

Summary Lead Appr: WW 12/1 Clerk: _____ Lead Clerk: _____ Appr: HOL Input Print Date: 9/26/2025

Acct ID: 535387 MTL: 092W19A000400 Date: 11/20/25 Appr: HOL Prop Class: 459 RMV Prop Class: 459
 Situs: 12020 SUMMIT LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 73556 Year: 2025

Last Date Appraised: 12/03/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)
 Owner: GARDNER, STEVEN D Last Sales Date: 01/24/2022 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 284650
 RMV Land: 391540 RMV Imp: 284340 RMV Total: 675880 MAV: 229560 MSAV: 0 SAV: 0
 Comment: 25-26: L3 MDL 12.3.24 TAG 24-003459 24-25 35% complete GATED

Notations 26-27: NSFO @ 70% ✓ 11/27 For completion

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	05590	0

Land

Site: 1 Code Area: 05590 Size: 3.49 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Permanently Disqualified Description: FOUR HILL DRY RMV: 287050 Exception: Y N
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Site: 3 Code Area: 05590 Size: 1.05 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Permanently Disqualified Description: FOUR HILL DRY RMV: 73490 Exception: Y N
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 25-26 CORR VALUE SOURCE 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 454 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 924 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 33160
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	924	2	FB-1	1980	1980	BATH - 1, ROOF+, SKIRT, HVAC+, KIT-	Y N

Accessories

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

Bldg: 1 Code Area: 05590 Stat Class: 148 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 61360
 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
Garage Detached	4	Finished	672	0	0	1981	1981	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 107 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 30280
 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
YARD IMPROVEMENTS AVERAGE	4	0	2001	28569	1

Bldg: 6 Code Area: 05590 Stat Class: 133 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1933 % Complete: 35.00
 Desc: One Story with basement Dimensions: RMV: 115470 70%
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 55090 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	3 +	Finished	1400	2	FB-1/ HB-1	2024	2024	HVAC+, KIT, ROOF, BATH - 1, BTH - 1	Exception: Y N
Basement	3 +	Finished	533	1	FB-1	2024	2024	HVAC+, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	0	2024	6741	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 560 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 28x20 RMV: 3520
 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	6	Finished	560	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 80 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 0
 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	
Pump House	0	Finished	80	0	0	2001	2001		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 4048 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 40550
 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	4048	0	0	2001	2001	FAIR	Exception: Y N

Accessories

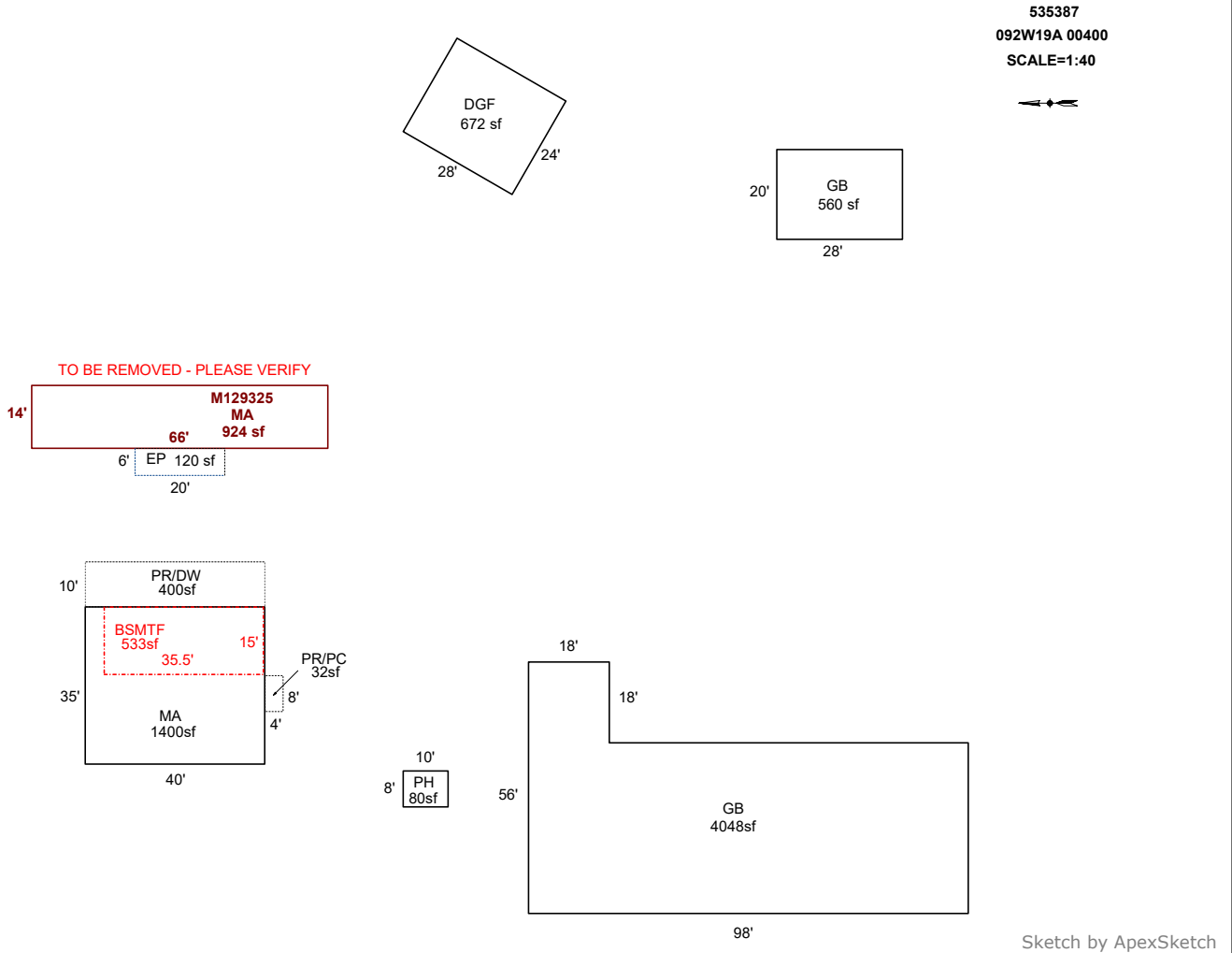
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535387 Parcel No.: 092W19A 00400
 Property Address: 12020 SUMMIT LN SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	4048.0	308.0	
	GB	1.0	560.0	96.0	
	PH	1.0	80.0	36.0	4688.0
GLA1	MA	1.0	924.0	160.0	
	MA	1.0	1400.0	150.0	2324.0
BSMT	BSMTF	1.0	532.5	101.0	532.5
GAR	DGF	1.0	672.0	104.0	672.0
P/P	EP	1.0	120.0	52.0	
	PR/DW	1.0	400.0	100.0	
	PR/PC	1.0	32.0	24.0	552.0
	Net LIVABLE	cnt	0 (rounded)		2,324
	Net BUILDING	cnt	3 (rounded)		4,688

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/30/18
 UPDATED BY CLOBERG 09/05/24 24-003459 MA
 UPDATED BY CLOBERG 01/30/25

COMMENT TABLE 2

MDL 12/03/24

COMMENT TABLE 3

TAGS L3



11/20/25



11/20/25

Percent Complete Form

Account # 535387
 12/12/24

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	85%	2%	85%
2%		Plumbing Fixtures	4%		3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%		6%	
		Porch/Entry/Stoop	2%		2%	
		Finish Grade	1%	100%	1%	100%

APPR MDC Date 12/12/24 YR For 25-26 % COMP 35
 APPR MDC Date 11/20/25 YR For 26-27 % COMP 70%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____









