

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Inset | Print Date: 1/25/2024

Acct ID: 536828 MTL: 102W050000300 Date: 6/10/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
 Situs: 4773 JEFFERSON MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23741 Year: 2024  
 2025

Last Date Appraised: 08/16/2018 Appraiser: MATT LORD Retag: Y  N Tag info:  
 Owner: COLEMAN, LYNDELL R & COLEMAN, NANCY H Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 425080  
 RMV Land: 327150 RMV Imp: 314100 RMV Total: 641250 MAV: 425080 MSAV: 0 SAV: 0  
 Comment:

**Notations** 25.26 cycle

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05530	0

**Land**

Site: 1	Code Area: 05530	Size: 5.28 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Permanently Disqualified	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 188890	Exception: Y	N	
S	Adjustment(s): GSOIL	Fire Patrol:	Description:			
	Comments: 03-04: REAPPRAISAL					
Site: 2	Code Area: 05530	Size: 2.37 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS	Value Source: Permanently Disqualified	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 93260	Exception: Y	N	
S	Adjustment(s): GSOIL	Fire Patrol:	Description:			
	Comments: 03-04: REAPPRAISAL					

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05530 Stat Class: 141 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1586 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 244140  
 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	1586	3	FB-2	1989	1989	KIT, HVAC+, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	825	0	0	1989	1989	ROOF	Y N

**Accessories** YIA

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

Bldg: 7 Code Area: 05530 Stat Class: 107 Year Blt: Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 31370  
 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** MOVE to MA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	1	1989	31374	1
Exception: Y N					

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05530 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1680 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x28 RMV: 23810  
 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
General Purpose Bldg	5	Finished	1680	0	0	2007	2007	FAIR ✓	Y N

**Accessories**

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

Bldg: 3    Code Area: 05530    Stat Class: 351    Year Blt: 2002    Eff Year Blt: 2002    Sq.Ft: 1296    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 36x36    RMV: 14180  
 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	2002	2002	F-A:R	

**Accessories**

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

Bldg: 6    Code Area: 05530    Stat Class: 354    Year Blt: 2001    Eff Year Blt: 2001    Sq.Ft: 200    % Complete: 100  
 Desc: Lean-to Light (LTL)    Dimensions: 10x20    RMV: 600  
 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	200	0	0	2001	2001	<del>FA:R</del>	

