

Summary

Lead Appr: WW 12/1 Clerk: _____ Lead Clerk: _____ Appr: HDL Input

Print Date: 9/26/2025

Acct ID: 345427 MTL: 092W18B001703 Date: 11/20/25 Appr: HDL Prop Class: 400 RMV Prop Class: 400

Situs: 11265 Little Sunset Ln, TOWN MaSaNh: 07 06 002 Unit: 86934 Year: 2025

Last Date Appraised: 04/23/2020 Appraiser: MATT LORD Tag: Y N Tag info: _____

Owner: OCCUPANT Last Sales Date: 10/14/2022 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138660

RMV Land: 310960 RMV Imp: 0 RMV Total: 310960 MAV: 138660 MSAV: 0 SAV: 0

Comment: LEVEL 4 C19 4-23-20 WV06

Land

26-27; NSFD 60% complete

Site: 1 Code Area: 05590 Size: 2.79 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 310960 Exception: Y N

Adjustment(s): VWAR Fire Patrol: _____ Description: _____

Comments: 21-22: #06 CYCLE C19, NO CHG //02-03: REAPPRAISAL 05-06: F04-0933 LLA BETWEEN R61751 & R61752 06-07: F06-0399 CREATES R339298 & R339299 FROM R61752.

05DA

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003420	83752	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	522914	0	R	NSFD 3 BED / 3 BATH

ACCOUNT # 345427 DATE: 11/20/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR HNL TAG Y (N) _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 5 QLTY + 0 FLOOR MA
AREA 2472 EFF AREA 2472 BED 3
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + 2.5 1/2 BTH
FIREPLACE: 1
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 100 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: (Above Roof)
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ABF
STAT / CLASS 5
SIZE 1112
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT 2025
EFF YR 2025
% COMP 100
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

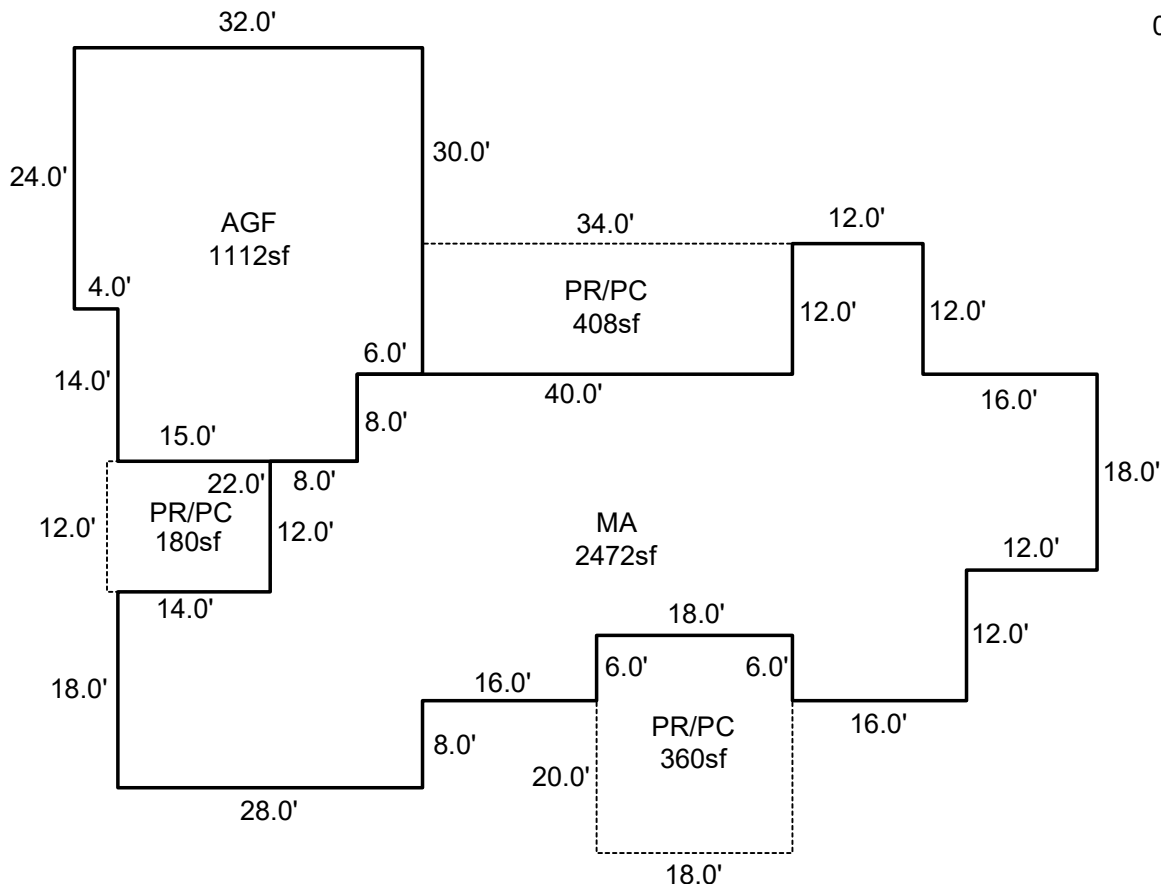
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 345427 Parcel No.: 092W18B001703
 Property Address: 11265 LITTLE SUNSET LN SE
 City: TURNER County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