092W19A 00400

R35387

451 01E F09S

00500190

00500190

HINKLE, JACK T & KENDRA L

4.54 Acres

12020 SUMMIT LN SE

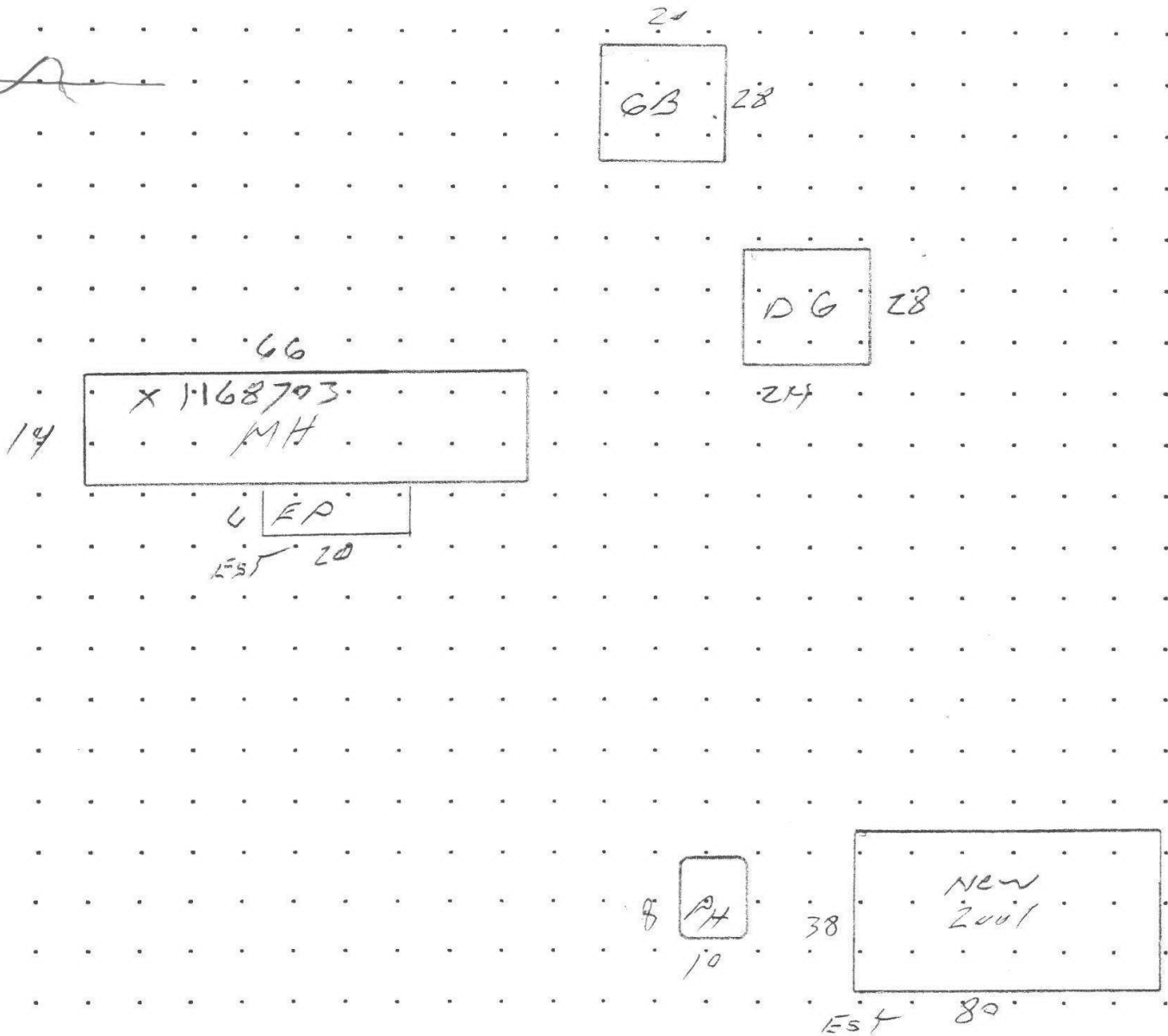
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *A35387*

MAP NO: *19A-92W*

TAX LOT: *400*



CALCULATIONS:

$$MH = (14 \times 66) = 924$$

SCALE: 1" = 20'

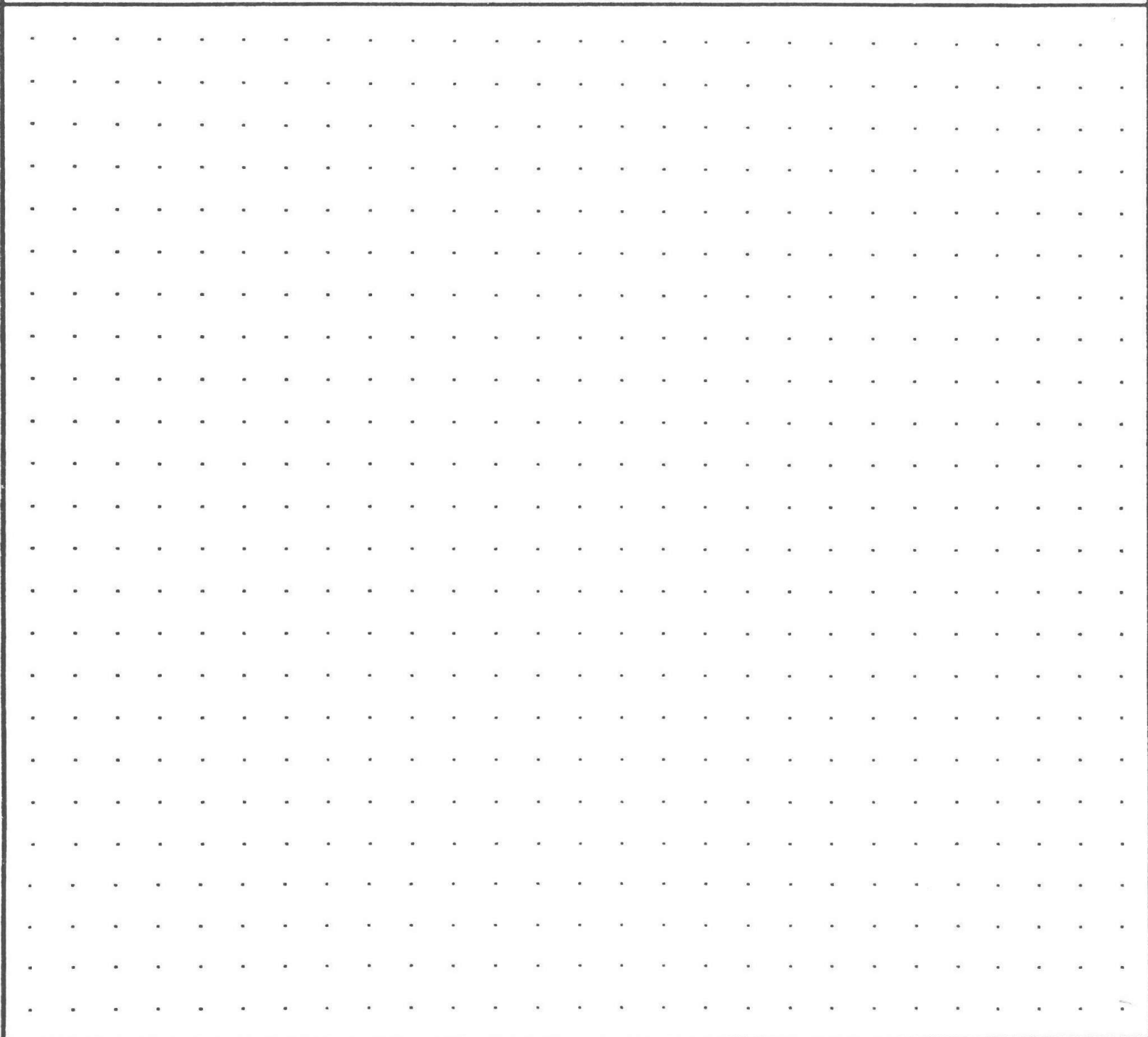
MEASUREMENT VERIFIED		YR BLT:	ADDRESS: <i>12020 SUMMIT LN SE</i>	SALES	
DATE	BY	BUILDER:		Date	Amt.
<i>11-24-2001</i>	<i>Roger</i>	REMARKS: <i>GRADED LOCKED EST SIZE OF BLDGS</i>			
<i>10-B-12</i>	<i>13</i>				

