

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDC Input Print Date: 9/26/2025
 12/16/25

Acct ID: 535146 MTL: 092W07C000100 Date: 11/20/25 Appr: MDC Prop Class: 401 RMV Prop Class: 401
 Situs: 10608 GARMA WAY SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 59279 Year: 2025

Last Date Appraised: 02/14/2014 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Addition)
 Owner: BIRON, BEAU A & BIRON, KIRA Last Sales Date: 10/03/2013 Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 300420
 RMV Land: 343040 RMV Imp: 457920 RMV Total: 800960 MAV: 300420 MSAV: 0 SAV: 0
 Comment: 25.000580 Graffed Left Hungary \$169,000

OSDs 26-27 ADS IBS, IBA Above Garage 17M+ covered Deck 100% Complete

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land
 Site: 1 Code Area: 05590 Size: 3.25 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: RMV: 293040 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 500190 /02-03; SLIGHT SLOPE TO PROPERTY W/AVERAGE VIEW /02-03; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 142 + Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1915 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 435980
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors new eyb 2008 per procedure

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1499 <u>1474</u>	2	FB-1	2000	2000	ROOF, HVAC+, BATH - 1, KIT	Exception: Y N
Second Floor	4 +	Finished	416	1	FB-1	2000	2000	HVAC, BATH - 1	Exception: Y N
Garage Attached	4	Finished	864	0	0	2000	2000	ROOF	Exception: Y N

Accessories MA HT 912 1 1 2025 2025 HVAC + Bath Exception

Description	Class	S	Sq. Ft.	% Good	% of Whole
YARD IMPROVEMENTS AVERAGE	4		Addition: 912	100%	33%
			Basement:		
			First Floor: 1474	88%	46%
			Second Floor: 416	88%	13%
			Attic:		
			Total Sq.Ft.: 2802	100%	92% = Updated % Good

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					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1728 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 18730
 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	5	Finished	1728	0	0	2000	2000	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 356 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 480 % Complete: 100.00
 Desc: Lean-to Excellent (LTE) Dimensions: 10x48 RMV: 3210
 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
Lean-to Excellent	4	Finished	480	0	0	2005	2005		Exception: Y N

Accessories

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

Permits

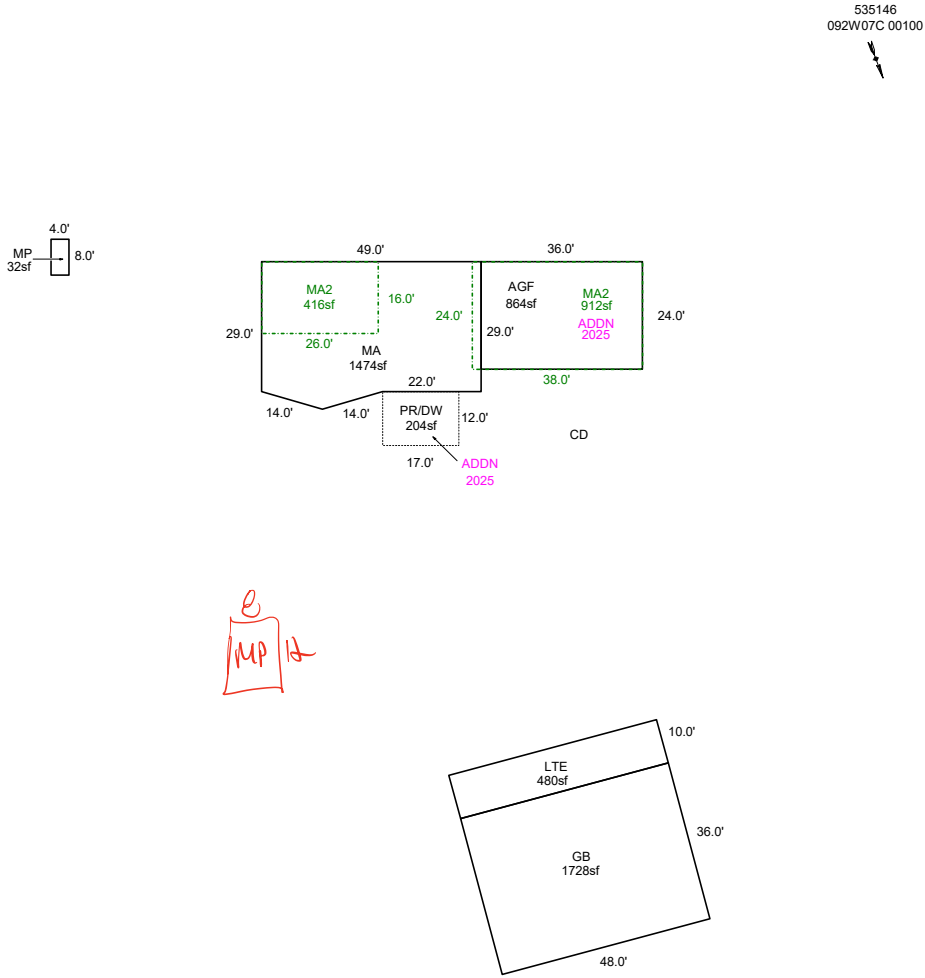
Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000580	83481	MARION COUNTY	NEW CONSTRUCTION	ADDITION	168997	0	R	Add 1 bdrm, 1 bath and living space above Garage and 17 X 12 Covered Front Deck

