

Acct ID: 535862 MTL: 092W190001400 Date: **6/5/25** Appr: **MLH** Prop Class: 501 RMV Prop Class: 501
 Situs: 12101 SUMMIT LOOP SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 22297 Year: 2025

Last Date Appraised: 06/16/2022 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: CHANDELIER VINEYARD LLC Roll Type: R
 Cycle Tag Sales Verification Other: **Clean up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 3417410
 RMV Land: 694310 RMV Imp: 3491650 RMV Total: 4185960 MAV: 3417410 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/16/22 CLUKE

Notations *update Inventory* **Input MLH 7/15/25**
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTE	OSD - EXCELLENT	124000	14530	0

Land

1.522 4.614 44.616

Site: 1 Code Area: 14530 Size: 20.51 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **1** Value Source: Permanently Disqualified Description: RMV: 278190 Exception: Y N
 Adjustment(s): VIEWE, FSOIL Fire Patrol: Description:
 Comments: 19-20: PER #35 REMOVE ECON ADJ, CLEAN UP VIEW AND LANDSCAPE ADJ / 12/8/11: PER #73, CHG LAND SCHED FROM 008S TO 008SF; ADDING ECON ADJ TO ALL LAND & IMPS DUE TO BEING OVERBUILT FOR THE AREA / 03-04: REAPPRAISAL - MOVED 7.00 ACRES TO HOMESITE //03-04: PER #87, LAND SHOULD TREND, IMP SHOULD NOT

Site: 2 Code Area: 14530 Size: 30.23 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **1** Value Source: Rural Restrictive Description: RMV: 292120 Exception: Y N
 Adjustment(s): VIEWE, FSOIL Fire Patrol: Description:
 Comments: 2012-13: REVIEW, REMOVED VIEW ADJUSTMENT// 12/8/11: PER #73, MOVING VIEW ADJ TO THIS LAND SEG & REDUCING FROM \$150K TO \$80K / 01-02: F01-491 SLLA BETWEEN R35862 AND R35864 BEING PROCESSED AS A SEPE //03-04: REAPP, PER #29, CHG OF SOIL CLASS FROM 6HILL TO 4HILL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 173 - Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 16651 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 3130750
 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	7 -	Finished	11693	5	FB-9/ HB-1	1992	1992	KIT, ROOF+, FP - 5, HVAC+, BTH - 1, BATH - 9	Y N
Basement	7 -	Finished	4958	0	FB-1	1992	1992	BATH - 1	Y N
Basement	7 -	Unfinished	795	0	0	1992	1992		Y N
Garage Attached	7	Finished	2198	0	0	1992	1992	ROOF+	Y N

Accessories

Description *± 76* Class Size SqFt Eff Yr Blt RMV Quantity
 No accessory data available

Bldg: 5 Code Area: 14530 Stat Class: 108 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 50400
 Func Obsc: 70 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

pool house
 No floor data available

Accessories

move to Bldg 1
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 ENCLOSED PORCH **5** 2400 1992 50400 1 Exception: Y N

Bldg: 6 Code Area: 14530 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 29250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

move to Bldg 1

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
MISCELLANEOUS	0	0	0	29250	1	Exception: Y N

store work

Bldg: 7 Code Area: 14530 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 13130
 Func Obsc: 50 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
No floor data available								

Move to Bldg 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
MISCELLANEOUS	0	0	0	13125	1	Exception: Y N

Boat by lanes

Bldg: 8 Code Area: 14530 Stat Class: 108 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 24990
 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
No floor data available								

Move to Bldg 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
TENNIS COURT	1	4250	1992	24990	1	Exception: Y N

Bldg: 9 Code Area: 14530 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 450
 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
No floor data available								

Move to Bldg 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
HOT TUB / SPA	1	79	0	450	1	Exception: Y N

Bldg: 11 Code Area: 14530 Stat Class: 108 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 36730
 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
No floor data available								

part of YI Move MAU

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	1	15480	1970	36726	1	Exception: Y N

Bldg: 12 Code Area: 14530 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 34320
 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
No floor data available								

part of YI move MAU

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	1	8000	1980	34320	1	Exception: Y N

Bldg: 13 Code Area: 14530 Stat Class: 108 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 36980
 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
No floor data available								

Move to Bldg 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
SWIMMING POOL	1	600	1993	36975	1	Exception: Y N

Bldg: 14 Code Area: 14530 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 10320
 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
ROOF EXTENSION OR PATIO COVER	1	456	1980	10315	1

Exception: Y N

part of YI move MAJ

Bldg: 15 Code Area: 14530 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 48160
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	22400	1995	48160	1

Exception: Y N

part of YI move MAJ

Bldg: 16 Code Area: 14530 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

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

part of YI Delete
Security gate

Bldg: 17 Code Area: 14530 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1880
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	0	0	1995	1875	1

Exception: Y N

Street lights

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 301 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2250 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 20x37 RMV: 10240
 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	2250	0	0	1992	1992	Exception: Y N
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Accessories

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

1999

I/O

Bldg: 3 Code Area: 14530 Stat Class: 301³⁰⁵ Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 4800
 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
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Accessories

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

Water Tanks

I/O

delete floor

Bldg: 4 Code Area: 14530 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2880 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 72x40 RMV: 20700