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

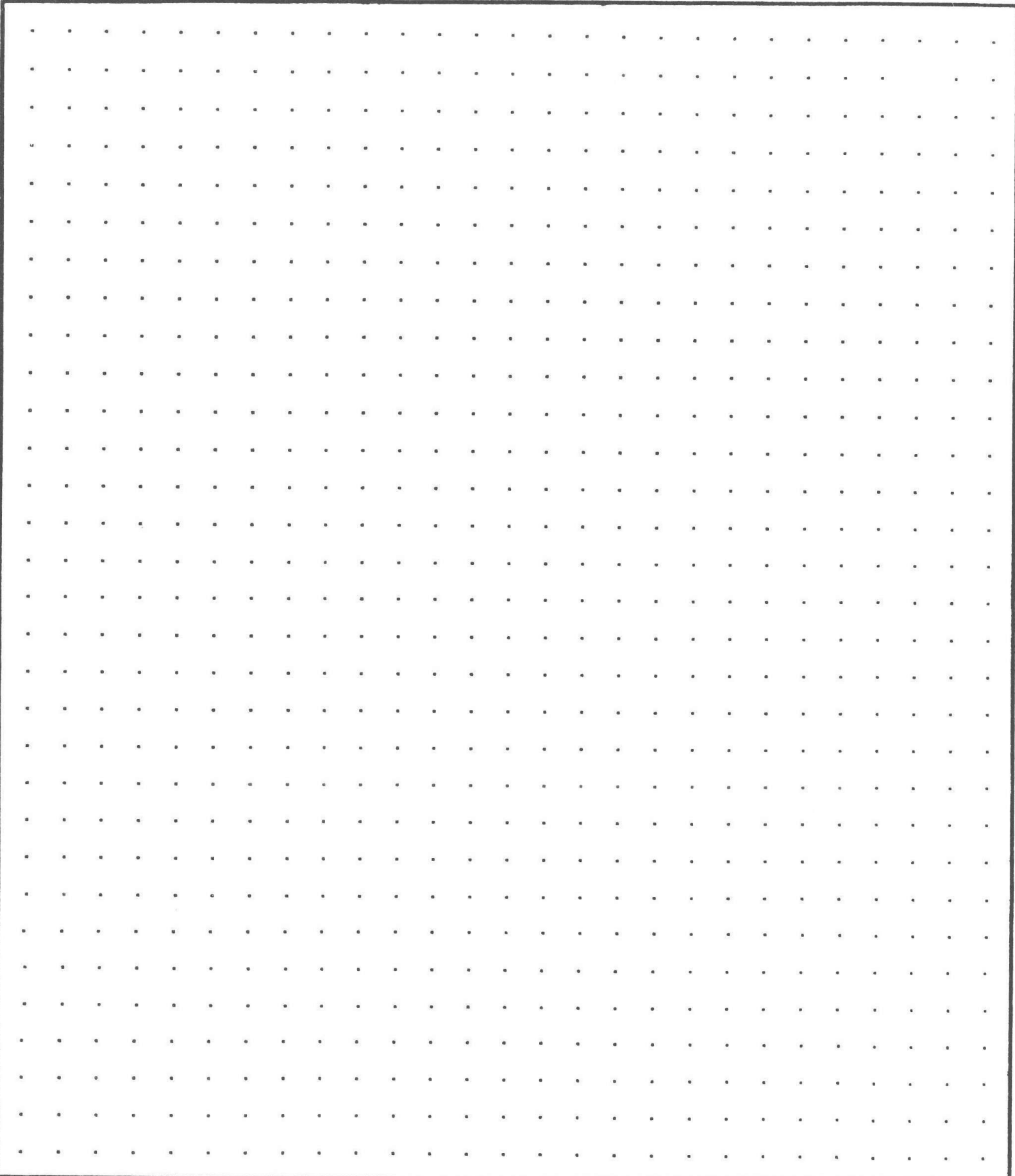
TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.



CALCULATIONS:

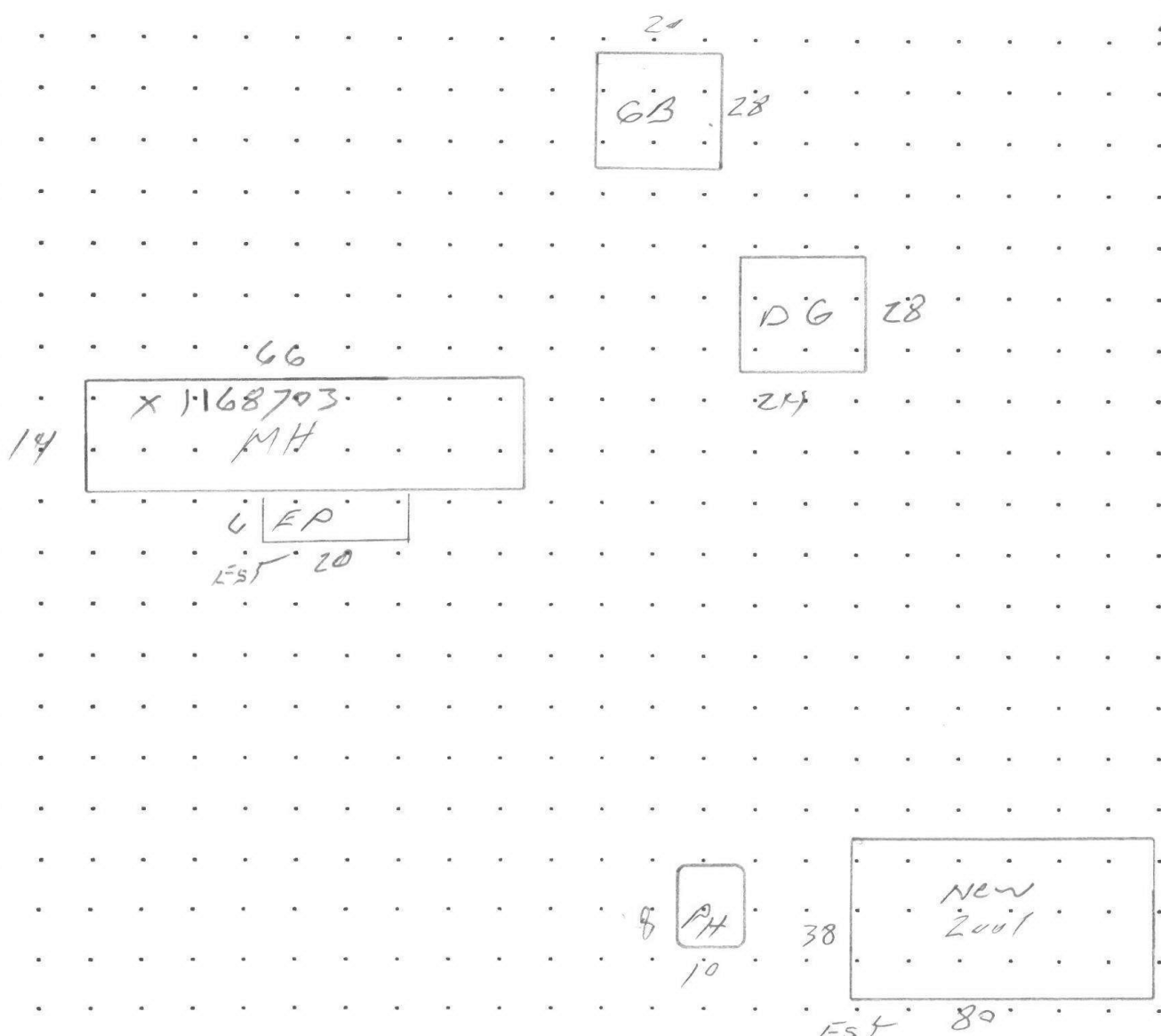
SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: A35387

