

Summary

Lead Appr: ww 11/3 Clerk: _____ Lead Clerk: _____ Appr: MDL Typed 11/3/25

Print Date: 9/29/2025

Acct ID: 346877 MTL: 092W29B001103 Date: 10/22/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 13445 COUGAR VIEW LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 35612 Year: 2025

Last Date Appraised: 01/05/2017 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: HAYNES, JASON Last Sales Date: 06/26/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 319450

RMV Land: 315020 RMV Imp: 456970 RMV Total: 771990 MAV: 319450 MSAV: 0 SAV: 0

Comment: 33 Sales Letter

OSDs 25-26 SV MIS 828645 DOM 50

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>600D</u>	50000	05530	0

Land

Site: 1 Code Area: 05530 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4BDSS Value Source: Rural at MKT Description: RMV: 265020 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: 17-18: PER #73 UPGRADE OSD / 2014 SV. ADDED VIEWA.RUR. JS #29 12-19-14//\03-04: REAPPRAISAL //04-05: CHG OF LAND SCHEDULE PER #36 //F07-438 SEPM FROM R35800 TO R341767 AND R347168 - MFS AND OSD AND YI'S AND MP (60FT)MOVING FROM #1100 TO #1101

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05530 Stat Class: 142 + Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1962 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 450970

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
First Floor	4 +	Finished	1210	1	FB-1/ HB-1	2015	2015	ROOF, FP - 1, HVAC, KIT+, BTH - 1, BATH - 1	Exception: Y N
Attic	4 +	Finished	752	2	FB-1	2015	2015	HVAC, BATH - 1	Exception: Y N
Garage Detached	4	Unfinished	576	0	0	2015	2015	ROOF	Exception: Y N

Accessories Move to own I Level

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	2015	30816	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05530 Stat Class: 905 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100.00

Desc: Rural Solar Panel/Array Dimensions: RMV: 6000

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

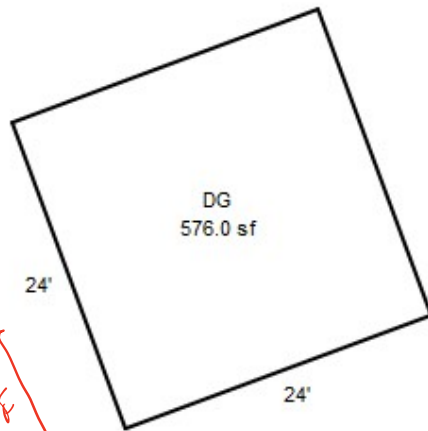
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

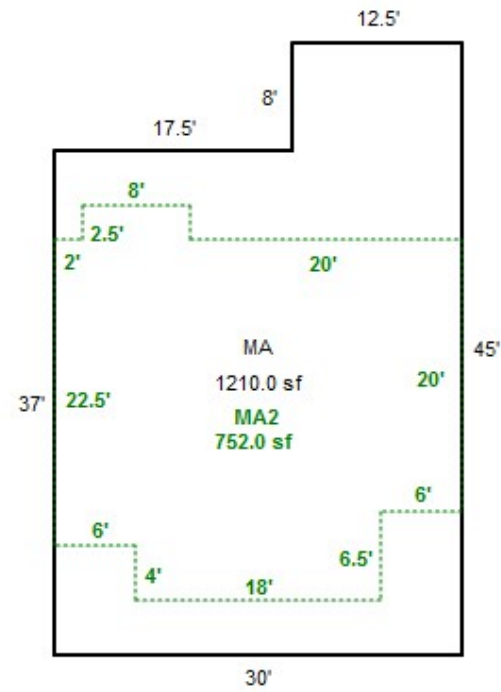
Accessories

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

R346877
092W29B 01103
SCALE=1:20



I/O
MP
9658
8





R346877 (2)