345427
 092W18B001703
 SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	1112.0	140.0	1112.0
MA	MA	1.0	2472.0	292.0	2472.0
P/P	PR/PC	1.0	360.0	76.0	
	PR/PC	1.0	180.0	54.0	
	PR/PC	1.0	408.0	92.0	948.0

COMMENT TABLE 1

APEX BY CLOBERG 08/26/25 25-003420 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,472





092W18B 01703

R345427

400

F560

500190

JAMES J JR & JOYCE I MAURO FAM TR &

2.7900 Acres

P.P. 2009-016, PARCEL 2, ACRES 2.79

6/12/2009

R345427092W18B 01703

Appr #:25

Date9-20-17

Prop Class 400

Prop Code

Situs Address

Franchise Code 73

Year For: 2012-2013

Owner JAMES J JR & JOYCE I MAURO FAM TR &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 128,700

RMV Imp: 0

RMV Total: 128,700

M50 Total: 97,320

Accessory Improvements

Out Buildings

R345427092W18B 01703Appr #: _____ Date _____Prop Class 400Prop Code
Situs AddressFranchise Code 73Year For: 2012-2013
Owner JAMES J JR & JOYCE I MAURO FAM TR &
TagsCycleSales VerificationOther: _____

Notes: _____
RMV Land: 128,700RMV Imp: 0RMV Total: 128,700M50 Total: 97,320

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	2.79	VIEWA.RUR 30000	

Eff AcresCompanion Accounts

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response _____

☐ Reviewed by lead appraiser/comments _____

Assessor Monthly Issued Permit Report**For 6/1/2025 to 6/30/2025**

PERMIT#: 555-25-003420-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 5/7/2025
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 6/23/2025
CATEGORY: Comprehensive EXPIRES: 12/20/2025

OFFICE: MC
PARCEL#: 092W18B001703 345427
ACRES: 2.79
SUBDIV: PP 2009-016
LOT/BLOCK: 2 /
ADDRESS: 11265 LITTLE SUNSET LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	503-930-4772
CCB	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	9715993125
OWNER	HOOPER, BRANDEN	4742 LIBERTY RD S # 343 SALEM, OR 97302	
SITE CONTACT	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	503-930-4772

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 3 BED / 3 BATH

VALUATION: \$522,913.89

STORIES: 0

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 2471

EXISTING:

NEW:

TOTAL SQ. FT.: 3573

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2471 Sq Ft
U Utility, misc.	VB	1102 Sq Ft
U Utility, misc. - half rate	VB	971 Sq Ft