MAP NO: 19A-92W

TAX LOT: 400



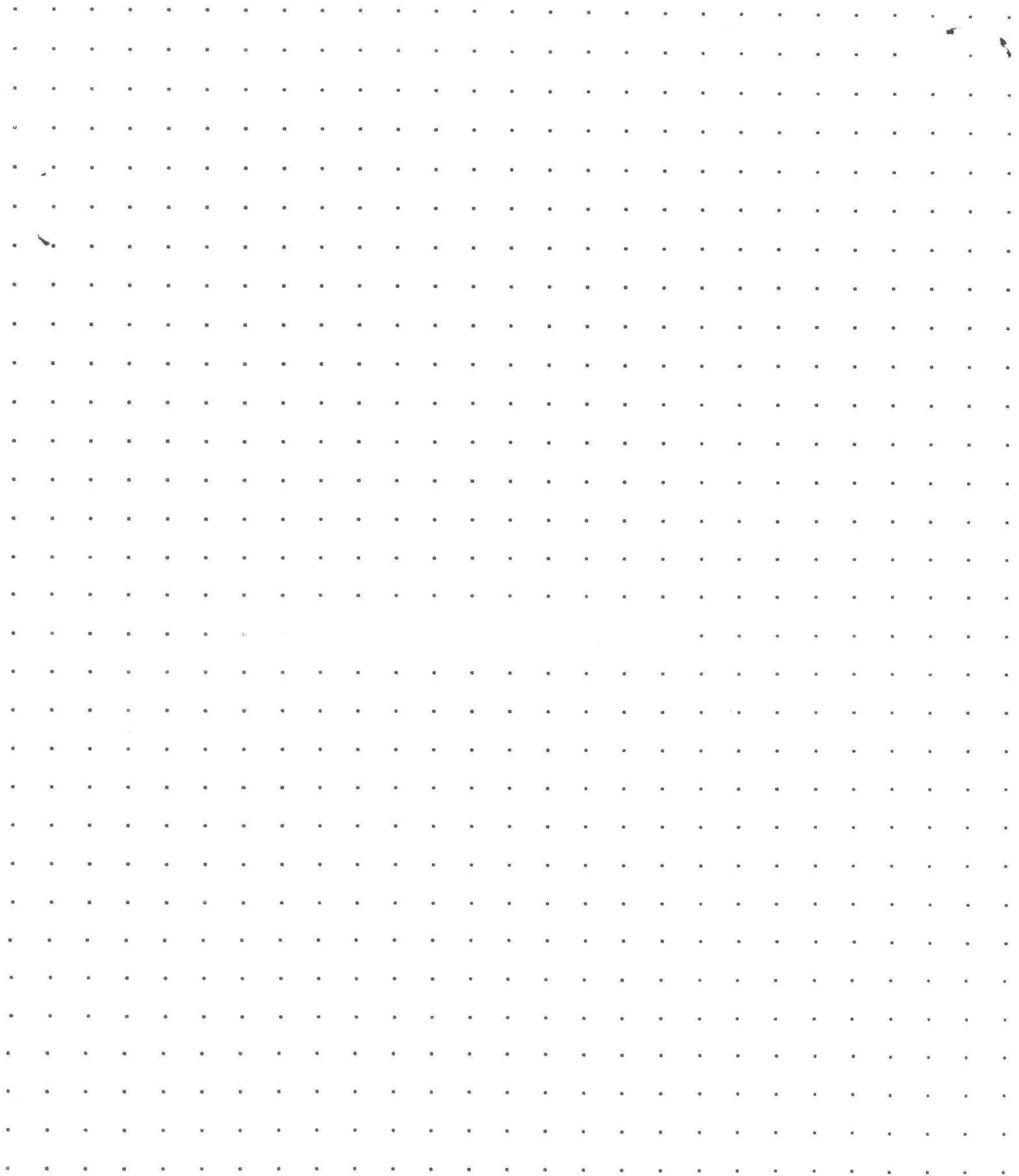
SUMMIT LANE

CALCULATIONS:

$$MH = (14 \times 66) = 924$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY		BUILDER:	Date	Amt.
11-24-2001	Rijer		<u>12020 SUMMIT LN SE</u>		
10-3-12	43		REMARKS: <u>GRADED LOCKED EST SIZE OF BLDGS</u>		



CALCULATIONS:

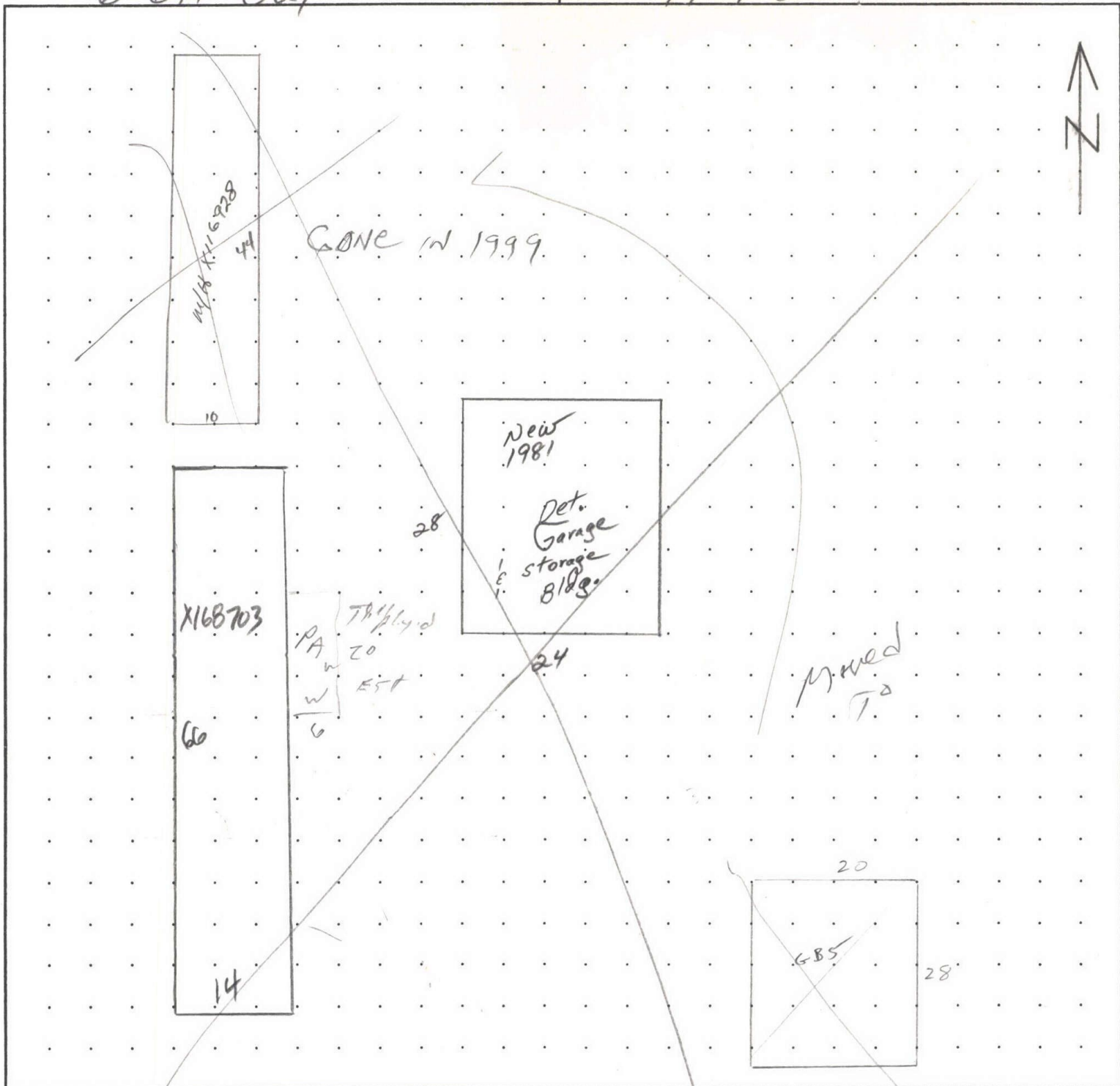
SCALE: 1" = 20'