01-5-2017



R346877

12-30-2015



R346877dgu

12-30-2015

X
092W29B 01103

R346877

SD INTERNATIONAL INVESTMENTS
2 AC

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R346877

MAP NO: 092W29B

TAX LOT: 01103

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 2015

ADDRESS: 13945 Cougar View

DATE

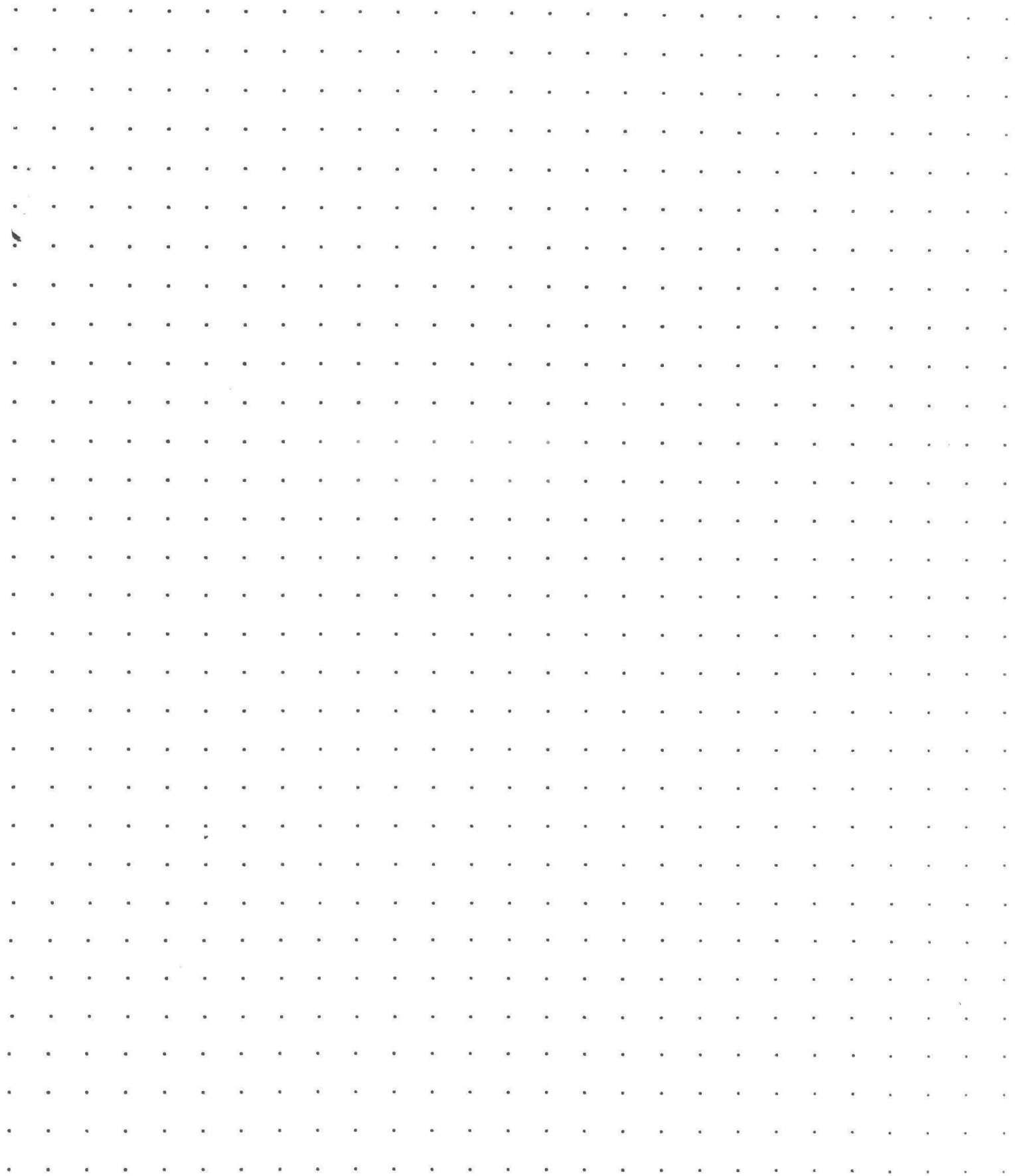
BY

TAG
REMARKS:

BUILDER:

12-29-15
1-5-17

73
73



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W29B 01103

File No R346877

Property Address 13445 COUGAR VIEW LN SE

City TURNER

County MARION

State OR

Zip 97392

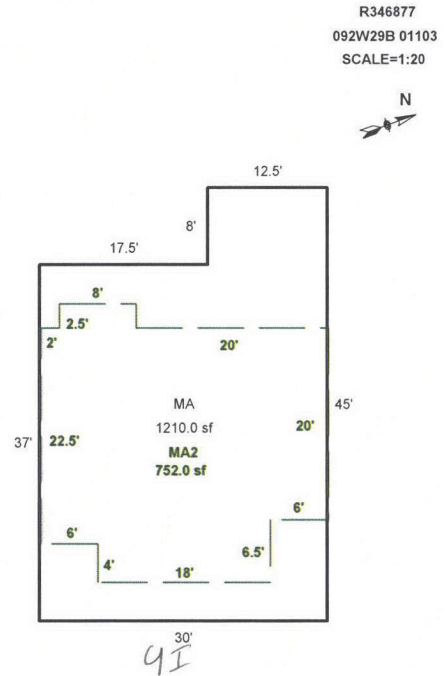
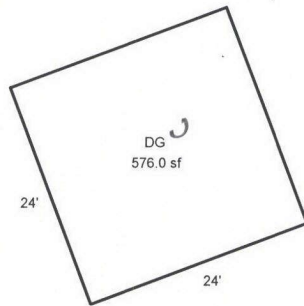
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1210.00	150.0	1210.00
GLA2	MA2	1.00	752.00	118.0	752.00
GAR	DG	1.00	576.00	96.0	576.00

