986 | HVAC | Y N |
| Garage Attached | 4 | Finished | 510 | 0 | 0 | 1986 | 1986 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4 | 1 | 1986 | 22878 | 1 |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05535 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1296 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x36 RMV: 7570
 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Machine Shed | 5 | Finished | 1296 | 0 | 0 | 1992 | 1992 | FAIR ✓ | Y N |

Accessories

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

Bldg: 3 Code Area: 05535 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 120 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x10 RMV: 1200
 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 |
|------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Pump House | 0 | Finished | 120 | 0 | 0 | 0 | 0 | | Y N |

Accessories

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

Bldg: 4 Code Area: 05535 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 10620

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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 1296 | 0 | 0 | 1992 | 1992 | FAIR ✓ | |

Accessories

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

Bldg: 5 Code Area: 05535 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 720 % Complete: 100
 Desc: Lean-to Light (LTL) *LTL* Dimensions: 72x10 RMV: 1110
 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 Light Duty | 4 | Finished | 720 | 0 | 0 | 1992 | 1992 | | |

Accessories

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

Hc

Eff Yr 2017
4

20435

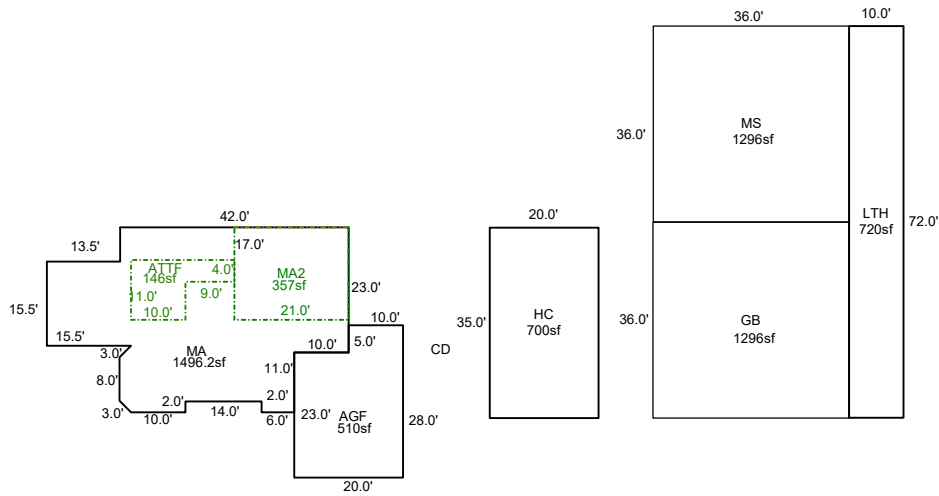
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536808 Parcel No.: 102W04B 00500
 Property Address: 5836 Colgan Rd. SE
 City: Turner County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536808
102W 04B 00500



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | | | | | |
|---------------------------|-----------------|--------|-------------|-----------|------------|--|--|-----------------|-----------------|--------------|----------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | | | | | |
| GBA1 | LTH | 1.0 | 720.0 | 164.0 | | Apex 5/21/2010 Jane UPDATED BY CLOBERG 07/22/25 | | | | | |
| | HC | 1.0 | 700.0 | 110.0 | 1420.0 | | | | | | |
| GLA1 | MA | 1.0 | 1496.2 | 184.8 | 1496.2 | | | | | | |
| GLA2 | MA2 | 1.0 | 357.0 | 76.0 | | | | | | | |
| | ATTF | 1.0 | 146.0 | 60.0 | 503.0 | | | | | | |
| GAR | AGF | 1.0 | 510.0 | 96.0 | 510.0 | | | | | | |
| OTH | MS | 1.0 | 1296.0 | 144.0 | | | | | | | |
| | GB | 1.0 | 1296.0 | 144.0 | 2592.0 | | | | | | |
| | Net LIVABLE | cnt | 0 (rounded) | | 1,999 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>MDL 05/15/25</td> <td>CYCLE L3</td> </tr> </tbody> </table> | | COMMENT TABLE 2 | COMMENT TABLE 3 | MDL 05/15/25 | CYCLE L3 |
| COMMENT TABLE 2 | COMMENT TABLE 3 | | | | | | | | | | |
| MDL 05/15/25 | CYCLE L3 | | | | | | | | | | |
| | Net BUILDING | cnt | 2 (rounded) | | 1,420 | | | | | | |

R36808
102W 04B 00500

