

Summary Lead Appr: WW 11/3 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: HDL Impert Print Date: 9/29/2025

Acct ID: 535103 MTL: 092W040000200 Date: 10/22/25 Appr: HDL Prop Class: 551 RMV Prop Class: 551  
 Situs: 9065 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 46970 Year: 2025

Last Date Appraised: 02/08/2019 Appraiser: MATT LORD Tag: Y N Tag info:  
 Owner: SOUTHFLOW LLC Last Sales Date: 07/25/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 501701  
 RMV Land: 483360 RMV Imp: 890200 RMV Total: 1373560 MAV: 463050 MSAV: 38651 SAV: 95310  
 Comment: (30)

Notations 26-27 SALES MLS 795798 DOM 531

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 18610 Exception: Y N  
 Adjustment(s): IRR 4bd Fire Patrol: Description:  
 Comments: Liability year - 2009 / 550190

Site: 3 Code Area: 05595 Size: 21.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4B1SS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 414750 Exception: Y N  
 Adjustment(s): IRR 4bd Fire Patrol: Description:  
 Comments: Liability year - 1974 / 550190 /01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 21.23 TTL ACRES

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05595 Stat Class: 142 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 3072 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 505460  
 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	1536	2	FB-1/ HB-1	2018	2018	BATH+, HVAC+, ROOF, KIT-, BTH - 1, BATH - 1	Y N
Second Floor	4	Finished	1536	3	FB-2	2018	2018	HVAC+, BATH+, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	2018	2018	ROOF	Y N

Accessories

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

Bldg: 5 Code Area: 05595 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 64310  
 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

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	0	10000	2018	29530	1
YARD IMPROVEMENTS AVERAGE	4	1	2018	31137	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05595 Stat Class: 351 Year Blt: 1950 Eff Year Blt: 2018 Sq.Ft: 720 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 18090  
 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	6	Finished	720	0	0	1950	2018	FAIR	Y N

Accessories

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 2 Code Area: 05595 Stat Class: 351 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 912 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 38x24 RMV: 2970  
 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	4	Finished	912	0	0	1977	1977	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 05595 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 480 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 24x20 RMV: 520  
 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	480	0	0	1964	1964	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 05595 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1296 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 24590  
 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	2018	2018	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 05595 Stat Class: 316 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 22880 % Complete: 100.00  
 Desc: Arenas (HA) Dimensions: 104x220 RMV: 274260  
 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
Horse Arena	5	Finished	22880	0	0	2018	2018	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>	<u>✓ LTL</u>
12x36	12x36	12x24	12x24	12x24	12x24	12x24	12x23	12x33	12x22
2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
5	5	5	5	5	5	5	5	5	5

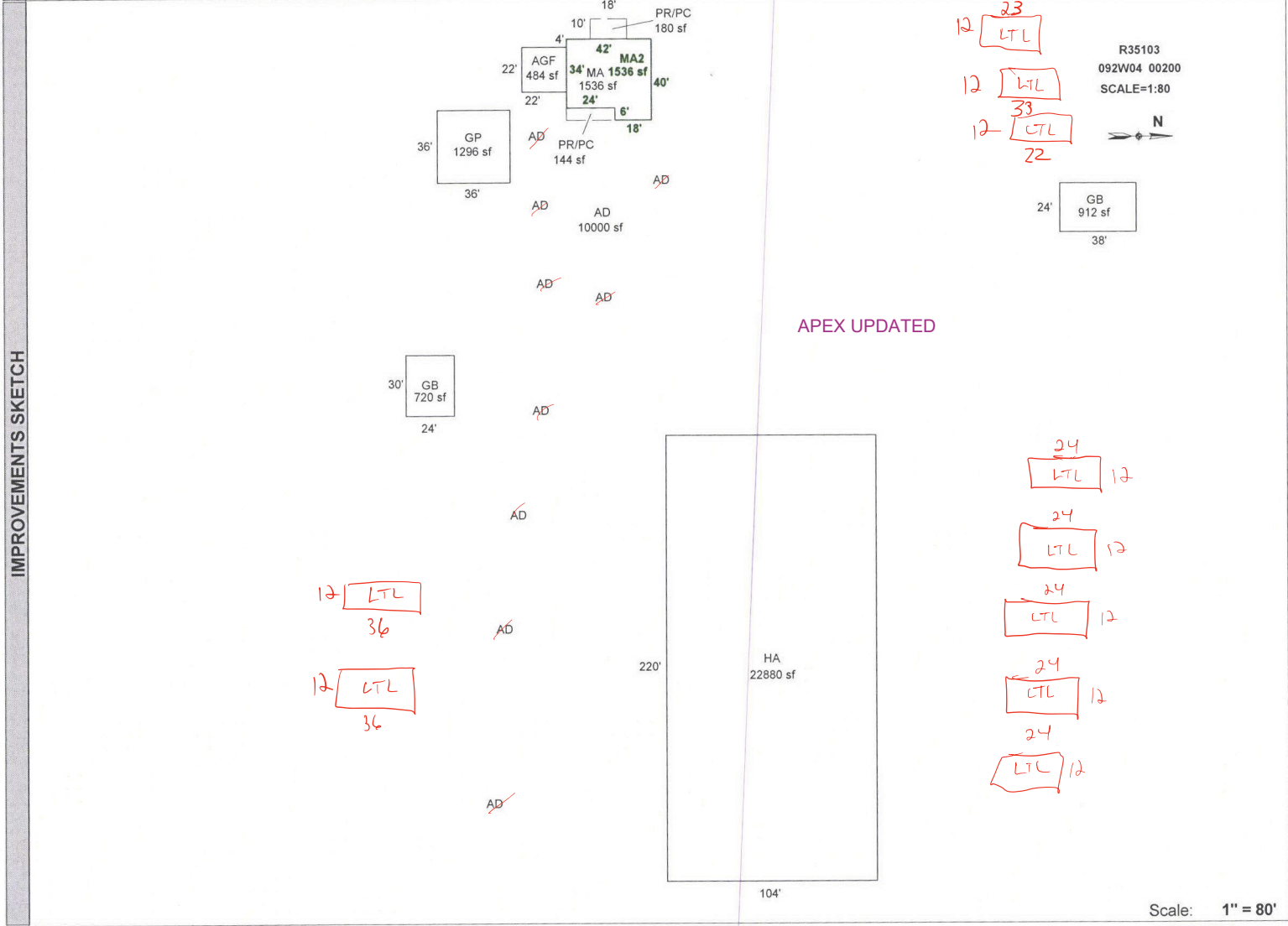
Except.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 092W04 00200

