

Summary Lead Appr: ww 11/4 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input Print Date: 9/29/2025

Acct ID: 535210 MTL: 092W10000100 Date: 10/22/25 Appr: MDL Prop Class: 559 RMV Prop Class: 509  
 Situs: 10102 70TH AVE SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 28179 Year: 2025

Last Date Appraised: 07/22/2021 Appraiser: MATT LORD Tag: Y N Tag info:  
 Owner: PEREZ, ELOY Last Sales Date: 05/30/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 128741  
 RMV Land: 579510 RMV Imp: 123180 RMV Total: 702690 MAV: 60970 MSAV: 67771 SAV: 133469  
 Comment: LEVEL 2 7.22.21 CL10 30

Notations 26-27 sales MLS 827828 Down 50

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs emailed request for self report letter ww 11/4

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: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 8040 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00550190 25-26 CORR SOILS

Site: 3 Code Area: 05595 Size: 4.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 38910 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974 / 00550190 25-26 CORR SOILS 06-19-02: CORR LAND SCHED PER DK #87.

Site: 4 Code Area: 05595 Size: 60.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 482410 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974 / 00550190 25-26 CORR SOIL

Site: 5 Code Area: 05595 Size: 0.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 150 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 00550190

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1820 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 65x28 RMV: 53210  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1820	3	FB-2	1979	1979	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	Y N

Accessories

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

Bldg: 4 Code Area: 05595 Stat Class: 107 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 9070  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1984	8560	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05595 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 3360 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 60x56 RMV: 9410  
 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	
General Purpose Bldg	4	Finished	3360	0	0	1979	1979	FAIR	Exception: 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: 2005    Eff Year Blt: 2005    Sq.Ft: 4320    % Complete: 100.00  
 Desc: General Purpose Building (GB)    Dimensions: 72x60    RMV: 51490  
 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	
General Purpose Bldg	5	Finished	4320	0	0	2005	2005	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: 301    Year Blt:    Eff Year Blt:    Sq.Ft: 72    % Complete: 100.00  
 Desc: Accessory Improvements & Misc.    Dimensions: 12x6    RMV: 0  
 Func Obsc: 0    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	
Pump House	0	Finished	72	0	0	0	0		Exception: Y N

**Accessories**

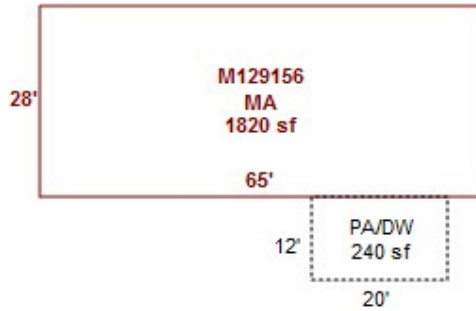
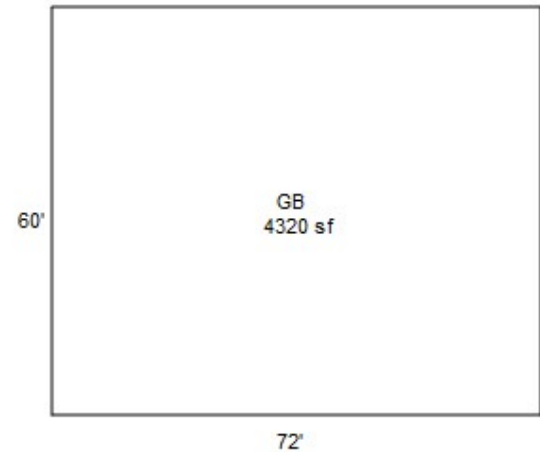
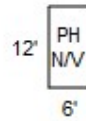
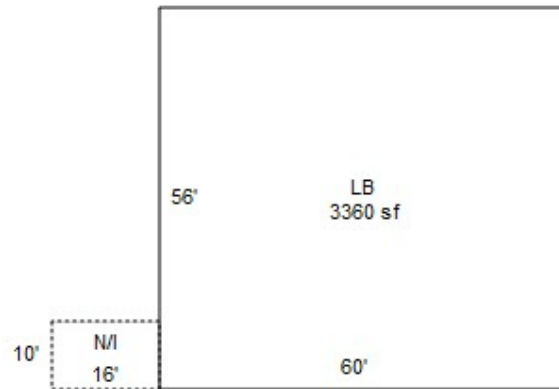
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