Comment Table 1

DRAWN BY JRONDEMA 5/5/15

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1962

400

#73

Assessor Monthly Issued Permit Report

For 4/1/2015 to 4/30/2015

PERMIT#: 555-15-000882-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 2/9/2015
SUB-TYPE: Structural ISSUED: 4/7/2015
CATEGORY: Comprehensive EXPIRES: 10/18/2015

OFFICE: MC
PARCEL#: 092W29B 01103 R346877
ACRES: 2
SUBDIV:
LOT/BLOCK: 2 /
ADDRESS: 13445 COUGAR VIEW LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR 97212	503 730-1781
OWNER	YOUNG,JAMES J		
PRIMARY CONTACT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR	503 730-1781

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: DETACHED GARAGE

VALUATION: \$24,468.48

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 576

TOTAL SQ. FT.: 576

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	576 Sq Ft

401

R 346877

#73

Assessor Monthly Issued Permit Report

For 11/1/2015 to 11/30/2015

PERMIT#: 555-15-000881-DWL-REV-01 STATUS: Revision Complete
PERMIT TYPE: Residential APPLIED: 11/17/2015
SUB-TYPE: Revision COMPLETED: 11/24/2015
CATEGORY: Comprehensive EXPIRES: 5/15/2016

Finished

OFFICE: MC
PARCEL#: 092W29B 01103
ACRES: 2
SUBDIV:
LOT/BLOCK: 2 /
ADDRESS: 13445 COUGAR VIEW LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR 97212	503 730-1781
OWNER	YOUNG,JAMES J		
PRIMARY CONTACT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR	503 730-1781

CONST CAT:
WORK TYPE:
WORK DESC: REVISION FOR DECK - NSFD 3BDRM / 3BATH
VALUATION: Not Available
STORIES:
BATHS: KITCHENS:

SQUARE FEET

HABITABLE:
EXISTING:
NEW:
TOTAL SQ. FT.:

400

✓ #73

Assessor Monthly Issued Permit Report

For 4/1/2015 to 4/30/2015

PERMIT#: 555-15-000881-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 2/9/2015
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/7/2015
CATEGORY: Comprehensive EXPIRES: 10/18/2015

OFFICE: MC
PARCEL#: 092W29B 01103 R346877
ACRES: 2
SUBDIV:
LOT/BLOCK: 2 /
ADDRESS: 13445 COUGAR VIEW LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR 97212	503 730-1781
OWNER	YOUNG,JAMES J		
PRIMARY CONTACT	YOUNG,JAMES J	2604 NE CESAR E CHAVEZ BV PORTLAND, OR	503 730-1781

CONST CAT: Single Family Dwelling
WORK TYPE: New
WORK DESC: NSFD 3BDRM / 3BATH
VALUATION: \$224,214.41
STORIES: 0
BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE: 1985

EXISTING:

NEW:

TOTAL SQ. FT.: 1985

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1985 Sq Ft
U Utility, misc. - half rate	VB	249 Sq Ft

ID # R346877
MTL 092W29B01103
APP # 73 DATE 12-29-15

PROP CLASS 701
PROP CODE F42
SITUS 13445 Cougar View Ln SE 97392

Segment MA Class 4 Area 1210
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath 1.5 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 1
Yr blt 2015 Eff yr 2015
Condition P F A G E %Good _____ Qlty 4+
%Comp 100 Func _____ Econ _____
Except Code NEW Lump Sum _____
Comments _____

Segment ATF Class 4 Area 752
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath 1 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 2
Yr blt 2015 Eff yr 2015
Condition P F A G E %Good _____ Qlty 4+
%Comp 100 Func _____ Econ _____
Except Code NEW Lump Sum _____
Comments _____

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qlty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comment _____

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qlty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comments _____

Segment	DGU	C114A				LAND
Class	4					
Dim/Size	24X24					
Foundation	CONC					
Exter Wall	CAP					
Inter Finish						
Roof Cover	ARCMP					
Roof Style	GABLE					
Flooring						
Plumbing						
Electric	110V					
Misc.						
Yr Blt	2015	2015				
Eff Yr	2015	2015				
Cond.						
% Good						
% Comp	100	100				
Lump Sum						
Excep. Code	NEW	NEW				