**Accessories**

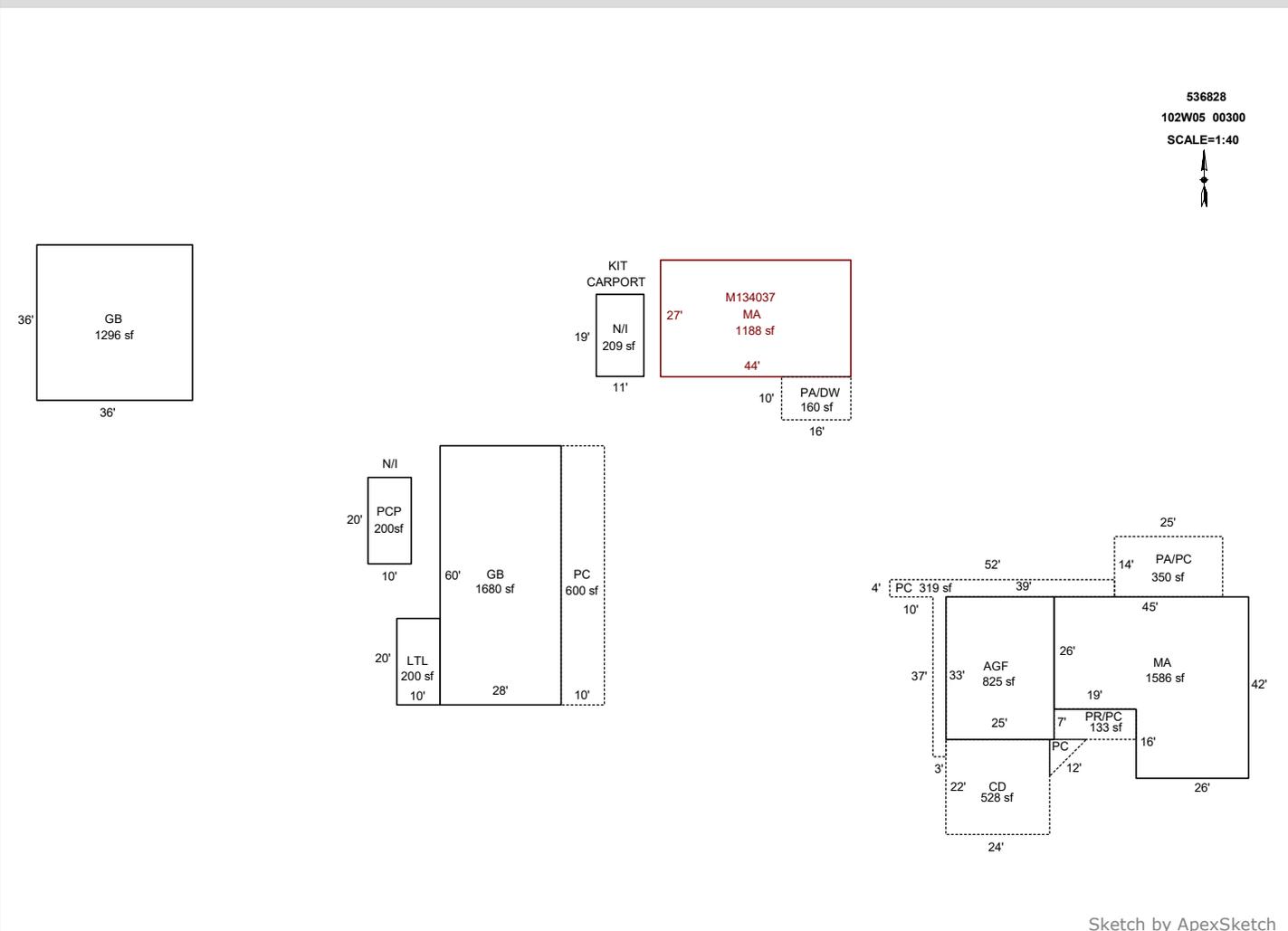
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536828 Parcel No.: 102W05 00300  
 Property Address: 4773 JEFFERSON-MARION RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	1296.0
GLA1	MA	1.0	1586.0	174.0	
	MA	1.0	1188.0	142.0	2774.0
GAR	AGF	1.0	825.0	116.0	
	PCP	1.0	200.0	60.0	1025.0
OTH	GB	1.0	1680.0	176.0	
	LTL	1.0	200.0	60.0	1880.0
P/P	PA/PC	1.0	350.0	78.0	
	PR/PC	1.0	133.0	52.0	
	CD	1.0	528.0	92.0	
	PC	1.0	319.0	186.0	
	PC	1.0	36.1	29.0	
	PC	1.0	600.0	140.0	
	PA/DW	1.0	160.0	52.0	2126.1
	Net LIVABLE	cnt	0 (rounded)		2,774
	Net BUILDING	cnt	1 (rounded)		1,296