**Farm Notes**

2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 7/22/21 BY #10 FARM USE OK - WHEAT

R35210  
092W10 00100  
SCALE=1:40





**R35210 Manuf 129156**  
**2021-07-22 L2**



**R35210 60x72 GB**  
**2021-07-22 L2**



**R35210 Old LB-GB**  
**2021-07-22 L2**

092W10 00100

R35210

551 01D A39

00550190

00550190

NIX, MARLENE A & SAMUEL C

66 Acres

10102 70TH AV SE

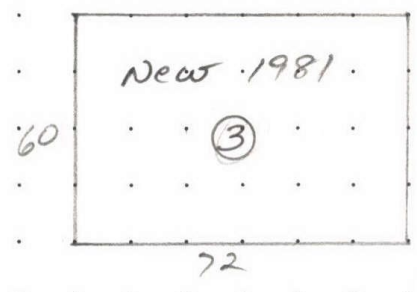
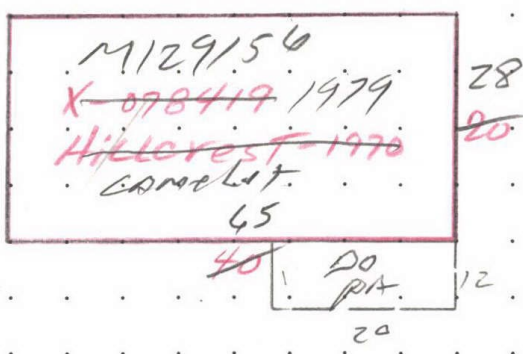
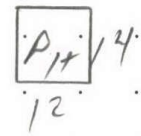
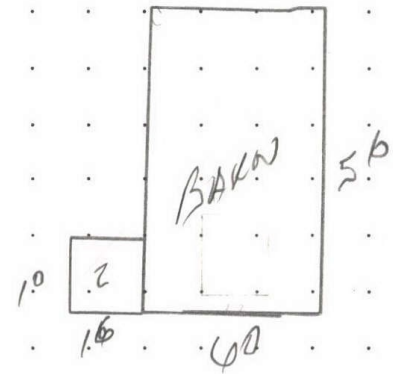
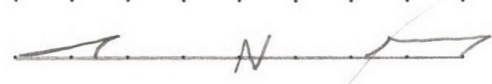
1/30/02

1-09-2-10-0-4829-4657-00  
 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 20197 61534

MAP NO. 10-9-24 100

OUT. BLDGS - 1" = 40'



10102 70<sup>th</sup> Ave. S.E. TURNER

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
8-11-71	H.P.E.	
9-18-75	Stan (3)	
1-31-84	JGW #60	
5-11-84	Reyes	
8-19-91	KEN	
5-08-02	REYES	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 092W10 00100