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	Exception: Y N
General Purpose Bldg	5	Finished	2880	0	0	1992	1992	FAIR	

Accessories

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

Bldg: 10 Code Area: 14530 Stat Class: 352 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 4000 % Complete: 100

Desc: Utility Building (UB) *UB*

Dimensions: 80x50 RMV: 38550

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

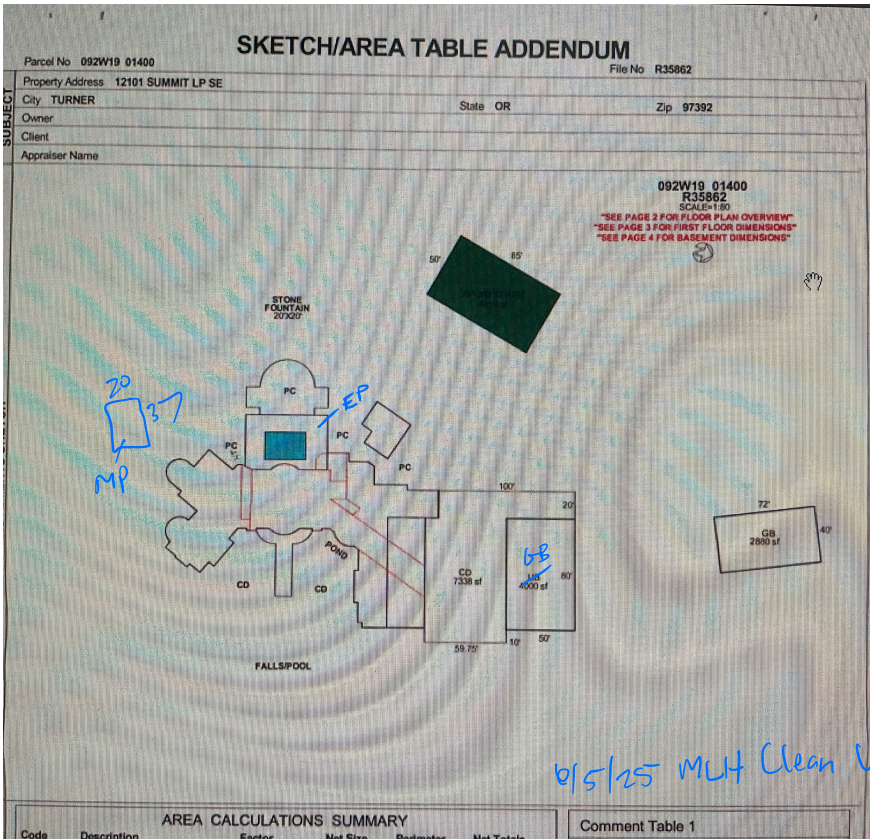
I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Utility Building	6	Finished	4000	0	0	1992	1992	AVG	