File No R35103

SUBJECT	Property Address <b>9065 MARION RD SE</b>		
	City <b>TURNER</b>	County <b>MARION</b>	State <b>OR</b>
	Owner		Zip <b>97392</b>
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1536	164	1536
	GLA2	MA2	1.00	1536	164	1536
	GBA1	GP	1.00	1296	144	
	HA	1.00	22880	648		
	GB	1.00	720	108		
	GB	1.00	912	124	25808	
GAR	AGF	1.00	484	88	484	
P/P	PR/PC	1.00	180	56		
	PR/PC	1.00	144	60	324	
	Net LIVABLE Area		(rounded w/ factors)		3072	
	Net BUILDING Area		(rounded w/ factors)		25808	

Comment Table 1	
DRAWN BY JRONDEMA 6/26/18 UPDATED BY JRONDEMA 2/11/19	
Comment Table 2	Comment Table 3



R35103 Gated Entry-2

2/8/2019  
02/8/19



DSCF8513

2/8/2019  
02/8/19



R35103 MA Rear S End

2/8/2019  
02/8/19



R35103 Gated Entry

2/8/2019  
02/8/19



R35103 HA S Side E End

2/8/2019  
02/8/19



R35103 MA Front N End

2/8/2019  
02/8/19



R35103 Entrance

2/8/2019  
02/8/19



R35103 HA E End

2/8/2019  
02/8/19



R35103 MA Front E Side

2/8/2019  
02/8/19









092W04 00200

R35103

551 01D A29

00550190

00550190

TUNNELL, RAY C & LOLA MAY

22.23 Acres

9065 MARION RD SE

1/30/02

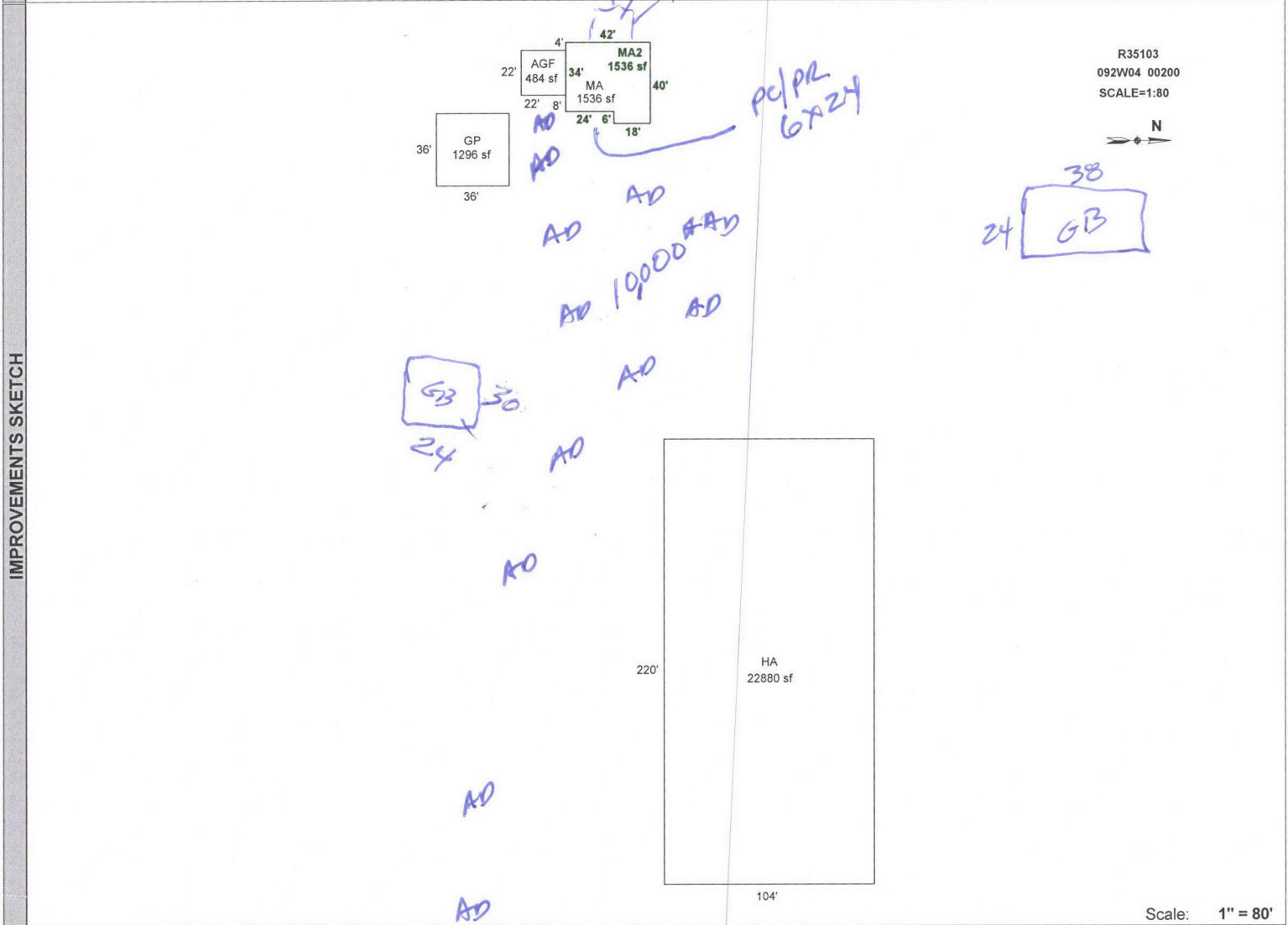


# SKETCH/AREA TABLE ADDENDUM

Parcel No 092W04 00200

File No R35103

SUBJECT	Property Address <b>9065 MARION RD SE</b>	County <b>MARION</b>	State <b>OR</b>	Zip <b>97392</b>
	City <b>TURNER</b>			
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	DRAWN BY JRONDEMA 6/26/18	
	GLA1	MA	1.00	1536	164	1536	
	GLA2	MA2	1.00	1536	164	1536	
	GBA1	GP	1.00	1296	144		
		HA	1.00	22880	648	24176	
	GAR	AGF	1.00	484	88	484	
	<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">3072</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">24176</span></p>					<p>Comment Table 2</p> <p>Comment Table 3</p>	

R35103 092W04 00200

Prop Class: 559 Prop Code: A99 Fran: 10

Appr #: 10 Date: 2-8-19

Situs Address 9065 MARION RD SE

TTO  LCB  Insp Cycle  Tags Farm Forest Sales Verif

Owner TOBIASSON, MARK R &

Pictom Other: \_\_\_\_\_

RMV Land: 308,760

RMV Imps: 27,490

RMV Total: 336,250

M50 Total: 59,370