File No R35210

SUBJECT

Property Address 10102 70TH AV SE

City TURNER

County MARION

State OR

Zip 97392

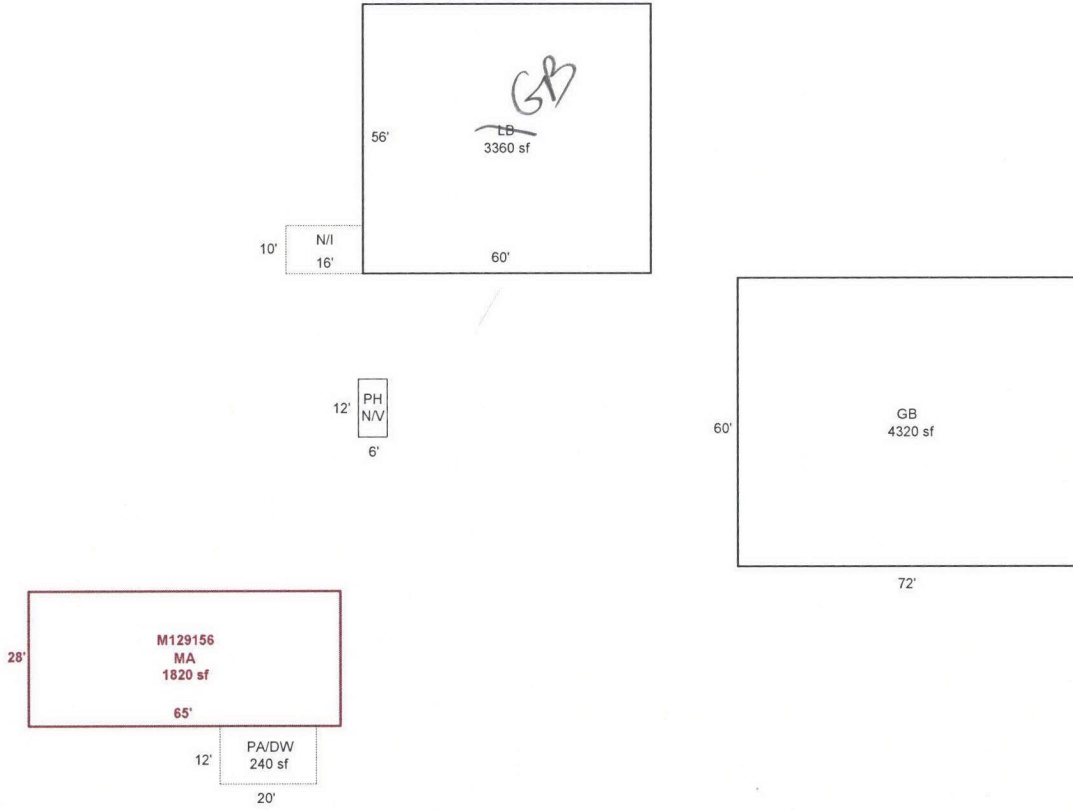
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R35210  
092W10 00100  
SCALE=1:40



Scale: 1" = 40'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1820	186	1820
GBA1	LB	1.00	3360	232	
	GB	1.00	4320	264	7680
P/P	PA/DW	1.00	240	64	240

#### Comment Table 1

DRAWN BY JRONDEMA 5/23/18

#### Comment Table 2

#### Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1820
Net BUILDING Area	(rounded w/ factors)	7680

R35210 092W10 00100 Prop Class: 559 Prop Code: A99 Fran: 10 Appr #: 10 Date: 7-22-2024

Situs Address 10102 70TH AVE SE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
Owner NIX, MARLENE A  Pictom Sales Verif Other:

RMV Land: 451,100 RMV Imps: 21,290 RMV Total: 472,390 M50 Total: 84,480 For: 2021-2022

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

### Accessory Improvements

Seg: 4.1 Y12A Y12A  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 1 Eff: 1 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: \_\_\_\_\_  
Found: Heat/AC: *Brace out* Electrical: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Bedrooms: Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: Year: Eff: RMV: 5,250  
AddFactor3:  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

### Out Buildings

Seg: 1.1 *LB GB* LOFT BARN  
Method: F09 Roof Cover: METAL Int Comp: Adj: *FUNC, FLUMLS 20%*  
Class: 4 Roof Style:  
Area: 3360 Eff: 3360 Flooring: CONC  
Dimens: 60 x 56 Plumbing: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: *1979* % Comp: \_\_\_\_\_  
AddFactor1: *1/0* AddFactor2: *Loft = NV* Bedrooms: Func: \_\_\_\_\_  
AddFactor3: Value: 7,100  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 2.1 GB GENERAL PURPOSE BUILDING  
Method: F09 Roof Cover: METAL Int Comp: Adj: *FLCMMP 70%*  
Class: 5 Roof Style: GABLE  
Area: 4320 Eff: 4320 Flooring: DIRT  
Dimens: 72 x 60 Plumbing: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_  
Ex Wall: 12FT; METAL Fireplace: Year: Eff: *2005* % Comp: \_\_\_\_\_  
AddFactor1: *1/0* AddFactor2: Bedrooms: Func: \_\_\_\_\_  
AddFactor3: Value: 8,940  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 3.1 PH PUMP HOUSE  
Method: F Roof Cover: METAL Int Comp: Adj:  
Class: Roof Style: *GABLE*  
Area: 72 Eff: 72 Flooring: DIRT  
Dimens: 12 x 6 Plumbing: \_\_\_\_\_  
Found: CONC Heat/AC: \_\_\_\_\_  
Ex Wall: METAL Fireplace: *NC* Year: Eff: % Comp: \_\_\_\_\_  
AddFactor1: AddFactor2: Bedrooms: Func: \_\_\_\_\_  
AddFactor3: Value: 0  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