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535146 Parcel No.: 092W 07C 00100
 Property Address: 10608 Garma Wy 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
GBA1	GB	1.0	1728.0	168.0	
	MP	1.0	32.0	24.0	
	LTE	1.0	480.0	116.0	2240.0
MA2	MA2	1.0	416.0	84.0	
	MA2	1.0	912.0	124.0	1328.0
GAR	AGF	1.0	864.0	120.0	864.0
MA	MA	1.0	1473.4	157.1	1473.4
P/P	PR/DW	1.0	204.0	58.0	204.0

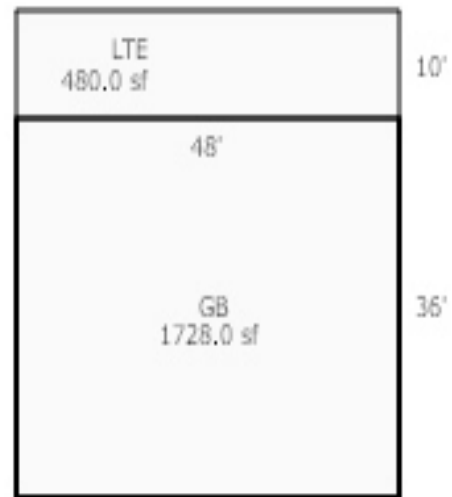
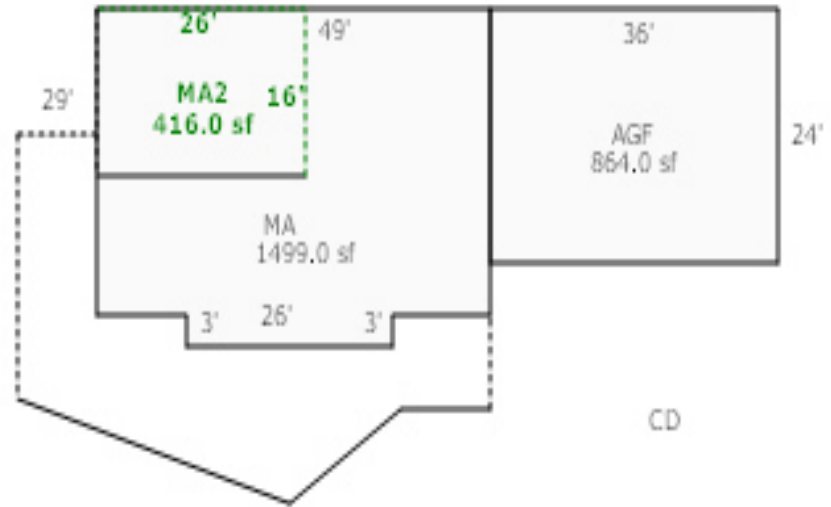
COMMENT TABLE 1