Double Vanity
WIC

R346877092W29B 01103

Appr #: 73

Date 12-29-15

Prop Class 401

Prop Code F00S

Situs Address 13445 COUGAR VIEW LN SE

97392 Franchise Code 73

Year For: 2016-2017

Owner YOUNG,JAMES J &

Other: TAG FOR LNDSCP

Notes: ADD MA, AHF, DGV, G114A @ 100%

ADD ASDN →

RMV Land: 105,710

RMV Imp: 2,500

RMV Total: 108,210

M50 Total: 81,480

Accessory Improvements

Out Buildings

Seg.Type SO	SOLAR PANELS	Seg. # 1.1	Method: F;L	Class	Area	Eff Area 0
Length	Width	Foundation	Ex. Wall		Roof Cover	
Roof Style		Floor	Plumbing			
Heat	Int. Comp.		Elect.		Yr. Blt.	Eff. Yr. Blt:
Cond. P F A G E	Adj. Codes		% Comp	Func	Econ	RMV: 2,500
Lump Sum	Except Code/Year	NC	Comments			

R346877092W29B 01103Appr #:DateProp Class 401Prop Code F00S

Situs Address 13445 COUGAR VIEW LN SE97392Franchise Code 73Year For: 2016-2017

Owner YOUNG,JAMES J &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 105,710RMV Imp: 2,500RMV Total: 108,210M50 Total: 81,480

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

2.00

VIEWA.RUR|20000

OSD

Eff Acres

Companion Accounts

OSDN.RUR

Zone: AR

Date 1/22Clerk AmyROUTING SLIP

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

☐ Data entry reviewed by/commentsHeat in MA & ATTF?

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

☒ Appraiser responseFA

☐ Reviewed by lead appraiser/comments1/15/1631

R346877092W29B 01103Appr #: 73Date 1-5-17Prop Class 401Prop Code F42

Situs Address 13445 COUGAR VIEW LN SE97392Franchise Code 73Year For: 2017-2018

Owner YOUNG,JAMES J &

Tags Cycle Sales Verification Other: Pull 1

Notes: ADD OSDA

☐ TTO☐ LCB☒ Insp.☐ Pictom.☐ MLS

RMV Land: 181,600RMV Imp: 196,430RMV Total: 378,030M50 Total: 241,310

Seg.Type MARESIDENTIALSeg. # 2.1Method: R05Class 4Area 1210Eff Area 1210

LengthWidthRoof Cover ARCMPPlumbing BATH1.5Heat FA

Fireplace PREFB-PInter. Comp: CKTP;DW;H&F;OVEN-SBedrooms 1

Year Built 2015Eff. Year Built 2015Cond. P F A G E

Adj Codes RLCM4;R4+QLTYn/cQlty % Comp Func Econ RMV: 112,380

Lump Sum Except Code/Year Comments

Seg.Type ATTFRESIDENTIALSeg. # 2.2Method: R05Class 4Area 752Eff Area 752

LengthWidthRoof CoverPlumbing BATH1Heat FA

FireplaceInter. Comp:Bedrooms 2

Year Built 2015Eff. Year Built 2015Cond. P F A G E

Adj Codes RLCM4;R4+QLTYQlty % Comp Func Econ RMV: 46,470

Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type YI4ARESIDENTIALSeg. # 2.4Method: R05ClassArea 1Eff Area 1

LengthWidthFoundationEx. WallRoof Cover

Roof StyleFloorPlumbing

Year BuiltEff. Year Built:Cond. P F A G E % Comp Econ RMV: 6,300

Lump Sum Except Code/Year Comments

Out Buildings

Seg.Type SOSOLAR PANELSSeg. # 1.1Method: F;LClassAreaEff Area 0

LengthWidthFoundationEx. WallRoof Cover

Roof StyleFloorPlumbing

HeatInt. Comp. Elect.Yr. Blt.Eff. Yr. Blt:

Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 2,500

Lump Sum Except Code/Year Comments

Seg.Type DGURESIDENTIALSeg. # 2.3Method: R05Class 4Area 576Eff Area 576

Length 24Width 24Foundation CONCEx. Wall LAPRoof Cover ARCMP

Roof Style GABLEFloorPlumbing

HeatInt. Comp. Elect. 110VYr. Blt. 2015Eff. Yr. Blt: 2015

Cond. P F A G E Adj. Codes RLCM4 % Comp Func Econ RMV: 28,780

Lump Sum Except Code/Year Comments

R346877092W29B 01103Appr #:DateProp Class 401Prop Code F42

Situs Address 13445 COUGAR VIEW LN SE97392Franchise Code 73Year For: 2017-2018

Owner YOUNG,JAMES J &

TagsCycleSales VerificationOther:TTOLCBInsp.Pictom.MLS

Notes:

RMV Land: 181,600RMV Imp: 196,430RMV Total: 378,030M50 Total: 241,310

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	005	2.00	VIEWA.RUR 20000	
2	ON SITE DEVELOPMENT	OSDN.RUR		OSDA, RUR	MIN

Eff AcresCompanion Accounts

Zone: AR

Date1/12ClerkAmyROUTING SLIP

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/comments1/1730

12-29-15

R346877





12-29-15

R346877



R 396877

1-5-17