### COMMENT TABLE 1

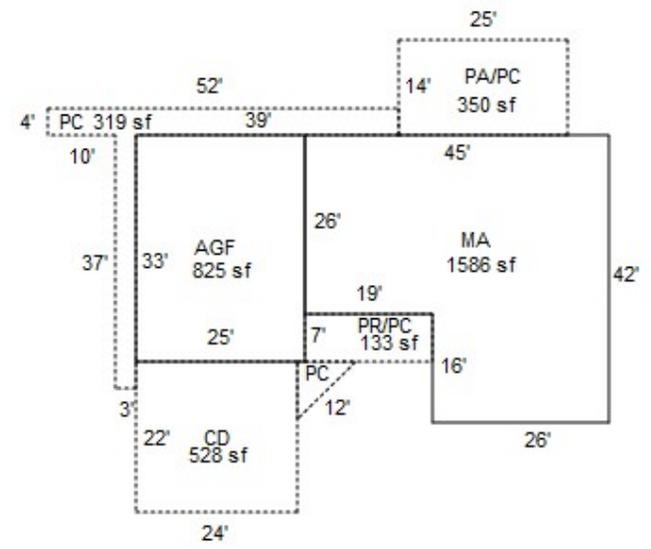
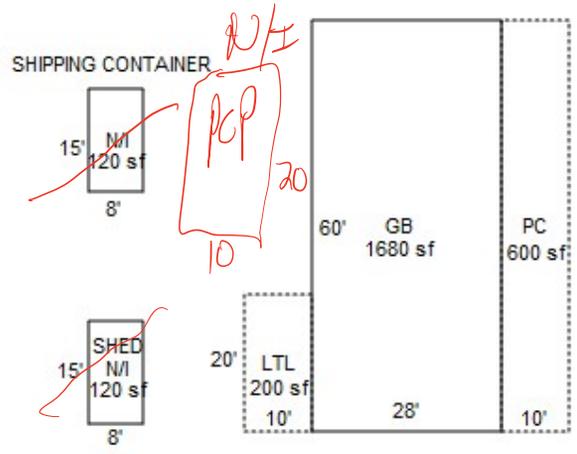
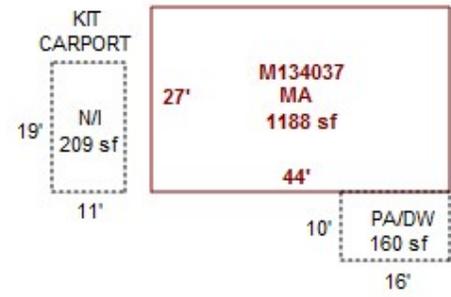
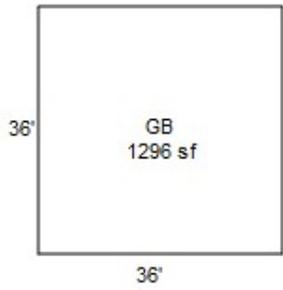
Apex 5/24/2010 Jane  
 UPDATED BY JRONDEMA 8/20/18  
 UPDATED BY CLOBERG 07/29/25

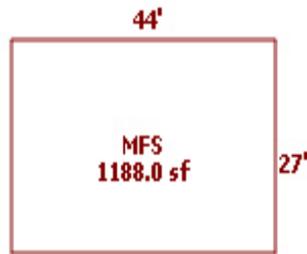
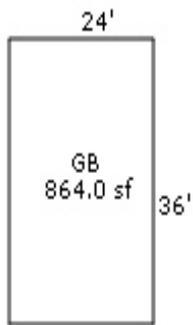
### COMMENT TABLE 2

T-11 8.20.18  
 MDL 06/10/25

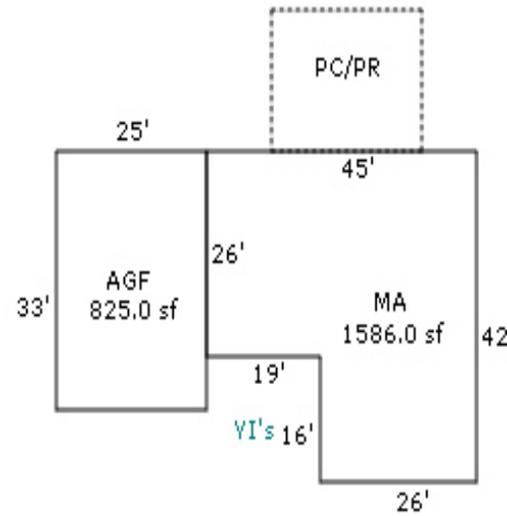
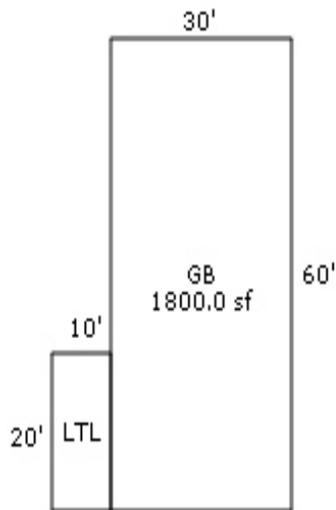
### COMMENT TABLE 3

CYCLE L3





R36828  
102W05 00300



Jefferson-Marion Rd



HOME OF  
BooteeBoogie  
BANKERS TRAIL & HORSE PARK  
11000 1000 1000

R36828 GB 2  
8/16/2018



R36828 GB back and NI  
8/16/2018



R36828 GB  
8/16/2018



R36828 M134037 MFD  
8/16/2018



R36828 MA back R  
8/16/2018



R36828 MA  
8/16/2018



R36828 NI  
8/16/2018