Apex 3/20/2012 Jane
 UPDATED BY CLOBERG 03/05/25 25-000580 ADDN
 UPDATED BY CLOBERG 06/09/25 25-000580 REV-01

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	3	(rounded)		2,801
Net BUILDING	cnt	3	(rounded)		2,240

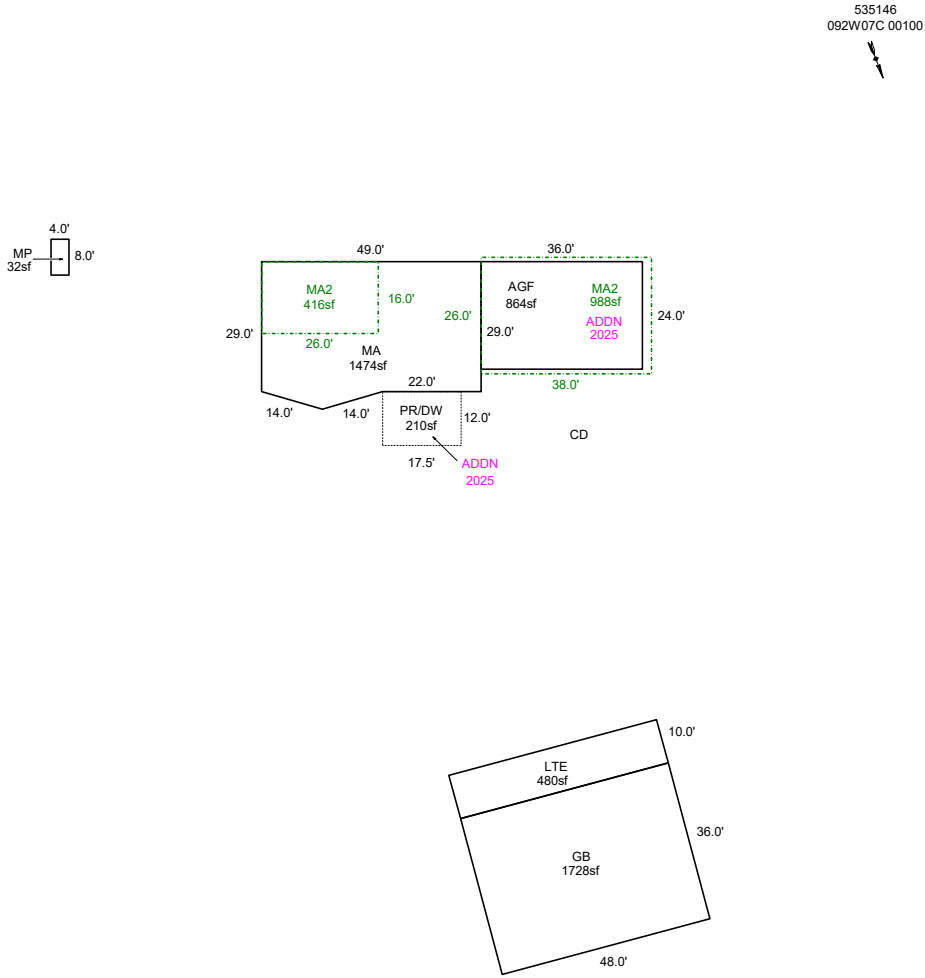


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535146 Parcel No.: 092W 07C 00100
 Property Address: 10608 Garma Wy SE
 City: Turner County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1728.0	168.0	
	MP	1.0	32.0	24.0	
	LTE	1.0	480.0	116.0	2240.0
MA2	MA2	1.0	416.0	84.0	
	MA2	1.0	988.0	128.0	1404.0
GAR	AGF	1.0	864.0	120.0	864.0
MA	MA	1.0	1473.4	157.1	1473.4
P/P	PR/DW	1.0	210.0	59.0	210.0