1-09-2-19-0-5537-5247-0

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 61691-024

MAP NO. 19-9-2W



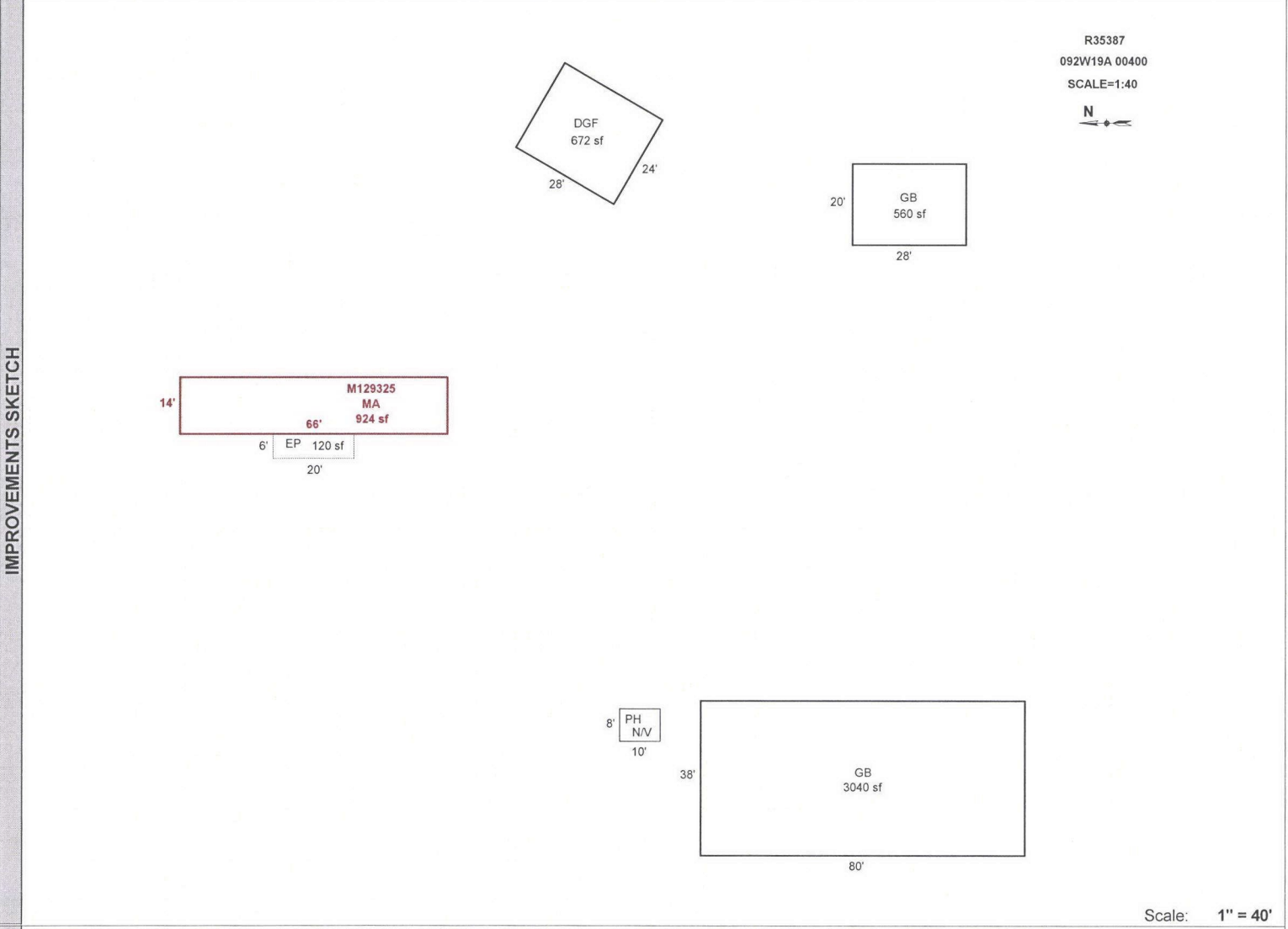
MEASUREMENT VERIFIED		REMARKS: Measurements taken from permit # 81-1039 Attached. see 1-1-83 for use and physical measurement. Also Address if applicable.
DATE	BY	
11-23-81	#50 E.J.	Added m/H to this Acct.
9-24-92	DK #87	

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W19A 00400

File No R35387

SUBJECT	Property Address 12020 SUMMIT LN SE	County MARION	State OR	Zip 97392
	City TURNER			
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	924	160	924
	GBA1	GB	1.00	3040	236	
		GB	1.00	560	96	3600
	GAR	DGF	1.00	672	104	672
	P/P	EP	1.00	120	52	120
	Net LIVABLE Area (rounded w/ factors)					924
	Net BUILDING Area (rounded w/ factors)					3600

Comment Table 1	
DRAWN BY JRONDEMA 5/30/18	
Comment Table 2	Comment Table 3

MARION COUNTY ASSESSOR

Manufactured Structure Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

5/2/2022 9:45:04 AM

Account # 129325
 Code - Tax # 05590
 Mailing Address GARDNER, STEVEN
 12020 SUMMIT LN SE
 TURNER OR 97392

TAX STATUS ASSESSABLE
 ACCT STATUS ACTIVE
 SUBTYPE REAL
 HOME ID 231569
 X NUMBER X00168703

Matt
L

SITUS ADDRESS	SITUS CITY
12020 SUMMIT LN SE	TURNER

APPRAISER MATT LORD

VALUE SUMMARY						
CODE AREA	RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
05590	IMPR.	\$15,240	\$14,610	\$14,610	100% IMPR.	