For: 2019-2020

Notes: PLEASE UPDATE EXISTING SEGS ADD NEW INVENTORY, PULL TAG

Accessory Improvements

Seg: 3.1 PC CONCRETE PATIO

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 1200 Eff: 1200 Flooring: *GONE*

Dimens: 40 x 30 Plumbing:

Found: Heat/AC: Electrical: % Comp: \_\_\_\_\_

Ex Wall: Fireplace: Bedrooms: Adj: \_\_\_\_\_

AddFactor1: AddFactor2: Year: Eff: 1964 RMV: 4,580

AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Out Buildings

Seg: 1.1 DGU GB DETACHED GARAGE

Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM3

Class: 3-6 Roof Style: GABLE

Area: 720 Eff: 720 Flooring: CONC

Dimens: 30 x 24 Plumbing:

Found: FRAME Heat/AC: Electrical: 220 % Comp: \_\_\_\_\_

Ex Wall: Fireplace: Bedrooms: 2018 Func: \_\_\_\_\_

AddFactor1: AddFactor2: Year: 1950 Eff: 1908 Value: 19,870 *161,470*

AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: *Repair, Sinks, Roof* L/S: \_\_\_\_\_

Seg: 2.1 GB GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM *20%*

Class: 4 Roof Style: GABLE SHED

Area: 912 Eff: 912 Flooring: CONC

Dimens: 38 x 24 Plumbing:

Found: FRAME Heat/AC: Electrical: 1977 % Comp: \_\_\_\_\_

Ex Wall: METAL;10FT Fireplace: Bedrooms: Eff: 1964 Func: \_\_\_\_\_

AddFactor1: AddFactor2: Year: Eff: 1964 Value: 2,420 *2340*

AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 4.1 LTL LTL

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM

Class: Roof Style: GABLE

Area: 480 Eff: 480 Flooring: CONC

Dimens: 24 x 20 Plumbing:

Found: FRAME Heat/AC: Electrical: % Comp: \_\_\_\_\_

Ex Wall: METAL Fireplace: Bedrooms: Year: Eff: 1964 Value: 290 *N/A*

AddFactor1: AddFactor2: AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 5.1 LTL LTL

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM

Class: Roof Style: SHED

Area: 540 Eff: 540 Flooring: DIRT

Dimens: 45 x 12 Plumbing:

Found: Heat/AC: Electrical: *GONE* % Comp: \_\_\_\_\_

Ex Wall: Fireplace: Bedrooms: Year: Eff: 1964 Value: 330

AddFactor1: AddFactor2: AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 6.1 LTL LTL

