

Summary Lead Appr: ww 11/3 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/29/2025

Acct ID: 535405 MTL: 092W20D001800 Date: 10/21/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 5288 PEARSON RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 80786 Year: 2025

Last Date Appraised: 04/05/2023 Appraiser: MATT LORD Tag: Y N Tag info:
 Owner: RUND, LESLIE M Last Sales Date: 05/30/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 216670
 RMV Land: 301640 RMV Imp: 273040 RMV Total: 574680 MAV: 216670 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.5.23 MDL

30

OSDs 26-27 SAKS M/S 823759 DAH 175

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

Land
 Site: 1 Code Area: 05530 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 251640 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: 23-24: UPDATED LAND USE CODE MDL.
 03-04: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05530 Stat Class: 141 - Year Blt: 1973 Eff Year Blt: 1997 Sq.Ft: 1204 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 264380
 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	1204	3	FB-2	1973	1997	KIT, HVAC, FP - 1, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	616	0	0	1973	<u>1997</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1997	27927	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05530 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 2600
 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
Multi-Purpose Bldg	5	Finished	160	0	0	2009	2009	<u>FAIR</u>	Y N

Accessories

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

Bldg: 3 Code Area: 05530 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 360 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x20 RMV: 6060
 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
Multi-Purpose Bldg	5	Finished	360	0	0	2010	2010	FAIR	Y N