Manufactured Structure Information			
VIN #	QS9197	STAT CLASS	454
BRAND		QUALITY	100
MODEL	SHELBY	CONDITION	
YEAR BUILT	1980	MA / SA / NH	07 / 06 / 911
STICKER #		BEDROOMS / BATHS	2 / 1

Real Property Information			
REAL ACCOUNT #	535387	MA / SA / NH	07 / 06 / 911
MAP	092W19A000400	PROP CLASS	459
UNIT	73556	RMV CLASS	459
PARK NAME			
COMMENTS			

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	5	924	S		15,243

DIMENSIONS: 14 X 66

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	1	582	WOOD PANELING	1	0
SKIRTING - WOOD	160	352	ROOF COVER - METAL	1	0
FORCED AIR	1	0			
Total Inventory RMV					934

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE

COMMENTS: 13-14 CYCLE WORK 73 N/C // 03-04;REAPP

MARION COUNTY ASSESSOR

Real Property Value Summary Report

For Assessment Year 2022

May 02, 2022

Account ID 535387
Map 092W19A000400

Prop Class 459 MA SA NH
RMV Class 459 07 06 911

Trendable RMV Value													
Code Area	Value Source	Val ID	SA	Stat Class	RFD	Size	Size Type	RMV	Exempt Value	Trnd %	Trended RMV	Trended Exempt RMV	
05590	Rural Restrictive	3	0		R	1.05	L	60,426	0	100%	60,430	0	
	Market OSD	1	0		R		L	31,000	0	100%	31,000	0	
	Permanently Disqualified	1	0		R	3.49	L	235,849	0	100%	235,850	0	
	Residence	3	0	108	R		L	1,200	0	100%	1,200	0	
	Residence	1	0	148	R		L	46,460	0	100%	46,460	0	
	Farm Bldg.	2	0	351	R		L	3,142	0	100%	3,140	0	
	Farm Bldg.	5	0	351	R		L	26,411	0	100%	26,410	0	
Total						4.54		404,488	0		404,490	0	

Value Summary														
Code Area	Value Source	Val ID	SA	Stat Class	RFD	Size	Size Type	RMV	M5	Exception Value	MAV	MSAV	Max AV	Taxable Value
05590	Rural Restrictive	3	0		R	1.05	L	60,430	60,430	0	25,500	0	25,500	25,500
	Market OSD	1	0		R		L	31,000	31,000	0	17,950	0	17,950	17,950
	Permanently Disqualified	1	0		R	3.49	L	235,850	235,850	0	105,030	0	105,030	105,030
	Residence	3	0	108	R		L	1,200	1,200	0	690	0	690	690
	Residence	1	0	148	R		L	46,460	46,460	0	26,900	0	26,900	26,900
	Farm Bldg.	2	0	351	R		L	3,140	3,140	0	1,970	0	1,970	1,970
	Farm Bldg.	5	0	351	R		L	26,410	26,410	0	17,440	0	17,440	17,440
Total						4.54		404,490	404,490	0	195,480	0	195,480	195,480

M129325 092W19A 00400 Appr #: 73 Date 10-3-12 Prop Class 049 Prop Code T54
 Situs Address 12020 SUMMIT LN SE Franchise Code 73 Year For: 2012-2013
 Owner HINKLE, JACK T &

Notes: GATED Tags Cycle Sales Verification Other: _____
 RMV Imp: 7,680 RMV Total: 7,680 M50 Total: 0

Seg.Type MA	Seg. # 1.1	Method M04	Class 5S	Area 924	Eff Area 924	Length 66	Width 14
Make:	Model: SHELBY		Intfinish: PANEL		Roof Cover METAL		
Plumbing BATH1	Heat FA	Fireplace	Inter. Comp:			Bedrooms 2	
Year Built 1980	Eff.Year Built 1980		Cond. P F A G E				
Adj Codes MSLCMS	Qty _____		% Comp _____	Func _____	Econ _____	RMV 7,350	
Lump Sum _____	Except Code/Year <u>n/c</u>		Comments _____				

Accessory Improvements

Out Buildings and Skirting

Seg.Type MHSK	Seg. # 1.2	Method: M04	Class	Area 160	Eff Area 160
Length	Width	Foundation	Ex. Wall WOOD	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1980
Cond. P F A G E	Adj. Codes		% Comp _____	Func _____	Econ _____
Lump Sum _____	Except Code/Year <u>n/c</u>		Comments _____		RMV: 330

M129325 092W19A 00400 Appr #: _____ Date _____ Prop Class 049 Prop Code T54
 Situs Address 12020 SUMMIT LN SE Franchise Code 73 Year For: 2012-2013
 Owner HINKLE,JACK T &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Imp: 7,680

RMV Total: 7,680

M50 Total: 0

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

Eff Acres Companion Accounts R35387 092W19A 00400

Date 10/31/12 Clerk [Signature] **ROUTING SLIP**

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 _____

R35387 092W19A 00400 Appr #: 73 Date 10-3-12 Prop Class 451 Prop Code F09S
 Situs Address 12020 SUMMIT LN SE Franchise Code 73 Year For: 2012-2013
 Owner HINKLE, JACK T &

Notes: GATED Tags Cycle Sales Verification Other: _____

RMV Land: 187,530 RMV Imp: 60,440 RMV Total: 247,970 M50 Total: 132,710

Accessory Improvements

Seg.Type EP Seg. # 3.1 Method: F;LS Class Area 120 Eff Area 120
 Length 6 Width 20 Foundation Ex. Wall Roof Cover COMP
 Roof Style Floor WOOD Plumbing
 Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,200
 Lump Sum _____ Except Code/Year n/c Comments _____

Out Buildings

Seg.Type DGF Seg. # 1.1 Method: R05 Class 4 Area 672 Eff Area 672
 Length 28 Width 24 Foundation Ex. Wall Roof Cover COMP
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1981 Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___ RMV: 24,090
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type GB Seg. # 2.1 Method: F09 Class 6 Area 560 Eff Area 560
 Length 28 Width 20 Foundation CONC Ex. Wall 10FT;BKENA Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 4,310
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type PH Seg. # 4.1 Method: F;N Class Area 80 Eff Area 80
 Length 10 Width 8 Foundation CONC Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type GB Seg. # 5.1 Method: F09 Class 5 Area 3040 Eff Area 3040
 Length 40 Width 76 Foundation POST Ex. Wall 14FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 30,840
 Lump Sum _____ Except Code/Year n/c Comments _____

R35387 092W19A 00400 Appr #: _____ Date _____ Prop Class 451 Prop Code F09S
 Situs Address 12020 SUMMIT LN SE Franchise Code 73 Year For: 2012-2013
 Owner HINKLE,JACK T &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 187,530 RMV Imp: 60,440 RMV Total: 247,970 M50 Total: 132,710

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	PERM DQS LAND	008S	3.49	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDF.RUR			
3	RURAL RESTRICTIVE	008S	1.05		