Accessories

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

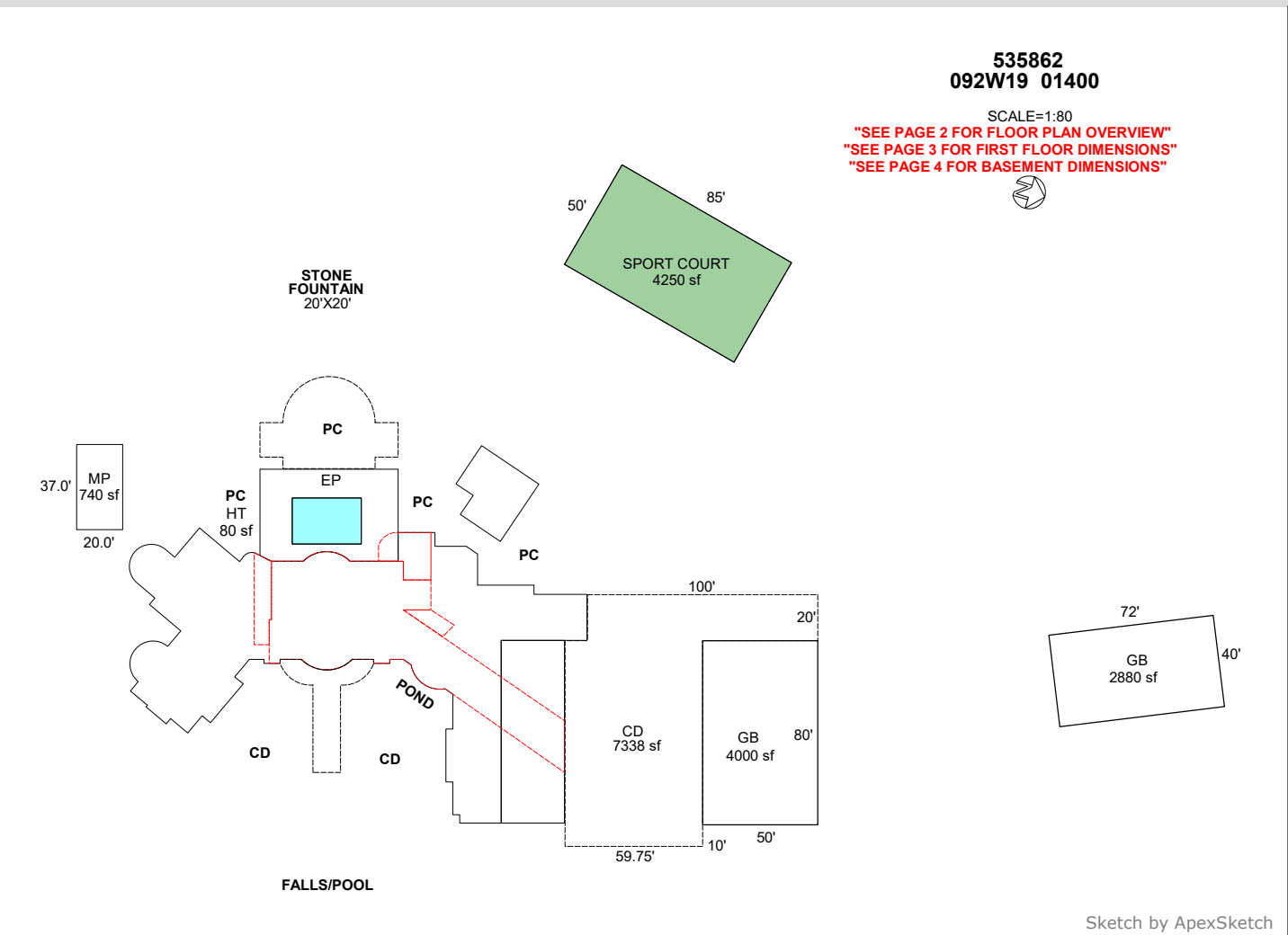


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	4000.0	260.0	
	GB	1.0	2880.0	224.0	
	MP	1.0	740.0	114.0	7620.0
GLA1	MA	1.0	10882.7	754.3	
	MA	1.0	810.0	120.0	11692.7
BSMT	BSMTF	1.0	4353.0	410.6	
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	5111.3
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	MI-"POOL HOUSE"	1.0	2334.8	200.4	
	SPORT COURT	1.0	4250.0	270.0	6584.8
P/P	PC	1.0	1728.3	182.8	
	PR	1.0	769.9	171.3	
	CD	1.0	7337.7	438.2	9835.9
	Net LIVABLE	cnt	0	(rounded)	11,693
	Net BUILDING	cnt	3	(rounded)	7,620

COMMENT TABLE 1

APEXED BY NRC 09/14/2009
 UPDATED BY CLOBERG 07/11/25
 UPDATED BY CLOBERG 09/22/25

COMMENT TABLE 2

MLH 06/05/25

COMMENT TABLE 3

CLEAN UP L4

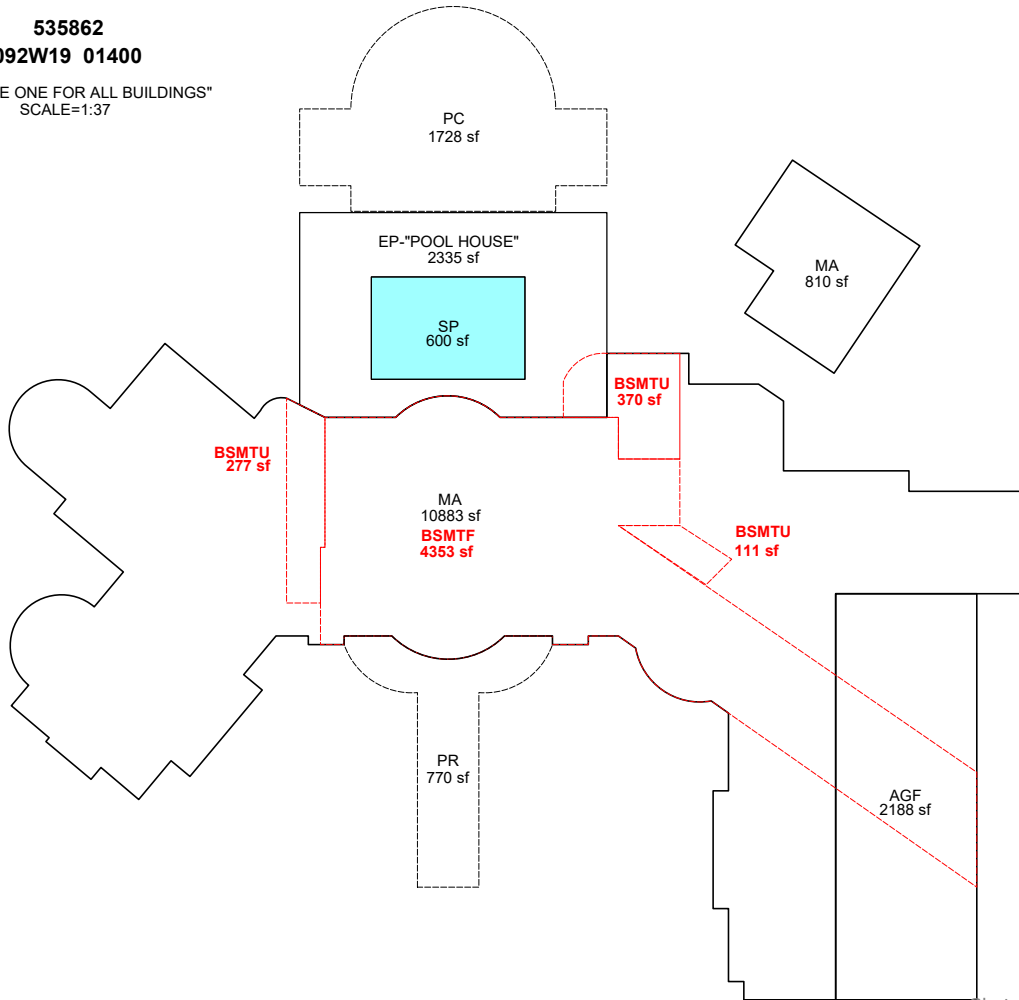
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535862
092W19 01400
 "SEE PAGE ONE FOR ALL BUILDINGS"
 SCALE=1:37