R35210 092W10 00100 Prop Class: 559 Prop Code: A99 Fran: 10 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 10102 70TH AVE SE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner NIX, MARLENE A  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 451,100 RMV Imps: 21,290 RMV Total: 472,390 M50 Total: 84,480 For: 2021-2022

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

Segment	Land
+ DW PA	
Class	
Dim/Size 12x20 240 12x20 240	
Foundation	
Exter Wall	
Wall Height	
Inter Finish	
Roof Cover	
Roof Style	
Flooring	
Plumbing	
Electric	
Misc.	
Yr Blt	
Eff Yr 1984 1984	
Cond.	
% Good	
% Comp	
Lump Sum	
Except. Code 1/0 1/0	

**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	TWO BENCH IRR	008SGI	4.40		
4	FOUR BENCH IRR	008SI	60.00		
5	WASTELAND	WASTE	0.60		

Eff Acres 113.00 Companion Accounts M129156 R35044 092W03 01100

Zone: EFU

WHEAT

**Routing Slip**

Date: 8/12/21 Clerk: *Chris* Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R35210 092W10 00100 Appr #: 49 Date 7/16/06 Prop Class 551 Prop Code A69  
 Situs Address 10102 70TH AV SE Franchise Code 49 Year For: 2008-2009  
 Owner NIX, MARLENE A & SAMUEL C  
 Notes: \_\_\_\_\_

*Handwritten:* ~~INVESTOR~~  
*Handwritten:* NC

RMV Land: 421,840 RMV Imp: 25,700 RMV Total: 447,540

**Accessory Improvements**

Seg. Type YI2A Segment # 4.1 Area 1 Length Width  
 Cond. P F A G E Year Built Eff. Year Built: % Comp Econ

**Out Buildings**

Seg. Type LB Segment # 1.1 Class 4 Area 3360 Length 60 Width 56  
 Foundation POST Ex. Wall Height  
 Roof Cover METAL Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1963  
 Cond. P F A G E Adj. Codes FLCM; FUNC % Comp 100 Func Econ  
 Lump Sum Except Code/Year Comments

Seg. Type GB Segment # 2.1 Class 5 Area 4320 Length 72 Width 60  
 Foundation POST Ex. Wall 12FT; METAL Height  
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981  
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ  
 Lump Sum Except Code/Year Comments

Seg. Type PH Segment # 3.1 Class Area 72 Length 12 Width 6  
 Foundation CONC Ex. Wall METAL Height  
 Roof Cover METAL Roof Style Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ  
 Lump Sum Except Code/Year Comments

R35210 092W10 00100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A69  
 Situs Address 10102 70TH AV SE Franchise Code 49 Year For: 2008-2009  
 Owner NIX, MARLENE A & SAMUEL C  
 Notes: \_\_\_\_\_

RMV Land: 421,840 RMV Imp: 25,700 RMV Total: 447,540

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	EFU HMSTD INCREMENT	OSDA.RUR	0		
2	EFU HOMESITE	008S	1		
3	TWO BENCH IRR	008SI	2.5		
4	FOUR BENCH IRR	008SI	61		
5	WASTELAND	WASTE	1.5		

Eff Acres 113 Companion Accounts M129156 R35044 092W10  
 00100;092W03 01100

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

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

- Data entry reviewed by/comments \_\_\_\_\_
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