Method: F;N Roof Cover: METAL Int Comp: Adj: FLCM

Class: Roof Style: SHED

Area: 480 Eff: 480 Flooring: *GONE*

Dimens: 20 x 24 Plumbing:

Found: Heat/AC: Electrical: % Comp: \_\_\_\_\_

Ex Wall: METAL;8FT Fireplace: Bedrooms: Year: Eff: Value: \_\_\_\_\_

AddFactor1: AddFactor2: AddFactor3:

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_



ID # R35103  
 MTL 092W04 00200  
 APP # \_\_\_\_\_ DATE \_\_\_\_\_

PROP CLASS 557  
 PROP CODE 1945  
 SITUS 9065 Marion Rd SE

97392

Segment MA Class 4 Area 1536  
 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 x 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 2018 Eff yr 2018  
 Condition P F A G E %Good \_\_\_\_\_ Qty 4  
 %Comp 100 Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code NEW Lump Sum \_\_\_\_\_  
 Comments x wd stove \*\* Master + Den w/ doer access

Segment MA 2 Class 4 Area 1536  
 Eff. Area \_\_\_\_\_  
 Roof Cover arcmp bltup comp i/shake metal  
 roll shake t/clay t/conc wood  
 Plumbing Bath 2 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 3  
 Yr blt 2018 Eff yr 2018  
 Condition P F A G E %Good \_\_\_\_\_ Qty 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 \_\_\_\_\_ Qty \_\_\_\_\_  
 %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 \_\_\_\_\_ Qty \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment	AGF	Y14A	AD	GB	HA	LAND
Class	4			5	5	
Dim/Size	22x22 484		10,000 sq	36x36 1296	104x20 2080	
Foundation	CONC			POST	POST	
Exter Wall	BRICK			BRICK 16'	BRICK 14'	
Inter Finish						
Roof Cover	ARCMP			BRICK	BRICK	
Roof Style	GABLE			GABLE	GABLE	
Flooring	CONC			CONC	DIRT	
Plumbing						
Electric				220	110	
Misc.						
Yr Blt	2018		2018	2018	2018	
Eff Yr						
Cond.						
% Good						
% Comp	100		100	100	100	
Lump Sum						
Excep. Code	NEW		NEW	NEW	NEW	

WIC x 4

walk-in pantry

Db1 Vanity x 2

Vaulted loft / Bonus Rm

R35103 092W04 00200

Prop Class: 551 Prop Code: A99 Fran: 36 10

Appr #: T610 Date: 2-9-18

Situs Address 9065 MARION RD SE

TTO  LCB  Insp

Cycle Tags Farm Forest

Sales Verif

Owner TOBIASSON, MARK R &

Pictom

Other:

RMV Land: 279,960

RMV Imps: 37,520

RMV Total: 317,480

M50 Total: 63,490

For: 2018-2019

Notes: REMOVE Y1, MAKE NOTED CHANGES TO DGU, RETAG 1-1-19 FOR NEW GB STARTED AFTER 1-1-18 AND FOR REMOVAL OF ANY OTHER IMPS INCLUDING THE MANUFACTURED.

Accessory Improvements

Seg: 3.1 PC CONCRETE PATIO  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 1200 Eff: 1200 Flooring:  
Dimens: 40 x 30 Plumbing:  
Found: Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: Eff: 1964 RMV: 4,880  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 4.1 YI2A YARD IMPROVEMENTS  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 1 Eff: 1 Flooring: REMOVE Y1  
Dimens: x Plumbing:  
Found: Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: Eff: RMV: 5,000  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Out Buildings

Seg: 1.1 DGU DETACHED GARAGE  
Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM3  
Class: 3 Roof Style: GABLE  
Area: 720 Eff: 720 Flooring: CONC  
Dimens: 30 x 24 Plumbing:  
Found: FRAME Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: 1950 Eff: 1950 Value: 24,440  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 2.1 GB GENERAL PURPOSE BUILDING  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
Class: 4 Roof Style: GABLE  
Area: 912 Eff: 912 Flooring: CONC  
Dimens: 38 x 24 Plumbing:  
Found: FRAME Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: METAL;10FT Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: Eff: 1964 Value: 2,550  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 5.1 LTL LEAN-TO  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
Class: Roof Style: GABLE  
Area: 480 Eff: 480 Flooring: CONC ✓  
Dimens: 24 x 20 Plumbing:  
Found: FRAME Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: METAL Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: Eff: 1964 Value: 310  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 6.1 LTL LEAN-TO  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
Class: Roof Style: SHED ✓  
Area: 540 Eff: 540 Flooring: DIRT  
Dimens: 45 x 12 Plumbing:  
Found: Heat/AC: Electrical: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Bedrooms: Func: \_\_\_\_\_  
Year: Eff: 1964 Value: 340  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

R35103 092W04 00200 Prop Class: 551 Prop Code: A99 Fran: 36 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 9065 MARION RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner TOBIASSON, MARK R &  Pictom Other: \_\_\_\_\_

RMV Land: 279,960 RMV Imps: 37,520 RMV Total: 317,480 M50 Total: 63,490 For: 2018-2019

Notes: \_\_\_\_\_

Segment	LTC								Land
Class									
Dim/Size	20x24 480								
Foundation									
Exter Wall	METAL								
Wall Height	8'								
Inter Finish									
Roof Cover	METAL								
Roof Style	SHED								
Flooring	DIRT								
Plumbing									
Electric									
Misc.									
Yr Blt									
Eff Yr									
Cond.	P								
% Good									
% Comp									
Lump Sum	N/A								
Except. Code	INV ONLY								

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	FOUR BENCH IRR	008SI	21.23		

Eff Acres Companion Accounts M125343 092W04 00200

Zone: EFU

Date: 4/20/18 Clerk: Chris Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: 610 4-24-18

Return to appraiser after input  Review by lead appraiser 4/19/18 (3)

R35103 092W04 00200 Appr #: 36 Date 11/8/16 Prop Class 551 Prop Code A99  
 Situs Address 9065 MARION RD SE 97392 Franchise Code 36 Year For: 2017-2018  
 Owner TUNNELL, RAY C &

Tags Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.