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	10882.7	754.3	11692.7
	MA	1.0	810.0	120.0	
BSMT	BSMTF	1.0	4353.0	410.6	5111.3
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	EP-"POOL HOUSE"	1.0	2334.8	200.4	2334.8
	P/P	PC	1.0	1728.3	182.8
	PR	1.0	769.9	171.3	
	Net LIVABLE	cnt	0 (rounded)		11,693

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COMMENT TABLE 2

MLH 06/05/25

COMMENT TABLE 3

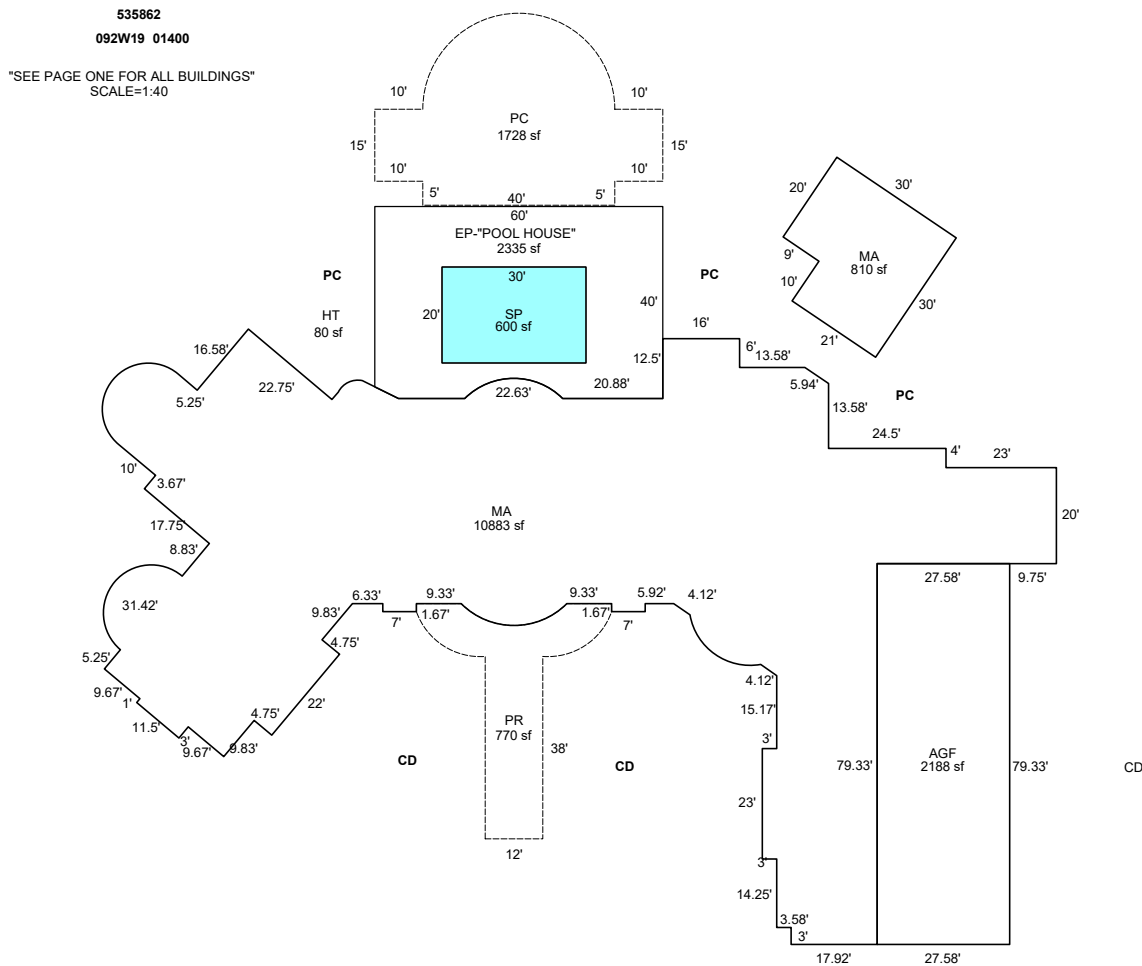
CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP 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
GLA1	MA	1.0	10882.7	754.3	
	MA	1.0	810.0	120.0	11692.7
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	EP-"POOL HOUSE"	1.0	2334.8	200.4	2334.8
P/P	PC	1.0	1728.3	182.8	
	PR	1.0	769.9	171.3	2498.2