Eff Acres Companion Accounts M129325 092W19A 00400

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 _____



201101





2002/ 8/ 5



2002 / 8 / 5



2002/ 8/ 5



M 129325

5/14/05

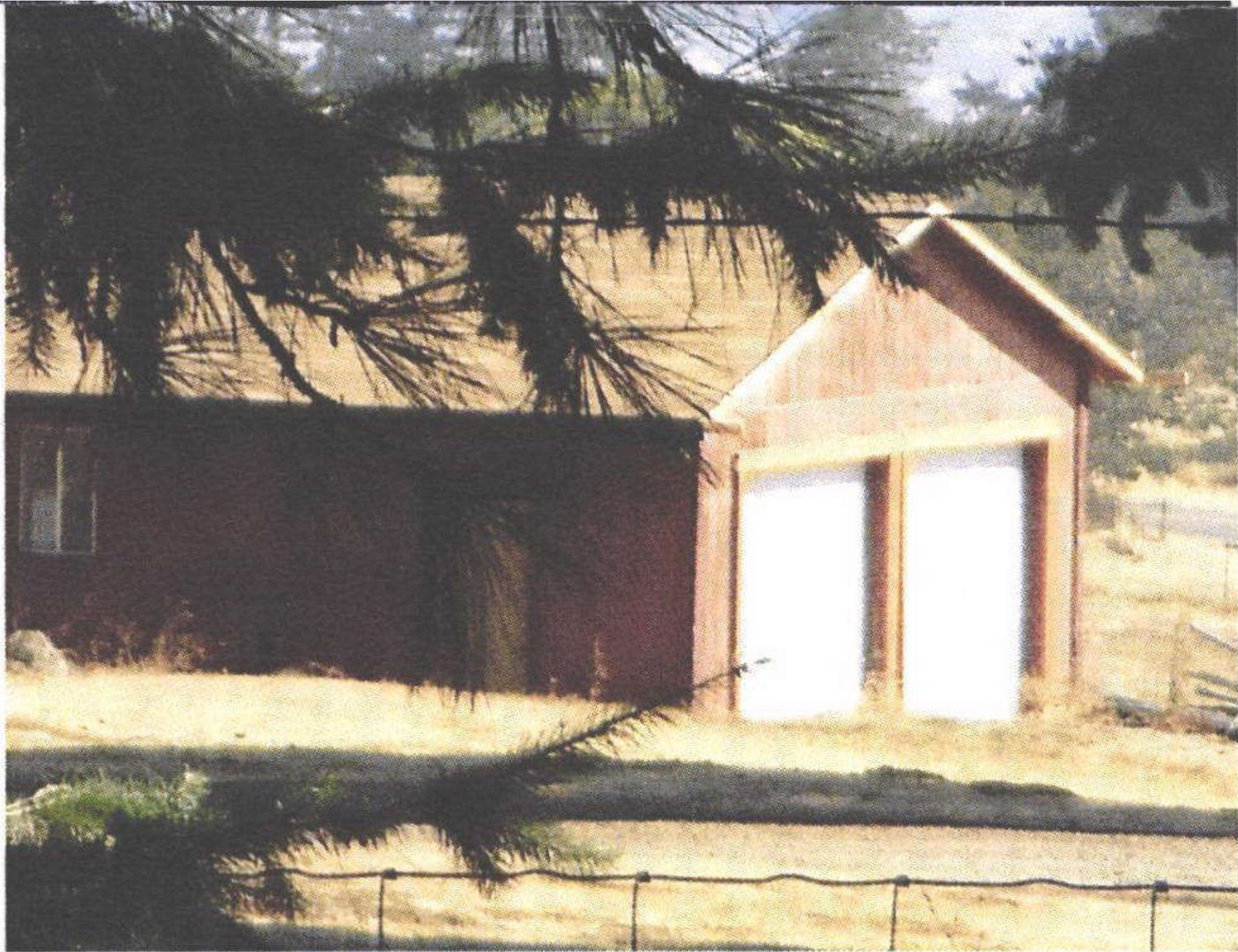
36



2002/ 8/ 5



2002 / 8 / 5



10-3-12 GB R35387

10-3-12 GB R35387





10-3-12 R35387 FROM
STREET

10-3-12 M 129325



Acct ID: 535387 MTL: 092W19A000400 Date: 12/3/24 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 12020 SUMMIT LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 73556 Year: 2024
2025

Last Date Appraised: 04/05/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: GARDNER, STEVEN Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 222880
 RMV Land: 293960 RMV Imp: 123440 RMV Total: 417400 MAV: 222880 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.5.23 MDL 24-003459 USFD Lated

Notations 25-26 USFD C 35% MFH still onsite

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	05590	0

Land ✓

Site: 1 Code Area: 05590 Size: 3.49 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Permanently Disqualified Description: FOUR HILL DRY RMV: 210240 Exception: Y N
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Site: 3 Code Area: 05590 Size: 1.05 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 52720 Exception: Y N
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 454 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 23860
 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	5	Finished	924	2	FB-1	1980	1980	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT	Y N

Accessories

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

Bldg: 1 Code Area: 05590 Stat Class: 148 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 56680
 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
Garage Detached	4	Finished	672	0	0	1981	1981	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 5600
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH <u>VIA</u>	5	120	2001	4592	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 560 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 28x20

RMV: 3840

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	6	Finished	560	0	0	1985	1985	FAIR ✓	

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 301 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 RMV: 0
 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
Pump House	0	Finished	80	0	0	2001	2001		

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: ~~3040~~ 4048 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: ~~40x76~~ RMV: 33460
 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	3040	0	0	2001	2001	FAIR ✓	

Accessories

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

ACCOUNT # 535387 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 133 QLTY (+) - FLOOR MA
 AREA 1400 EFF AREA 1400 BED 2
 ROOF + HVAC (+)
 BATH PKG: 1.5BA BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G (A) E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT 133 QLTY (+) - FLOOR BSMTF
 AREA 533 EFF AREA 533 BED 1
 ROOF + HVAC (+)
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: MA STR BDRM