Notes: All deleted improvements gone before 11/1/16.

RMV Land: 262,320 RMV Imp: 37,330 RMV Total: 299,650 M50 Total: 68,150

**Accessory Improvements**

Seg.Type PC CONCRETE PATIO Seg. # 3.1 Method: R05 Class Area 1200 Eff Area 1200  
 Length 40 Width 30 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1964 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 4,400  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type YI2A YARD IMPROVEMENTS Seg. # 7.1 Method: R05 Class Area 1 Eff Area 1  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,150  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings**

Seg.Type DGU DETACHED GARA Seg. # 1.1 Method: R05 Class 3 Area 720 Eff Area 720  
 Length 30 Width 24 Foundation FRAME Ex. Wall Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1950 Eff. Yr. Blt: 1950  
 Cond. P F A G E Adj. Codes RLCM3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 19,570  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type LTL LEAN-TO Seg. # 10.1 Method: F09 Class Area 540 Eff Area 540  
 Length 45 Width 12 Foundation Ex. Wall Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 310  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 4 Area 912 Eff Area 912  
 Length 38 Width 24 Foundation FRAME Ex. Wall METAL;10FT Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 2,290  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

~~Seg.Type GB GENERAL PURPO Seg. # 4.1 Method: F09 Class 4 Area 2448 Eff Area 2448  
 Length 72 Width 34 Foundation POST Ex. Wall 10FT;B&B Roof Cover METAL  
 Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 3,340  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Delete - gone~~

~~Seg.Type LTL LEAN-TO Seg. # 5.1 Method: F09 Class Area 2160 Eff Area 2160  
 Length 72 Width 30 Foundation POST Ex. Wall METAL Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,240  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Delete - gone~~

R35103 092W04 00200 Appr #: 36 Date 11/8/16 Prop Class 551 Prop Code A99  
 Situs Address 9065 MARION RD SE 97392 Franchise Code 36 Year For: 2017-2018  
 Owner TUNNELL, RAY C &  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  
 Notes: \_\_\_\_\_

RMV Land: 262,320 RMV Imp: 37,330 RMV Total: 299,650 M50 Total: 68,150

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Seg. Type GB GENERAL PURPO Seg. # 6.1 Method: F09 Class 4 Area 1260 Eff Area 1260  
 Length 42 Width 30 Foundation POST Ex. Wall METAL Roof Cover METAL  
 Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 1,940  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments Delete-gone

Seg. Type LTL LEAN-TO Seg. # 8.1 Method: F09 Class Area 480 Eff Area 480  
 Length 24 Width 20 Foundation FRAME Ex. Wall METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 270  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_\_

Seg. Type LTL LEAN TO Seg. # 9.1 Method: F09 Class Area 1440 Eff Area 1440  
 Length 72 Width 20 Foundation FRAME Ex. Wall METAL Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 820  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments Delete-gone

R35103 092W04 00200 Appr #: 36 Date 11/8/16 Prop Class 551 Prop Code A99  
 Situs Address 9065 MARION RD SE 97392 Franchise Code 36 Year For: 2017-2018  
 Owner TUNNELL, RAY C &  
 Tags Cycle Sales Verification Other: Review  TTO  LCB  Insp.  Pictom.  
 Notes: \_\_\_\_\_

RMV Land: 262,320 RMV Imp: 37,330 RMV Total: 299,650 M50 Total: 68,150

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	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	FOUR BENCH IRR	008SI	21.23		

Eff Acres Companion Accounts M125343 092W04 00200

Zone: EFU

Date 11/29 Clerk Amy **ROUTING 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/comments \_\_\_\_\_

MAR TOBIASSON 503 779-7727

# Assessor Monthly Issued Permit Report

For 4/1/2018 to 4/30/2018

PERMIT#: 555-18-001713-DWL STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 3/6/2018  
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/2/2018  
 CATEGORY: Comprehensive EXPIRES: 10/20/2018

OFFICE: MC  
 PARCEL#: 092W04 00200 R35103  
 ACRES: 22.23  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 9065 MARION RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	TOBIASSON,MARK R & CYNTHIA	4676 COMMERCIAL ST, PMB #335 SALEM, OR 97302	503-858-8275
CCB	PACIFIC TRADE & DEVELOPMENT LLC	3935 HAGERS GROVE SALEM, OR 97317	5033991721
OWNER	TOBIASSON,CYNTHIA L		
OWNER	TOBIASSON,MARK R		
PRIMARY CONTACT	TOBIASSON,MARK R & CYNTHIA	4676 COMMERCIAL ST, PMB #335 SALEM, OR 97302	503-858-8275