COMMENT TABLE 1

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COMMENT TABLE 2

MLH 06/05/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 11,693

SKETCH/AREA TABLE ADDENDUM

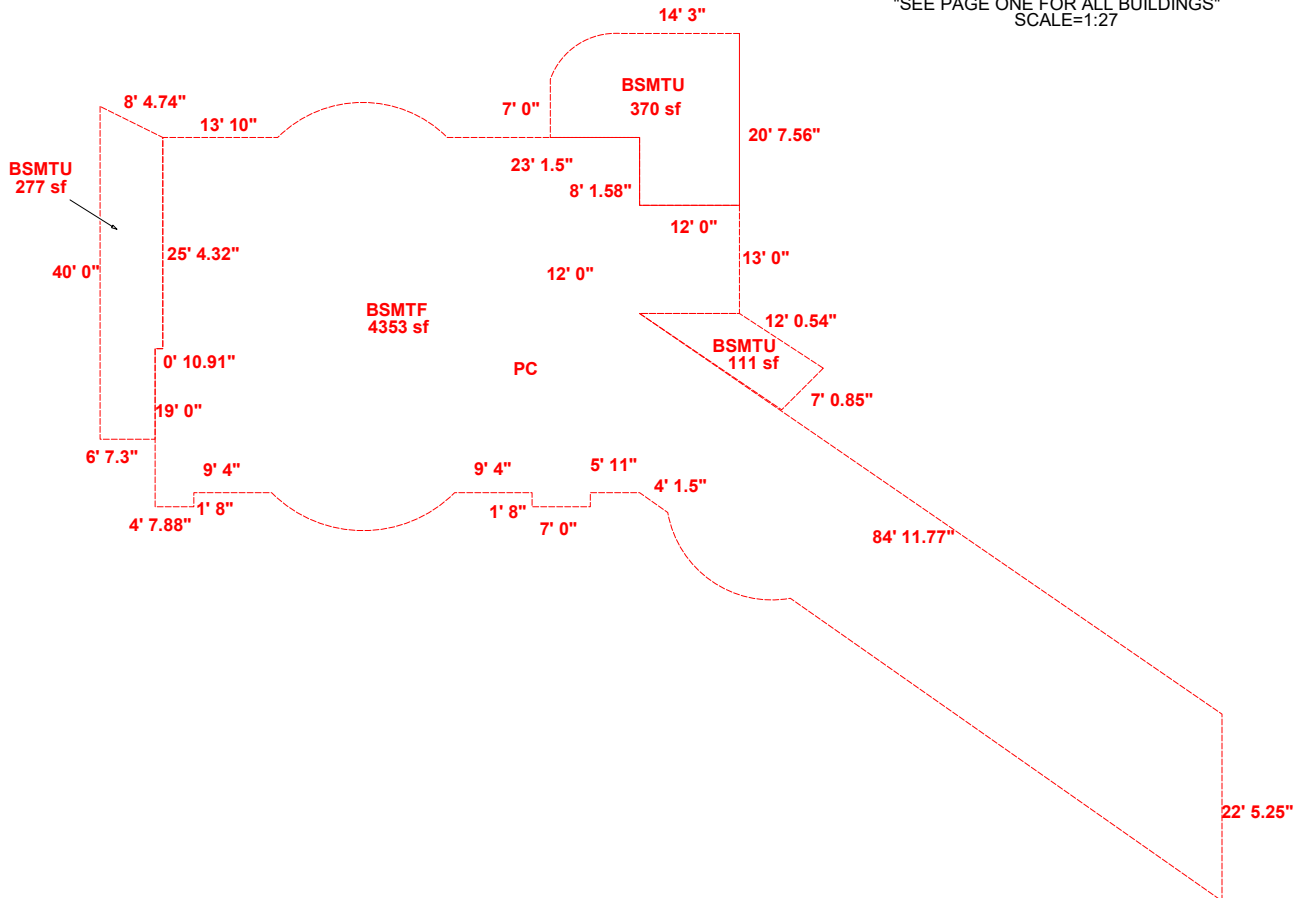
SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535862
092W19 01400

"SEE PAGE ONE FOR ALL BUILDINGS"
SCALE=1:27



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSMT	BSMTF	1.0	4353.0	410.6	
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	5111.4