COMMENT TABLE 1

Apex 3/20/2012 Jane
 UPDATED BY CLOBERG 03/05/25 25-000580 ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	3	(rounded)		2,877
Net BUILDING	cnt	3	(rounded)		2,240







CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W 07C 00100

File No R35146

SUBJECT

Property Address 10608 Garma Wy SE

City Turner

State OR

Zip 97392

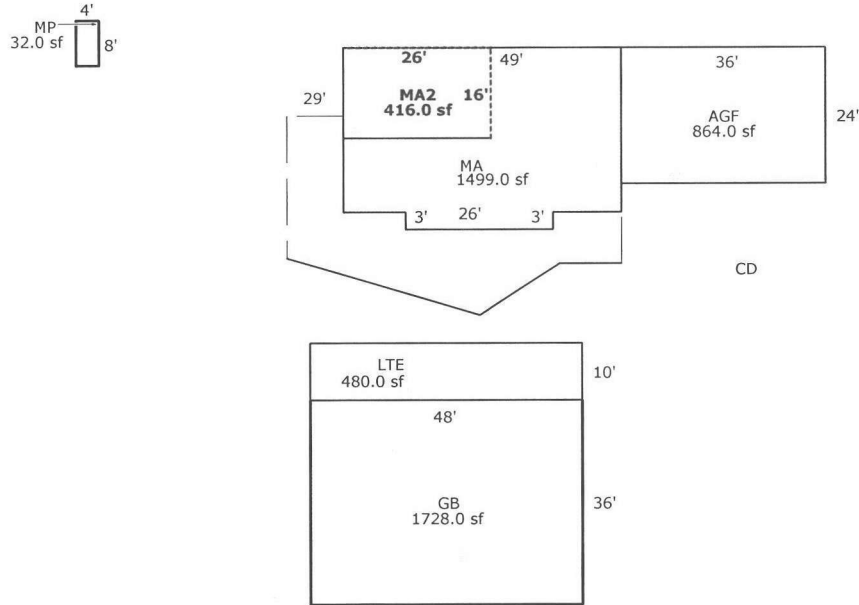
Owner

Client

Appraiser Name

R35146
092W07C 00100

IMPROVEMENTS SKETCH



Scale: 1 = 34

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1499.0	162.0	1499.0
GLA2	MA2	1.00	416.0	84.0	416.0
GBA1	GB	1.00	1728.0	168.0	
	MP	1.00	32.0	24.0	
	LTE	1.00	480.0	116.0	2240.0
GAR	AGF	1.00	864.0	120.0	864.0


Net LIVABLE Area	(rounded w/ factors)	1915
Net BUILDING Area	(rounded w/ factors)	2240

