

Acct ID: 536056 MTL: 093W01D001001 Date: 11/18/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 3056 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23760 Year: 2025

Last Date Appraised: 06/27/2025 Appraiser: MATT LORD Tag: Y (N) Tag info:
 Owner: MASON LT & MASON, JAROLD D TRE Last Sales Date: 01/24/2001 Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 194160
 RMV Land: 245990 RMV Imp: 179250 RMV Total: 425240 MAV: 194160 MSAV: 0 SAV: 0
 Comment: 25-26: L4 6.27.25 MLH 25-004971

OSDs 26-27: 60 sqft addition to SFD 100% complete

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

Land

Site: 1 Code Area: 05590 Size: 0.91 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 195990 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL, UPDATED MARKET VALUE //08-09: PT PROJECT, PT OF R36058 AND R36056 DUE TO r36058 BEING A ROADWAY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1104 % Complete: 100.00
 Desc: One Story Only Dimensions: 1983 RMV: 176800
 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	3	Finished	<u>1104</u> <u>1164</u>	2	FB-1	1962	<u>1962</u>	ROOF, FP - 1, HVAC, KIT, BATH - <u>12</u>	Y N
Garage Attached	3	Unfinished	665	0	0	1961	<u>1962</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1962	22470	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	96	0	1374	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1090
 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	4	Finished	240	0	0	1969	1969	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 22x12 RMV: 1150
 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	4	Finished	264	0	0	1974	1974	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 22x12 RMV: 210
 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
Lean-to Light Duty	4	Finished	264	0	0	1974	1974	Exception: Y N

Accessories

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

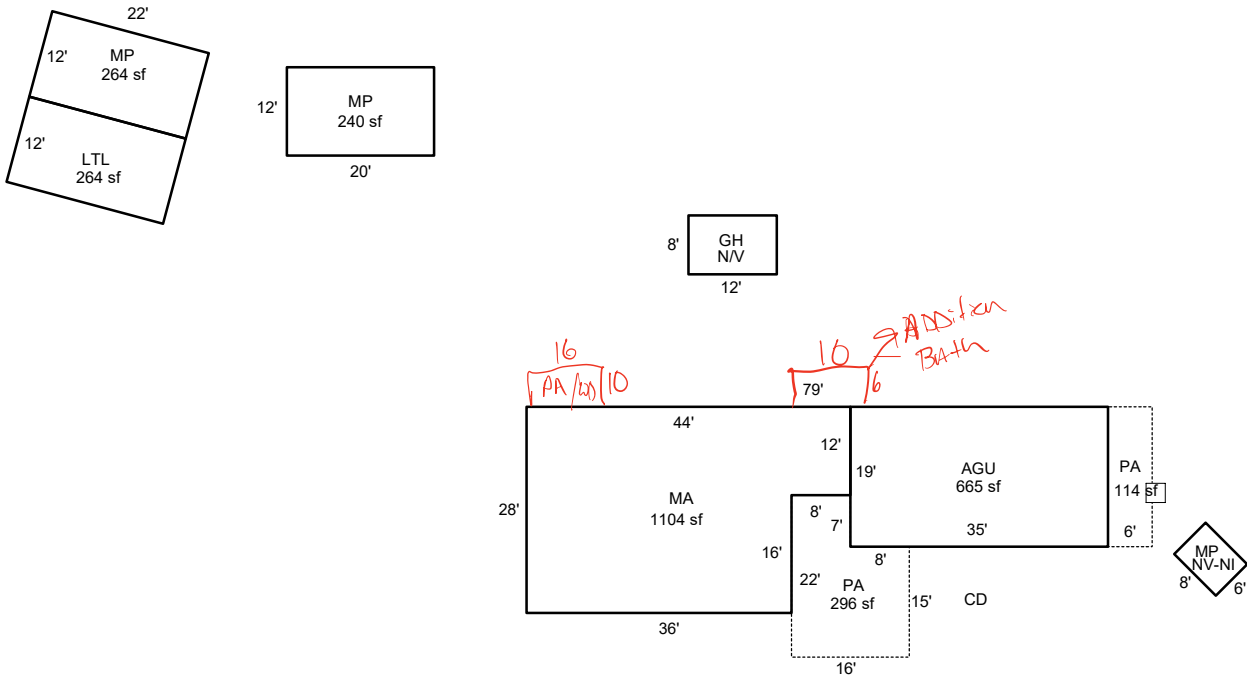
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536056 Parcel No.: 093W01D 01001
 Property Address: 3056 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536056
093W01D 01001
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	240.0	64.0	
	MP	1.0	264.0	68.0	
	LTL	1.0	264.0	68.0	768.0
GLA1	MA	1.0	1104.0	144.0	1104.0
GAR	AGU	1.0	665.0	108.0	665.0
P/P	PA	1.0	114.0	50.0	
	PA	1.0	296.0	76.0	410.0
	Net LIVABLE	cnt	0 (rounded)		1,104
	Net BUILDING	cnt	3 (rounded)		768