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COMMENT TABLE 2

MLH 06/05/25

COMMENT TABLE 3

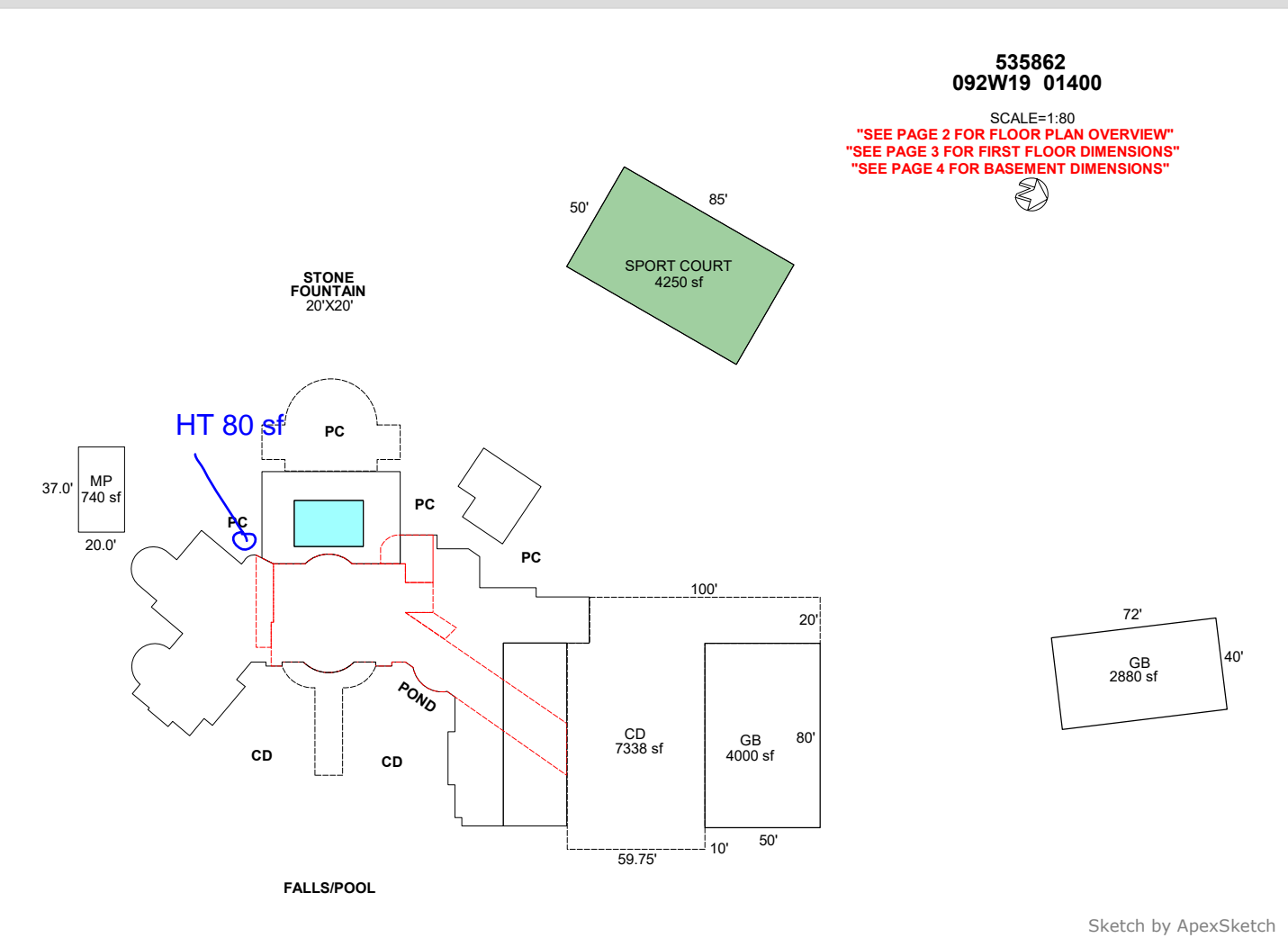
CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	4000.0	260.0	
	GB	1.0	2880.0	224.0	
	MP	1.0	740.0	114.0	7620.0
GLA1	MA	1.0	10882.7	754.3	
	MA	1.0	810.0	120.0	11692.7
BSMT	BSMTF	1.0	4353.0	410.6	
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	5111.3
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	MI-"POOL HOUSE"	1.0	2334.8	200.4	
	SPORT COURT	1.0	4250.0	270.0	6584.8
P/P	PC	1.0	1728.3	182.8	
	PR	1.0	769.9	171.3	
	CD	1.0	7337.7	438.2	9835.9
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CLEAN UP L4

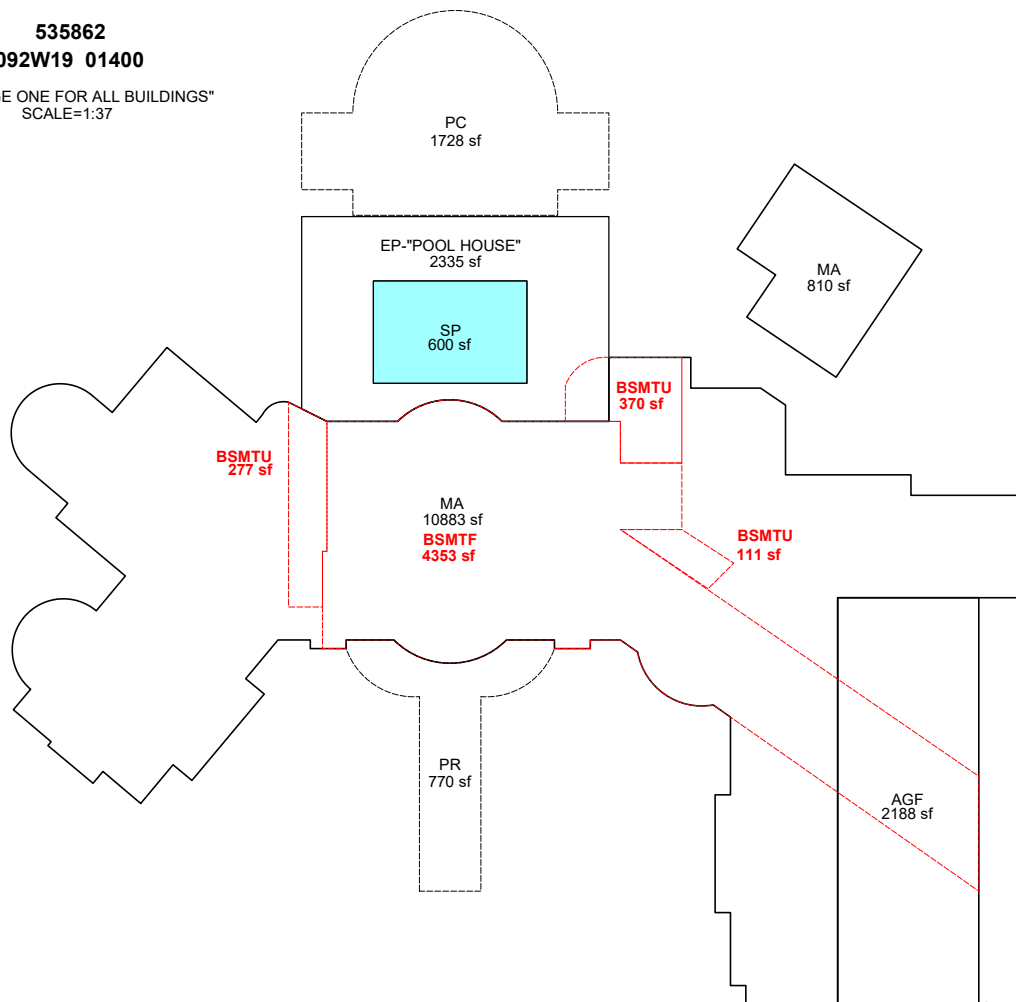
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SKETCH