Comment Table 1

Apex 3/20/2012 Jane

Comment Table 2

Comment Table 3

10608 Garma Wy SE		Asking Price \$429,000	Status: ACTIVE	MLS #:
Turner	OR97392	Beds: 3	Baths: 2	SqFt: 1915
				Acres: 3.25
Location Information		Financial / General Information		
Area: 90 MARION COUNTY		Asking Price: \$429,000		
County: Marion		Price per SqFt: \$224.02		
Elem School:		Price per Acre: 132000.00		
Middle School: Cascade		Original Price: \$449,000		
High School: Cascade		Tax Info: T		
Lot: 1 Block:		Tax Acct #: R35146		
Subdivision:		Tax Amount: 2457		
Cross Street: Summit Loop		Tax Years: 10		
Directions to Property:		Property Class: Residential with Acreage		
Delaney to Parrish Gap to Summit Lp to Garma		Property Type: Residence w/Acres		
Click for Map or Assoc Docs: M D		Suitable for:		
		Pasture/Ranch		
Interior Information		Beds: 3	Baths: 2	Virtual Tour: 3.25 acres - view & privacy. 1915 sf of c Lots of wood cabinets/ flooring. 3 car g. 46x48 shop/ barn - outdoor arena 60x1 fenced & cross fenced.
Approx Total SqFt: 1915		# Baths - Lower Level:		
Source of SqFt Data: County		# Baths - Level 1: 1		
<u>Approx Rm Dimensions/Level</u>		# Baths - Level 2: 1		
LivRm 13x30 1/Main		Basement:		
DinRm 1x1 1/Main		Bonus Rms: Breakfast Room/Nook, Workshop		
FamRm 13x15 1/Main		Dining: Area (Combination)		
Kitch 12x13 1/Main		Dishwasher: Built-in Disposal: Yes		
Util 5x9 1/Main		Fireplace: Family Room, Propane		
MBed 15x16 2/Upper		Flooring: Carpet, Laminate, Wood		
Bed2 10x11 1/Main		Heating: Propane, Central AC, Heat Pump, Hot		
Bed3 10x12 1/Main		HiSpd Commun: Available		
Bed4		Range Facil: Propane, Built-in		
AdtiRm		Security System?		
Inclusions: Wdw Cov		Water Heater: Propane		
Exclusions:				
Structure / Buildings Information		Listing / MLS Information		
Home Style: Other		Foundation: Continuous	List Broker: STEPHEN G. TANDY P.C.	
Year Built: 2000		Patio: Deck	Phone: Agent: (503) 566-5519	
Garage Capacity: 3		Sewer: Septic	E-mail: STandy@CBOregon.com	
Garage Type: Attached		Siding Style: Cedar	List Office: COLDWELL BANKER MOU	
Garage Dimens:		Siding Type:	Office Ph: Office: (503) 364-9596	
Manufactured Home (MH) Detitled:		Roof: Composition	Fax: Fax: (503) 588-3585	
MH Make:		Water: Well	Co-List:	
MH Type:		MH Model:	Owner: Pugh	
Outbuildings:		MH Size:	Owner Ph:	
Barn, Other (Refer to Remarks)		MH Serial #:	Occupant:	
Bldg 1 Barn/Shop		Use	Occup Ph:	
Bldg 2 Arena		Size	Showing: Appt Nec	
Bldg 3		46x48		
Bldg 4		60x120		
Exterior / Land Information		Agency Type: ERS		
Acres: 3.25		Selling Office Commission: 3%		
Acres Irrigated:		Buyers Agent Coop: Yes		
Approx Lot SqFt:		Differing Coop Offer: Yes Dual/Variable		
Appr Lot Dimensions		Escrow At: Fidelity		
Deferral:		Possession:		
Sp. Assessments or Liens:		Seller Terms: CSH, CNV		
Water Rights: No		3rd Party Approv?		
Source of Wtr Rts Info:		Listing Date: 3/11/2011 DC		
Land Description:		For Sale Sign: Yes I		
Land 1:		Prop Address Internet Display: Yes		
Land 2:		Photo Instructions: Agent To Supply P		
Land 3:		Sold Information		
Miscellaneous Features		Closing Date:		
HOA Amenities:		How Sold:		
		Buyer:		
		Sold Price:		

R35146 092W07C 00100 Appr #: 73 Date 12-20-11 Prop Class 401 Prop Code F45
 Situs Address 10608 GARMA WY SE Franchise Code 42 Year For: 2011-2012
 Owner PUGH,CHRISTINE D &

Notes: LOCKED GATE Cycle Sales Verification Change Class - ADD CTE Other: _____ #429K
4 Sale