CONST CAT Single Family Dwelling  
 WORK TYPE: New  
 WORK DESC: 4 BDRM SFD TO REPLACE 3 BDRM MH  
 VALUATION: \$379,147.56  
 STORIES: 1  
 BATHS: 4 KITCHENS: 1

### SQUARE FEET

HABITABLE: 1728  
 EXISTING:  
 NEW:  
**TOTAL SQ. FT.: 3556**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3072 Sq Ft
U Utility, misc.	VB	484 Sq Ft
U Utility, misc. - half rate	VB	336 Sq Ft

# Assessor Monthly Issued Permit Report

## For 5/1/2018 to 5/31/2018

PERMIT#: 555-18-003275-STR	STATUS: Permit Issued
PERMIT TYPE: Residential	APPLIED: 5/1/2018
SUB-TYPE: Structural	ISSUED: 5/10/2018
CATEGORY: Comprehensive	EXPIRES: 11/5/2018

OFFICE: MC  
 PARCEL#: 092W04 00200 R35103  
 ACRES: 22.23  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 9065 MARION RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	TOBIASSON, MARK R	4676 COMMERCIAL ST SE #335 SALEM, OR 97302	503-858-8275
CCB	M & W BUILDING SUPPLY CO INC	PO BOX 220 CANBY, OR 97013	5032639000
OWNER	TOBIASSON, MARK R & CYNTHIA		
PRIMARY CONTACT	TOBIASSON, MARK R	4676 COMMERCIAL ST SE #335 SALEM, OR 97302	503-858-8275

CONST CAT: Detached Accessory Structure

WORK TYPE: New

HA

WORK DESC: 220 X 104 POLE BLDG (PERSONAL USE)

VALUATION: \$546,832.00

STORIES: 0

BATHS:

KITCHENS:

### SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 22880

**TOTAL SQ. FT.: 22880**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	22880 Sq Ft

Specially Assessed Land Appraisal Card

Account: R35103

Map Tax Lot: 092W04 00200

Name: TOBIASSON, MARK R &

Acres: 22.23

Franchise: 10

TOBIASSON, CYNTHIA L PMB #335

4676 COMMERCIAL ST SE SALEM, OR 97302

Related Accounts: M125343

LSU	Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
Y99	LT	1001		FARM OSD	0.00	OSDA.RUR	40,000	4,000	4,000	R35103.1
Y09	HS	1021		FARM HOMESITE	1.00	008S	10,210	10,790	8,680	R35103.2
Y74	ASU	3260		FOUR BENCH IRR	21.23	008SI	229,750	58,570	18,940	R35103.3

Inspection Date: 4, 5, 18 Scr #94

Remarks: Farm vso o.k - pasture, cattle

5/16/18  
TH (3)

Specially Assessed Land Appraisal Card

Account: R35103

Map Tax Lot: 092W04 00200

Name: TOBIASSON,MARK R &

Acres: 22.23

Franchise: 10

TOBIASSON,CYNTHIA L PMB #335  
4676 COMMERCIAL ST SE SALEM, OR 97302

Related Accounts: M125343

Event Code	Date	Comment	R35103	R35103
2018FARM	1/16/2018	JAN 2018 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS		



**Account Number(s) from letter:**

564560

092W0400

00200

**Farm / Forest Deferral Verification**

**Passcode**

rs22

**Account Number(s) from letter:**

564560

**Property Owner Name(s):**

Steven Michael Hamilton

**Does the property currently have farm or forest activity?**

Farm

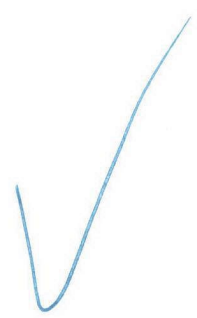
**What is the farming activity this property is engaged in and how many acres?**

The main farming activity will be growing pasture grass/raising livestock. I have 4 goats to be moved over once the fencing has been secured. I have been raising 2 head of cattle every year (bought in early spring, harvested in late fall/early winter), but with these additional 3.69 acres, I will be able to bump the number up to 6 or more head of cattle once the quality of the pasture is determined this spring and summer. There's also apple trees, grape vines, and black berry bushes bearing fruit when in season. 2 green houses on the property will be utilized to grow vegetables and herbs such as onions, tomatoes, garlic, peppers, etc.

**Do you plan to begin farming with the intent to make a profit?**

**What is your planned farm use and timeline?**

3/6/23  
Per #77 cwo  
Farm use ok



**Account Number(s) from letter:**

564560

**Is the farmland being leased or rented to farmer?**

No

**How many acres are leased/rented?**

**What is the price per acre?**

**Tenant contact Information?**

**Do you understand the property will be disqualified from special assessment when there is no farming with the intent to make a profit and it will result in a Potential Additional Tax or an Additional tax per ORS 308A.113 & 308A.116?**

Yes

**Are you growing a forest with the intent to harvest?**

**How many acres are forested?**

**Account Number(s) from letter:**

564560

**Do you understand the property will be disqualified from special assessment if the forest does not meet stocking standards or is not being grown with the intent to harvest, it will result in an Additional tax per ORS 321.359?**