535862
092W19 01400
 "SEE PAGE ONE FOR ALL BUILDINGS"
 SCALE=1:37



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	10882.7	754.3	11692.7
	MA	1.0	810.0	120.0	
BSMT	BSMTF	1.0	4353.0	410.6	5111.3
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	EP-"POOL HOUSE"	1.0	2334.8	200.4	2334.8
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	PR	1.0	769.9	171.3	2498.2
	Net LIVABLE	cnt	0 (rounded)		11,693

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COMMENT TABLE 3

CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

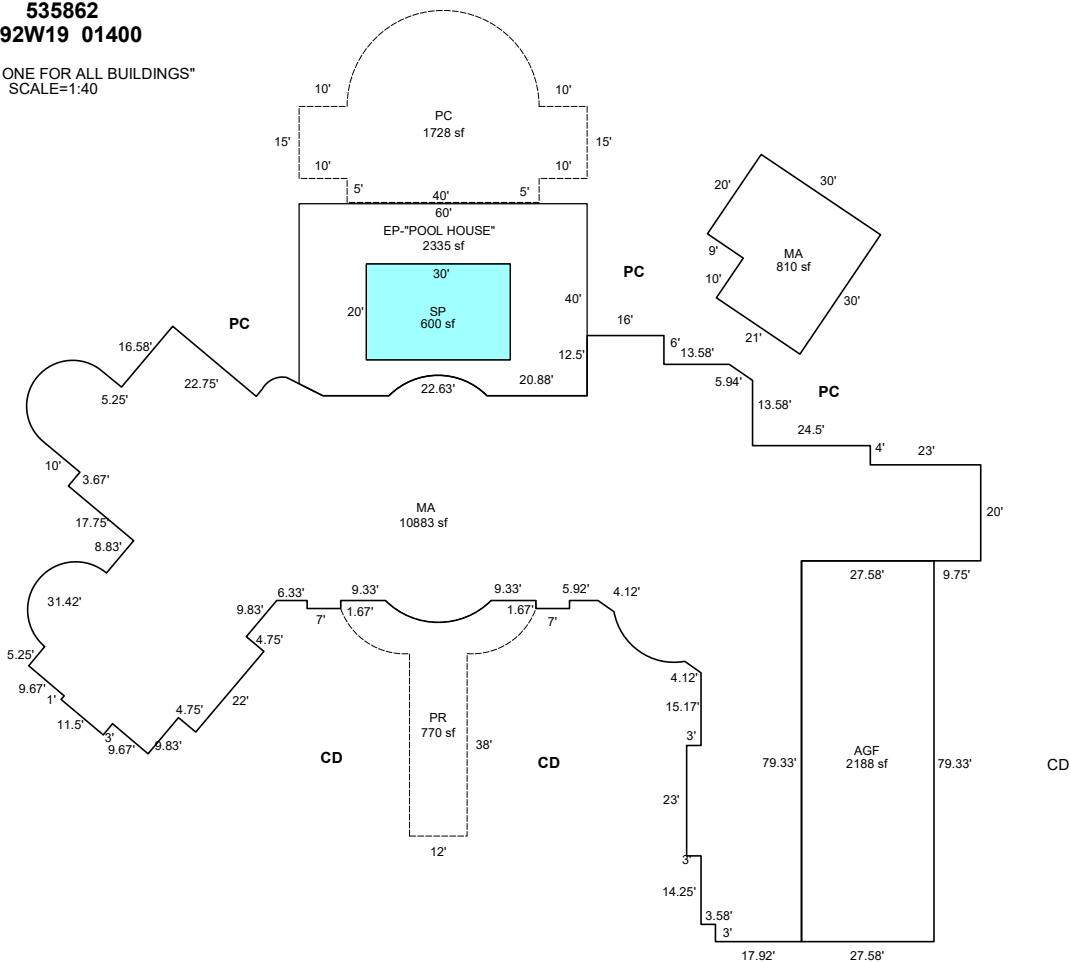
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092W19 01400