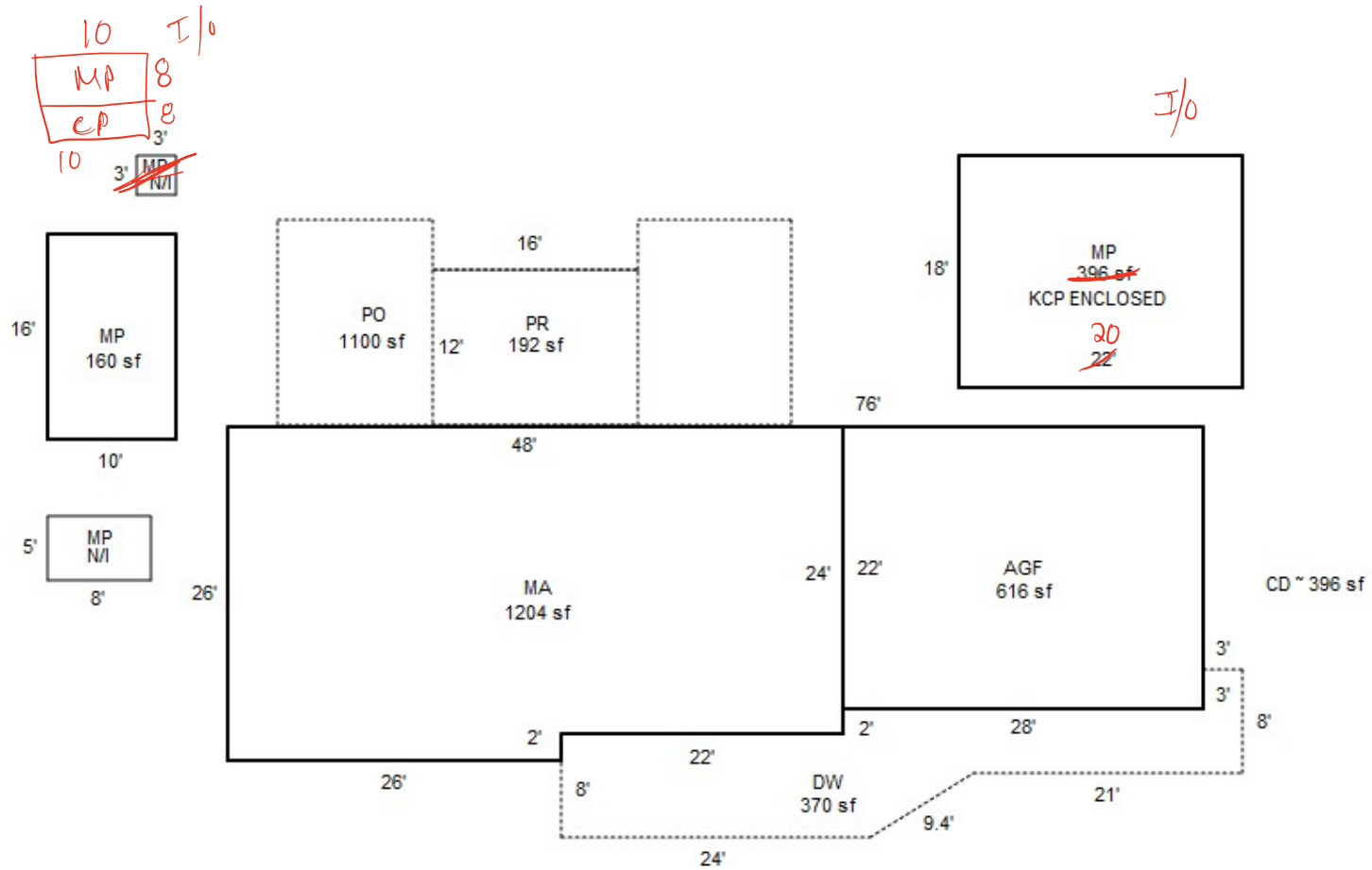
Accessories

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

R35405
092W20D 01800
SCALE=1:20



APEX UPDATED





R35405
MA BACK

4-16-18



R35405

MA

4-16-18



R35405

MP

4-16-18



R35405

MP

4-16-18



















R35405
MA BACK

4-16-18



R35405

MA

4-16-18



R35405

MP

4-16-18



R35405

MP

4-16-18









R35405 092W20D 01800 Prop Class: 451 Prop Code: F41 Fran: 24 Appr #: _____ Date: _____

Situs Address 5288 PEARSON RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner WOLSKI, ANDREW J & Pictom Other: _____

RMV Land: 165,920 RMV Imps: 159,760 RMV Total: 325,680 M50 Total: 176,210 For: 2018-2019

Notes: _____

Segment	MP	PR	DW	PO	CD		Land
Class	5						
Dim/Size	18x20	12x16	370 #	1100 #	18x22		
Foundation	Conc						
Exter Wall	Bkenam						
Wall Height	8'						
Inter Finish							
Roof Cover	Bkenam	Arcomp					
Roof Style	Gable	Shed					
Flooring	Conc						
Plumbing							
Electric							
Misc.	KCP enclosed			Per MLS			
Yr Blt	2010	2013	2010	2013	1973		
Eff Yr	2010	2013	2010	2013	1973		
Cond.							
% Good							
% Comp	100	100	100	100	100		
Lump Sum							
Except. Code	New	I/O	I/O	I/O	I/O		

prev. on Apex as N/I set on foundation
Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	2.00	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

Routing Slip

Date: 6/14/18 Clerk: Chris Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input

Review by lead appraiser

4/8/18 ml3

R35405 092W20D 01800 Prop Class: 451 Prop Code: F41 Fran: 24 Appr #: J24 Date: 4/16/18
 Situs Address 5288 PEARSON RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner WOLSKI, ANDREW J & Pictom Other: _____

RMV Land: 165,920 RMV Imps: 159,760 RMV Total: 325,680 M50 Total: 176,210 For: 2018-2019

Notes: Update Inv, Add Segs

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW;H&F Adj: RLCM4;R4-QLTY
 Class: 4 Roof:
 Area: 1204 Eff 1204 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1973 Eff: 1997 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 111,950
 Exc Code: I/O Comment/Adj: Update EYB L/S: _____

Seg: 1.2 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 616 Eff 616 Flooring:
 Dimens: 28 x 22 Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1973 Eff: 1996 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 35,220
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Accessory Improvements

Seg: 1.3 YI4A RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring: Delete
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 10,000
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTIPURPOSE
 Method: F09 Roof Cover: ARCMP Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 160 Eff: 160 Flooring: WOOD
 Dimens: 16 x 10 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: 8FT;WOOD Fireplace: Year: Eff: 2009 Value: 2,590
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: N/C L/S: _____