Yes

**Do you prefer contact by email or phone?**

Email

**Please include a phone number in case there are follow up questions or further clarification is needed.**

**Please include an email address in case there are follow up questions or further clarification is needed.**

stevehamiltonelectric@gmail.com

**Additional comments and/or questions:**

- **Please attach photos/copies of any related documentation you may have: such as receipts for livestock/seed/planting; photos of the property being used; livestock; planted fields; related purchases or anything that helps show what is taking place and where on the property.**

**Account Number(s) from letter:**

564560



**Account Number(s) from letter:**

564560



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**Account Number(s) from letter:**

564560



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**Account Number(s) from letter:**

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**Account Number(s) from letter:**

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**Account Number(s) from letter:**

564560



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**Account Number(s) from letter:**

564560



**Account Number(s) from letter:**

564560



**If you would like any of the following flyers please check the box and we will mail/email them to you:**

Frequently Asked Questions General Special Assessment, Assessment of Farmland in an EFU Zone, Livestock carrying capacity

**Date the survey was submitted:**

**Account Number(s) from letter:**

564560

February 26, 2023 6:50 PM

9065 Marion Rd SE

Marion Rd SE

**R35103 Gated Entry**



PLEASE DO NOT  
ENTER THIS  
PROPERTY WITHOUT  
THE PROPER AUTHORITY

2/ 8/2019

**02/8/19**

R35103 Gated Entry-2

PLEASE DO NOT  
CLIMB OVER,  
SQUEEZE THRU,  
OR HANG ON GATE

27 8/2019  
02/8/19

**R35103 MA Front E Side**



2/8/2019  
**02/8/19**

**R35103 MA Front N End**



2/8/2019

**02/8/19**

**R35103 MA Rear S End**



2/ 8/2019

**02/8/19**

**R35103 36x36 GB N End W Side**



2/8/2019  
**02/8/19**

**R35103 30x24 GB Front E Side N End**



2/ 8/2019

**02/8/19**

**R35103 30x24 GB N End W Side**



2/8/2019

**02/8/19**

**R35103 HA E End**



2/ 8/2019

**02/8/19**

**R35103 HA S Side E End**



2/ 8/2019

**02/8/19**

R35103

~~0000000000~~

HA - W. END



2/ 8/2019

02/8/19

R35103 24x38 GB



2/ 8/2019

02/8/19

R35103 Driveway-1



2/ 8/2019

02/8/19

R35103 Driveway-2



2/ 8/2019  
02/8/19

**R35103 Driveway-3**

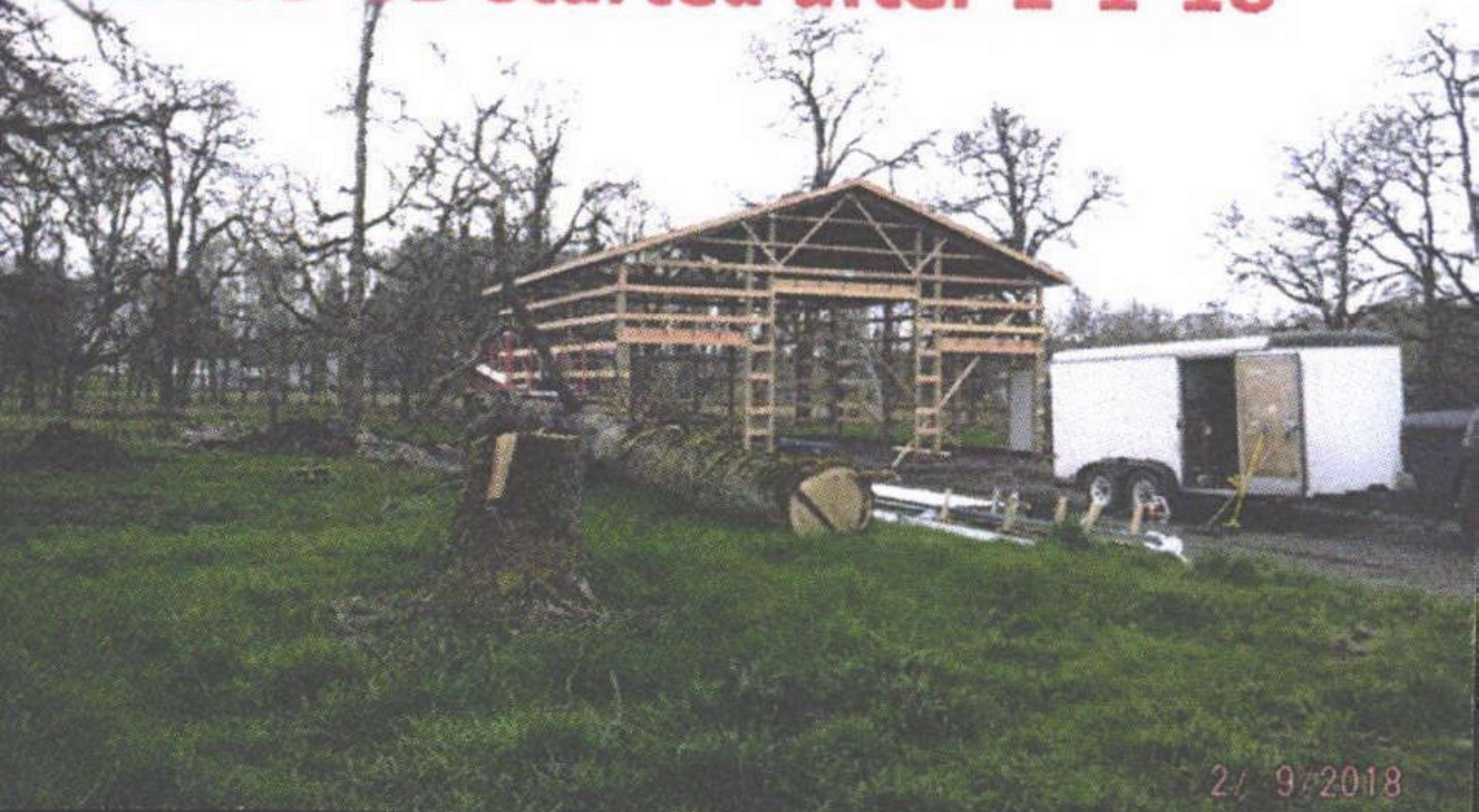


2/ 8/2019

**02/8/19**

**2-9-18**

**R35103 GB started after 1-1-18**

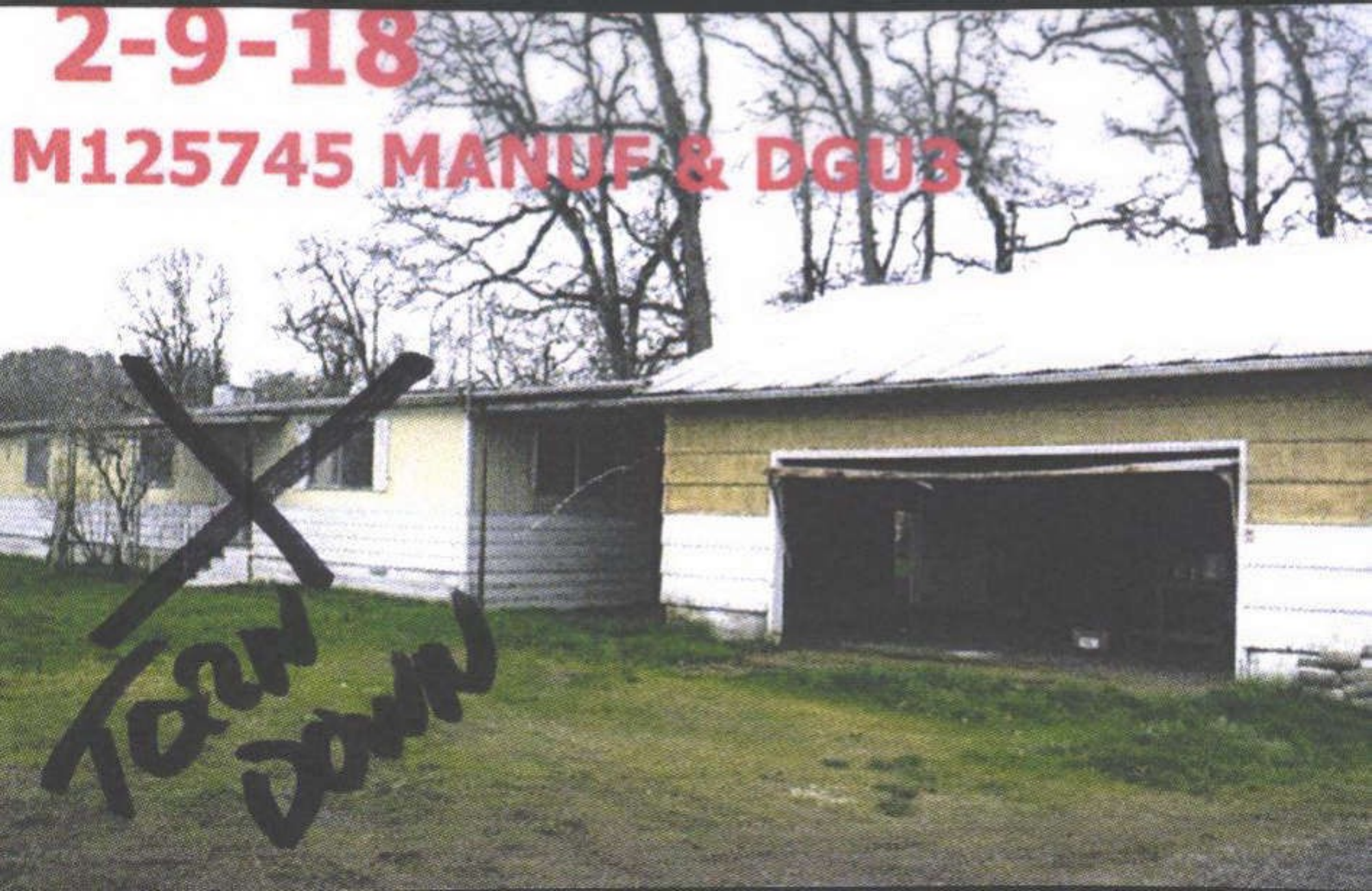


2/9/2018

2-9-18

M125745 MANUF & DGU3

~~1021  
1021~~



2-9-18

M125745 MANUF-REAR



**2-9-18**

**R35103 DGU3**



2-9-18

R35103 DGU3-Rear LTL ~~12x45~~

~~Gone~~



2/9/2018

**2-9-18**

**R35103 GB4 24x38 LTL 20x24**



2/9/2018





3-14-11







