

Acct ID: 528246 MTL: 081W120001000 Date: **12-5-25** Appr: **CLUKE** Prop Class: 451 RMV Prop Class: 451  
 Situs: 5106 VICTOR POINT RD SE SUBLIMITY OR 97385 MaSaNh: 01 06 000 Unit: 44861 Year: 2025  
 Last Date Appraised: 12/03/2024 Appraiser: CLINT LUKE Tag: **0** N Tag info: 2026 - Tags/Permit (TAGS/PERMITS)  
 Owner: ZOLLINGER FAM RLT Last Sales Date: 08/31/2023 Roll Type: R  
 Cycle: **0** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 164250  
 RMV Land: 117900 RMV Imp: 46350 RMV Total: 164250 MAV: 344070 MSAV: 0 SAV: 0  
 Comment: 25-26: L3 12.03.24 CLUKE  
 24-25 L4 11.24.23 MDL

**INPUT 12-10-25 CLUKE**

**WHEN INPUT IS COMPLETE SEND DIRECTLY TO BROUCE AND NOT RURAL REVIEW**

**Notations**

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

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	04580	0

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	04580	0.42 Acres	005	REST		0
Class: 2BDSS	Value Source: Permanently Disqualified	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 22800	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:				
Comments: 24-25: UPdate land classes 17-18: PER #94 CHG OSD / 05-06: RECALC SETUP;#10 5/26/04						
Site: 2	04580	1.16 Acres	005	REST		0
Class: 4BISS	Value Source: Permanently Disqualified	Description: FOUR BENCH IRR SPECIAL SOUTH	RMV: 60100	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:				
Comments: 24-25: UPdate land classes 17-18: PER #94 CHG OSD / 05-06: RECALC SETUP;#10 5/26/04						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	04580	106	1987	2020	0	100.00
Desc: Residential Other Improvements						
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	Exception
<del>Garage Oversized Detached</del>	<del>5</del>	<del>Fin</del>	2331	0	0	1987	1987	ROOF	Y N
<b>Accessories</b>	<b>MA</b>	<b>5</b>	<b>Fin</b>	<b>2473</b>					
<b>Description</b>	<b>AGF</b>	<b>5</b>	<b>Fin</b>	<b>689</b>					

**NOT UNTIL FIN**

**ADD ROOF ONLY THIS YEAR**

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002588	83734	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	471331	0	R	REMODEL OVER EXISTING BASEMENT 2BD 3BA, REDUCE BEDROOM COUNT

**PER BROUCE - PUT ORIG HOUSE BACK TO ORIGIN TO WHAT IS NOS - THEN TREAT NEW TAG AS REMODEL TO ORIG**

**STAT CLASS 144 YR BLD 1987 EYB 1940  
 1st FL 2389 2 BDR 1.5 BTH ALL AVE  
 2ND FL 915 3 BDR 1 BTH ALL AVE  
 BASEMENT UNFIN 2331  
 EP 4 344 EYB 1918**

25-002588

PER PLANS WILL HAVE  
MA 2 BOD 2 1/2 BTH  
BASEMENT 1 BTH

Percent Complete Form

Account #

528246

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		<del>3%</del>	
2%	0%	Excavation	2%	0%	<del>4%</del>	0%
3%		Foundation	3%		<del>10%</del>	
35%	45%	Framing	14%	20%	<del>16%</del>	35%
8%	50%	Trusses	7%	30%	<del>7%</del>	40%
7%	60%	Roofing	7%	35%	<del>7%</del>	45%
7%	65%	Windows/Ext Doors	7%	45%	<del>6%</del>	55%
5%	70%	Siding	5%	50%	<del>5%</del>	60%
4%	75%	Plumbing Rough-In	4%	55%	<del>3%</del>	65%
3%		Electrical Rough-In	3%		<del>2%</del>	
2%	80%	Heating Rough-In	2%	60%	<del>1%</del>	70%
		Heating Unit	1%		<del>1%</del>	
3%		Insulation	3%		<del>2%</del>	
5%	85%	Drywall (Finished)	5%	65%	<del>4%</del>	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	85%	2%	85%
2%		Plumbing Fixtures	4%		3%	
3%		Floor Coverings & Countertops	7%		6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR 4/11/16 Date 12-5-25 YR For 26-27 % COMP 70  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account #

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
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 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