RMV Land:	182,480	RMV Imp:	192,980	RMV Total:	375,460	M50 Total:	198,680
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1499	Eff Area 1499		
Length	Width	Roof Cover ARCMP	Plumbing BATH1		Heat AC		
Fireplace		Inter. Comp: CKTP;DSP;DW			Bedrooms 2		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4+</u> % Comp _____	Func _____	Econ _____	RMV: 102,560		
Lump Sum _____	Except Code/Year <u>INV</u>	Comments <u>Appraiser JDGMNT</u>					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 416	Eff Area 416		
Length	Width	Roof Cover	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 1		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4+</u> % Comp _____	Func _____	Econ _____	RMV: 27,930		
Lump Sum _____	Except Code/Year <u>INV</u>	Comments <u>Appraiser JDGMNT</u>					
Seg.Type AGF	Seg. # 1.4	Method: R05	Class 4	Area 864	Eff Area 864		
Length 24	Width 36	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u> % Comp _____	Func _____	Econ _____	RMV: 35,120		
Lump Sum _____	Except Code/Year <u>nk</u>	Comments _____					

Accessory Improvements

Seg.Type YI4A	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built 2000	Eff. Year Built: 2000	Cond. P F <u>A</u> G E	% Comp _____	Econ _____	RMV: 6,000		
Lump Sum _____	Except Code/Year <u>nk</u>	Comments _____					

Out Buildings

Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 1728	Eff Area 1728		
Length 36	Width 48	Foundation POST	Ex. Wall 12FT;BKENA	Roof Cover BKENAM			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 2000	Eff. Yr. Blt: 2000		
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____	RMV: 21,370	
Lump Sum _____	Except Code/Year <u>nk</u>	Comments _____					
Seg.Type MP	Seg. # 3.1	Method: F;N	Class 6	Area 32	Eff Area 32		
Length 4	Width 8	Foundation FRAME	Ex. Wall PLYWD	Roof Cover COMP			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. 220V	Yr. Blt. 2000	Eff. Yr. Blt: 2000		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____	RMV: 0	
Lump Sum _____	Except Code/Year _____	Comments _____					

*Change Class
 ADD LTE
 new changes..*

R35146 092W07C 00100 Appr #: _____ Date _____ Prop Class 401 Prop Code F45
 Situs Address 10608 GARMA WY SE Franchise Code 42 Year For: 2011-2012
 Owner PUGH,CHRISTINE D &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 182,480 RMV Imp: 192,980 RMV Total: 375,460 M50 Total: 198,680

Segment	LTE							Land
Class								
Dim/Size	10 X 48							
Foundation								
Exter Wall	BKENAM							
Wall Height								
Inter Finish								
Roof Cover	BKENAM							
Roof Style	SHED							
Flooring	DIRT							
Plumbing								
Electric	110v							
Misc.								
Yr Blt								
Eff Yr	2005							
Cond.								
% Good	100							
% Comp	100							
Lump Sum								
Except.Code	m/m							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	3.25	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

3-21-12 Jane

Date 3/8 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 _____



28 11'00



28 11'00



10 10 '01



R 35146

12-20-11

GB



R35144

12-20-11

GATE

Assessor Monthly Issued Permit Report

For 2/1/2025 to 2/28/2025

PERMIT#: 555-25-000580-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 1/22/2025
 SUB-TYPE: Structural ISSUED: 2/21/2025
 CATEGORY: Comprehensive EXPIRES: 8/20/2025

OFFICE: MC
 PARCEL#: 092W07C000100 R35146
 ACRES: 3.25
 SUBDIV: PP 1990-036
 LOT/BLOCK: 1 /
 ADDRESS: 10608 GARMA WAY SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		4742 LIBERTY RD S 457 SALEM, OR 97302	5037793144
CCB	VA & SONS CONSTRUCTION CORP	4742 LIBERTY RD S 457 SALEM, OR 97302	5037793144
OWNER	BIRON, BEAU A & BIRON, KIRA	10608 GARMA WY SE TURNER, OR 97392	
SITE CONTACT		4742 LIBERTY RD S 457 SALEM, OR 97302	5037793144

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: ADD 1 BDRM, 1 BATH, AND LIVING SPACE ABOVE GARAGE, AND 17 X 12 COVERED FRONT DECK

VALUATION: \$168,997.26

STORIES: 2

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 912

EXISTING: 1900

NEW: 912

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	912 Sq Ft
U Utility, misc. - half rate	VB	558 Sq Ft