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/25/18
 UPDATED BY CLOBERG 07/23/25

COMMENT TABLE 2

MLH 06/27/25

COMMENT TABLE 3

CLEAN UP L4













Acct ID: 536056 MTL: 093W01D001001 Date: 6/27/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 3056 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23760 Year: 2025

Last Date Appraised: 11/14/2011 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: MASON LT & MASON, JAROLD D TRE Roll Type: R
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 194160
 RMV Land: 233170 RMV Imp: 170420 RMV Total: 403590 MAV: 194160 MSAV: 0 SAV: 0
 Comment:

Notations *Update Inventory* **Input MLH 6/27/25**
 No notation data available.

OSDs

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

Land

Site: 1 Code Area: 05590 Size: 0.91 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 183170 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL, UPDATED MARKET VALUE //08-09: PT PROJECT, PT OF R36058 AND R36056 DUE TO r36058 BEING A ROADWAY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1104 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 166790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1104	2	FB-1	1962	1962	BATH - 1, KIT, ROOF, FP - 1, HVAC	Y N
Garage Attached	3	Unfinished	665	0	0	1961	<u>1961</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1962	22470	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *No conversion factor*

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	Exception
GARDEN GREENHOUSE	1	96	0	1374	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	240	0	0	1969	1969	<i>Fail</i>	Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x12 RMV: 1150
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *o/l*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	264	0	0	1974	1974	FAIR

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 264 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 22x12 RMV: 210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	264	0	0	1974	1974	

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x6 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*>100 SF
Delete*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	48	0	0	0	0	