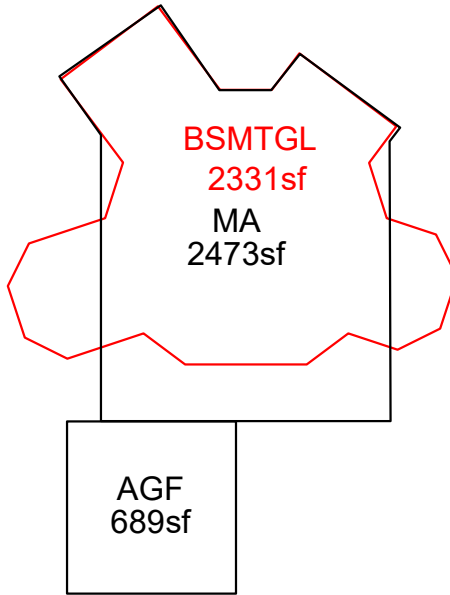
File No.: 528246 Parcel No.: 081W12 01000  
 Property Address: 5106 VICTOR POINT RD SE  
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**528246**  
**081W12 01000**  
 SCALE = 1:60



SEE PAGE 2 FOR  
RES DIMENSIONS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	BSMTGL	1.0	2331.4	230.5	
	AGF	1.0	689.0	105.0	3020.4
MA	MA	1.0	2472.7	214.2	2472.7
	Net LIVABLE	cnt	1 (rounded)		2,473
	Net BUILDING	cnt	2 (rounded)		3,020

### COMMENT TABLE 1

DRAWN BY JRONDEMA 4/25/17 UPD BY JRONDEMA 9/1  
 UPD BY CJURAN 02/12/2024 23-009909 GB & 5/14/24  
 UPD BY CLOBERG 12/16/24 & 01/08/25  
 UPD BY CLOBERG 07/31/25 25-002588 MA REM  
 UPD BY WWILLIAMS 12/9/25

### COMMENT TABLE 2

CLUKE 12/03/24  
 CLUKE 12/5/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L2

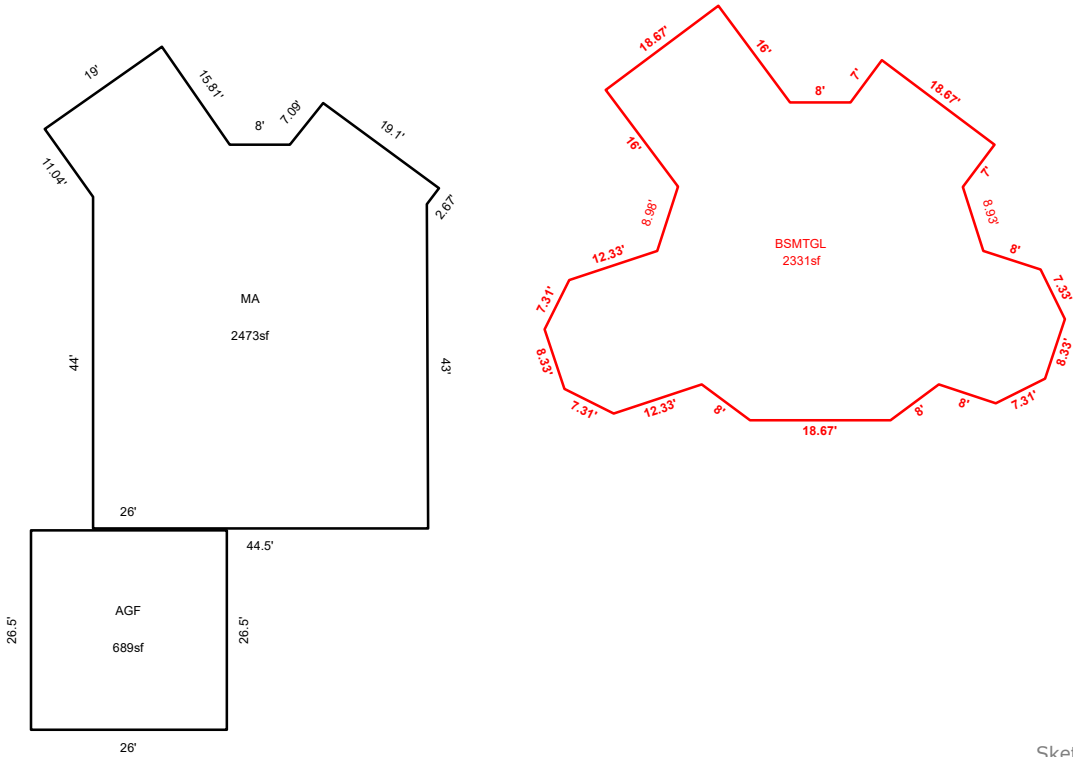
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 City: SUBLIMITY County: MARION State: OR ZipCode: 97385  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

528246  
081W12 01000  
SCALE = 1:20



Sketch by ApexSketch

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GAR	AGF	1.0	689.0	105.0	689.0
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### COMMENT TABLE 2

CLUKE 12/03/24  
 CLUKE 12/5/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L2

Net LIVABLE	cnt	1	(rounded)		2,473
Net BUILDING	cnt	2	(rounded)		3,020



12/5/25



12/5/25



12/5/25



12/5/25



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12/5/25



12/5/25



12/5/25