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: _____

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: _____

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

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

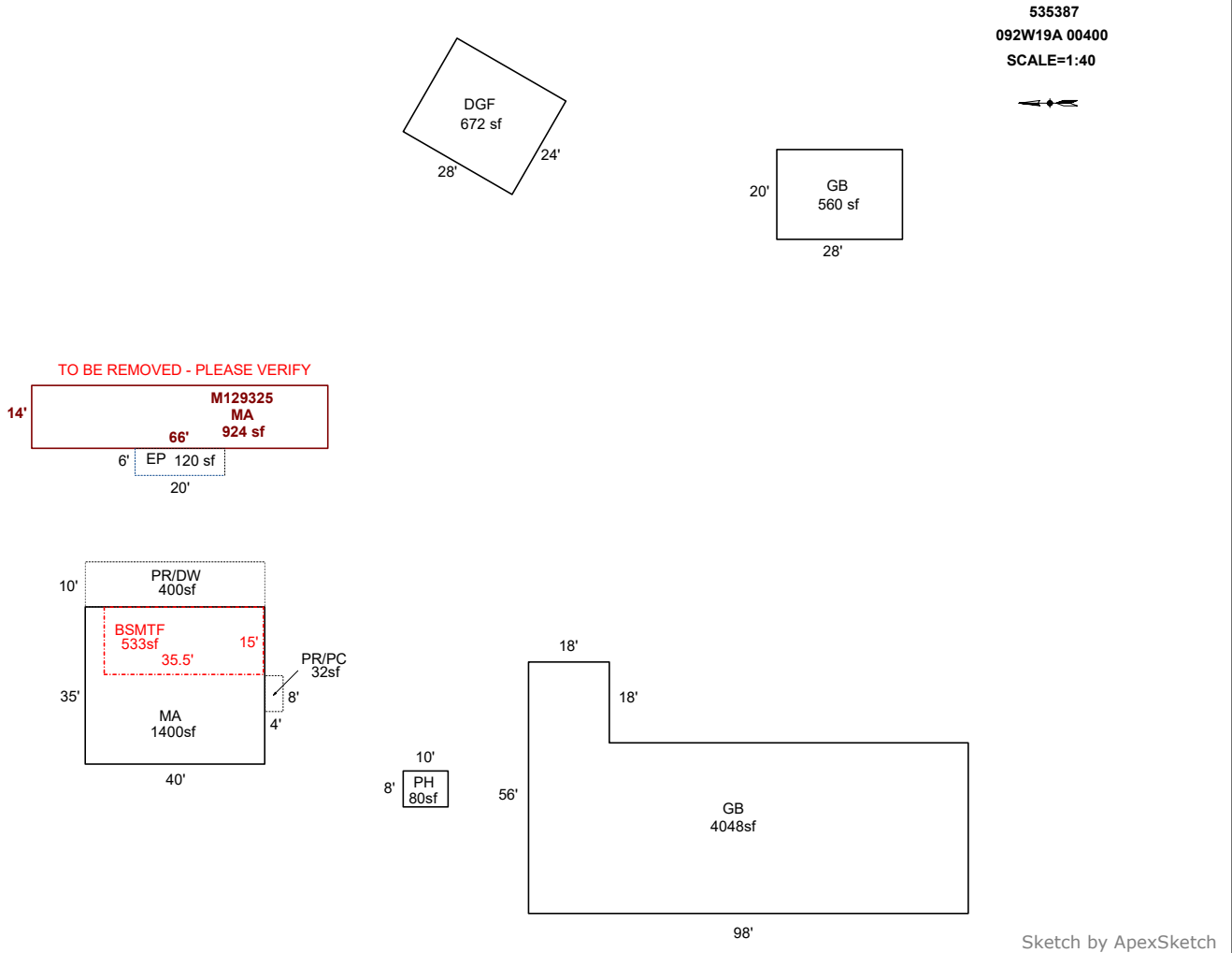
MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535387 Parcel No.: 092W19A 00400
 Property Address: 12020 SUMMIT LN SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	4048.0	308.0	
	GB	1.0	560.0	96.0	
	PH	1.0	80.0	36.0	4688.0
GLA1	MA	1.0	924.0	160.0	
	MA	1.0	1400.0	150.0	2324.0
BSMT	BSMTF	1.0	532.5	101.0	532.5
GAR	DGF	1.0	672.0	104.0	672.0
P/P	EP	1.0	120.0	52.0	
	PR/DW	1.0	400.0	100.0	
	PR/PC	1.0	32.0	24.0	552.0
	Net LIVABLE	cnt	0 (rounded)		2,324
	Net BUILDING	cnt	3 (rounded)		4,688

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/30/18
 UPDATED BY CLOBERG 09/05/24 24-003459 MA
 UPDATED BY CLOBERG 01/30/25

COMMENT TABLE 2

MDL 12/03/24

COMMENT TABLE 3

TAGS L3



12/3/24









Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL

INPUT 4.18.23 MDL

Acct ID: 535387 MTL: 092W19A000400 Date: 4/5/23 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 12020 SUMMIT LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 73556 Year: 2023

Last Date Appraised: 10/03/2012 Appraiser: MATT LORD Retag: Y N Tag info: _____

Owner: GARDNER, STEVEN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 216390

RMV Land: 170510 RMV Imp: 106270 RMV Total: 276780 MAV: 216390 MSAV: 0 SAV: 0

Comment: _____

33

Input Reviewed WW 4/25/23

Notations N/C

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	05590	0

Land

Site: 1 Code Area: 05590 Size: 3.49 Acres Use Code: 005 Zone: SA SAV Use: _____ Exception: 0
 Class: _____ Description: _____ RMV: 115340 Exception: Y N

Adjustment(s): VWGR Fire Patrol: _____ Description: _____
 Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Site: 3 Code Area: 05590 Size: 1.05 Acres Use Code: 005 Zone: SA SAV Use: _____ Exception: 0
 Class: _____ Description: _____ RMV: 24170 Exception: Y N

Adjustment(s): VWGR Fire Patrol: _____ Description: _____
 Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT . 02-03:F01-1033 R/W CORRECTED ACREAGE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 454 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 21540
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory Blt	Exception
First Floor	5	924	0	0	2	FB-1	1980	1980	BATH - 1, FA, METAL, PANEL, SKWD	Y N

Accessories

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

Bldg: 1 Code Area: 05590 Stat Class: 148 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: _____ RMV: 46460
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory Blt	Exception
Garage Detached	4	672	0	0	0		1981	1981	COMP	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 4640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory Blt	Exception
No floor data available										

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	5	120	2001	4644	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 560 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 28x20

RMV: 3430

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	560	0	0	0		1985	1985	10FT, BKEWL, CNCFD, DIRT, GABLE, METAL	

Accessories

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

Bldg: 4	Code Area: 05590	Stat Class: 301	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 80	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 10x8		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	80	0	0	0		2001	2001	CNCFD, METAL	

Accessories

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

Bldg: 5	Code Area: 05590	Stat Class: 351	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 3040	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x76		RMV: 30200	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	3040	0	0	0		2001	2001	14FT, BKENM, BKEWL, CNCFL, GABLE, POST	

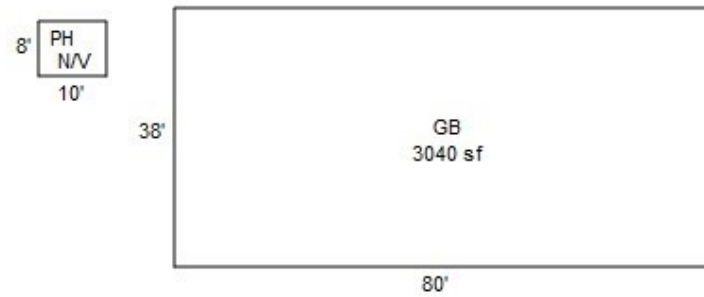
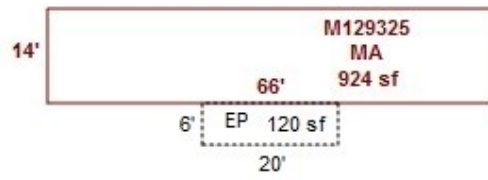
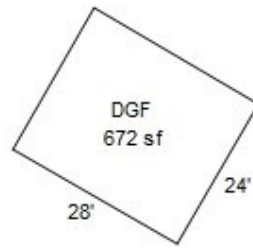
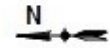
Accessories

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

SOLD 1/24/22

400,000
MLS 788071 21 DOM

R35387
092W19A 00400
SCALE=1:40



Assessor Monthly Issued Permit Report

For 8/1/2024 to 8/31/2024

PERMIT#: 555-24-003459-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/3/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 8/16/2024
 CATEGORY: Comprehensive EXPIRES: 2/12/2025

OFFICE: MC

PARCEL#: 092W19A000400 R35387

ACRES: 4.54

SUBDIV:

LOT/BLOCK: /

ADDRESS: 12020 SUMMIT LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	SENEY CONSTRUCTION LLC	184 LYNX AVE AUMSVILLE, OR 97325	5039101633
CCB	SENEY CONSTRUCTION LLC	184 LYNX AVE AUMSVILLE, OR 97325	5039101633
OWNER	GARDNER, STEVEN	12020 SUMMIT LN SE TURNER, OR 97392	
SITE CONTACT	SENEY CONSTRUCTION LLC	184 LYNX AVE AUMSVILLE, OR 97325	5039101633

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT SFD 3 BDRM 3 BATH

VALUATION: \$333,605.98

STORIES: 0

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 1930

EXISTING:

NEW:

TOTAL SQ. FT.: 1930

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1930 Sq Ft
U Utility, misc. - half rate	VB	432 Sq Ft