"SEE PAGE ONE FOR ALL BUILDINGS"
 SCALE=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	10882.7	754.3	
	MA	1.0	810.0	120.0	11692.7
CUST	SP	1.0	600.0	100.0	600.0
GAR	AGF	1.0	2188.3	213.8	2188.3
OTH	EP-"POOL HOUSE"	1.0	2334.8	200.4	2334.8
P/P	PC	1.0	1728.3	182.8	
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CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 11,693

SKETCH/AREA TABLE ADDENDUM

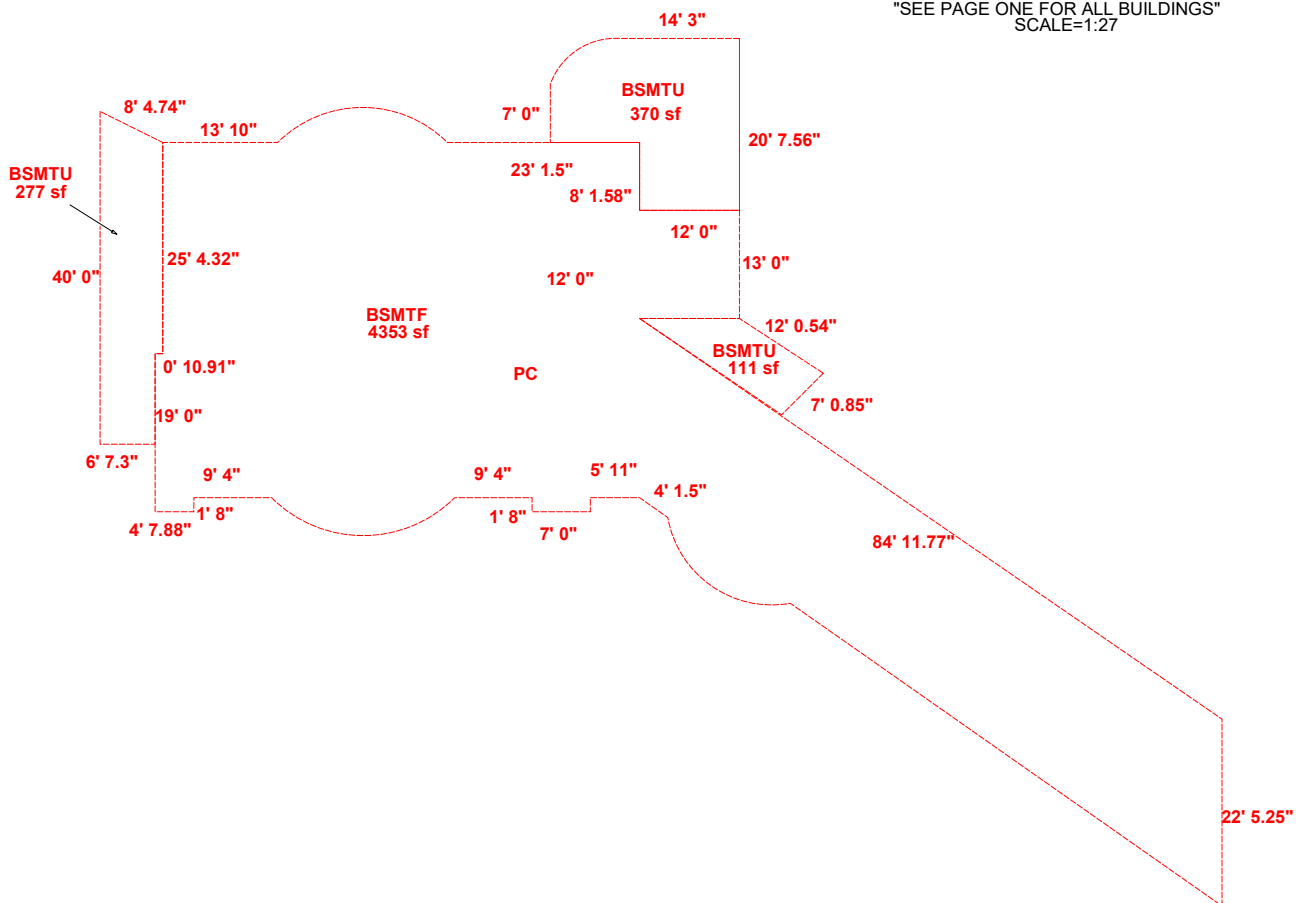
SUBJECT INFO

File No.: 535862 Parcel No.: 092W19 01400
 Property Address: 12101 SUMMIT LP SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535862
092W19 01400

"SEE PAGE ONE FOR ALL BUILDINGS"
SCALE=1:27



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSMT	BSMTF	1.0	4353.0	410.6	
	BSMTU	1.0	276.7	92.2	
	BSMTU	1.0	370.4	83.6	
	BSMTU	1.0	111.2	51.8	5111.4

COMMENT TABLE 1

APEXED BY NRC 09/14/2009
 UPDATED BY CLOBERG 07/11/25

COMMENT TABLE 2

MLH 06/05/25

COMMENT TABLE 3

CLEAN UP L4