Exception: Y N

Accessories

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

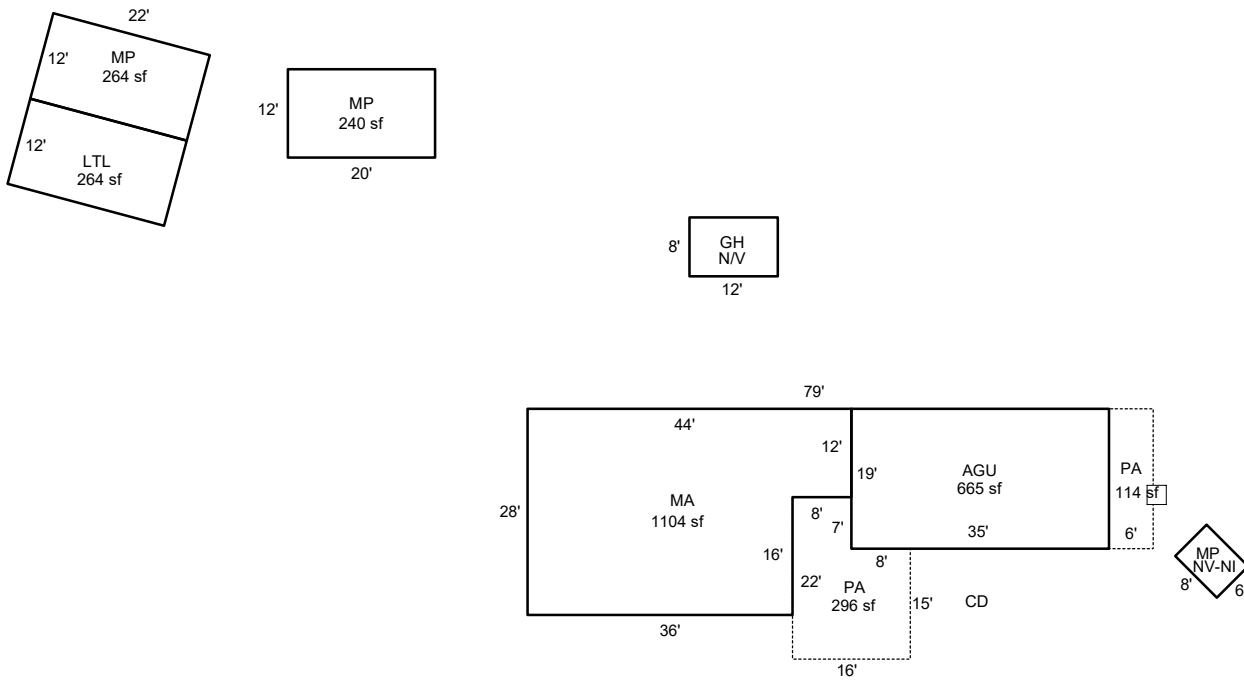
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536056 Parcel No.: 093W01D 01001
 Property Address: 3056 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536056
093W01D 01001
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	240.0	64.0	
	MP	1.0	264.0	68.0	
	LTL	1.0	264.0	68.0	768.0
GLA1	MA	1.0	1104.0	144.0	1104.0
GAR	AGU	1.0	665.0	108.0	665.0
P/P	PA	1.0	114.0	50.0	
	PA	1.0	296.0	76.0	410.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/25/18
 UPDATED BY CLOBERG 07/23/25

COMMENT TABLE 2

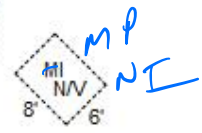
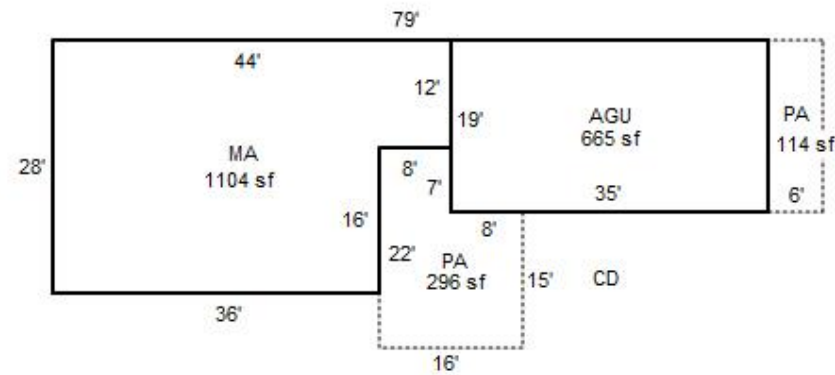
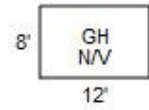
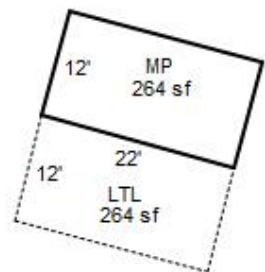
MLH 06/27/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 1,104
 Net BUILDING cnt 3 (rounded) 768

R36056
093W01D 01001
SCALE=1:30



6/27/25 MCH Clean up L4

R36056

093W01D 01001

3056 CLOVERDALE DR SE
TURNER, OR 97392

451

00500190

BUILDING DIAGRAM AND OUTBUILDINGS

62233.001

62233.000

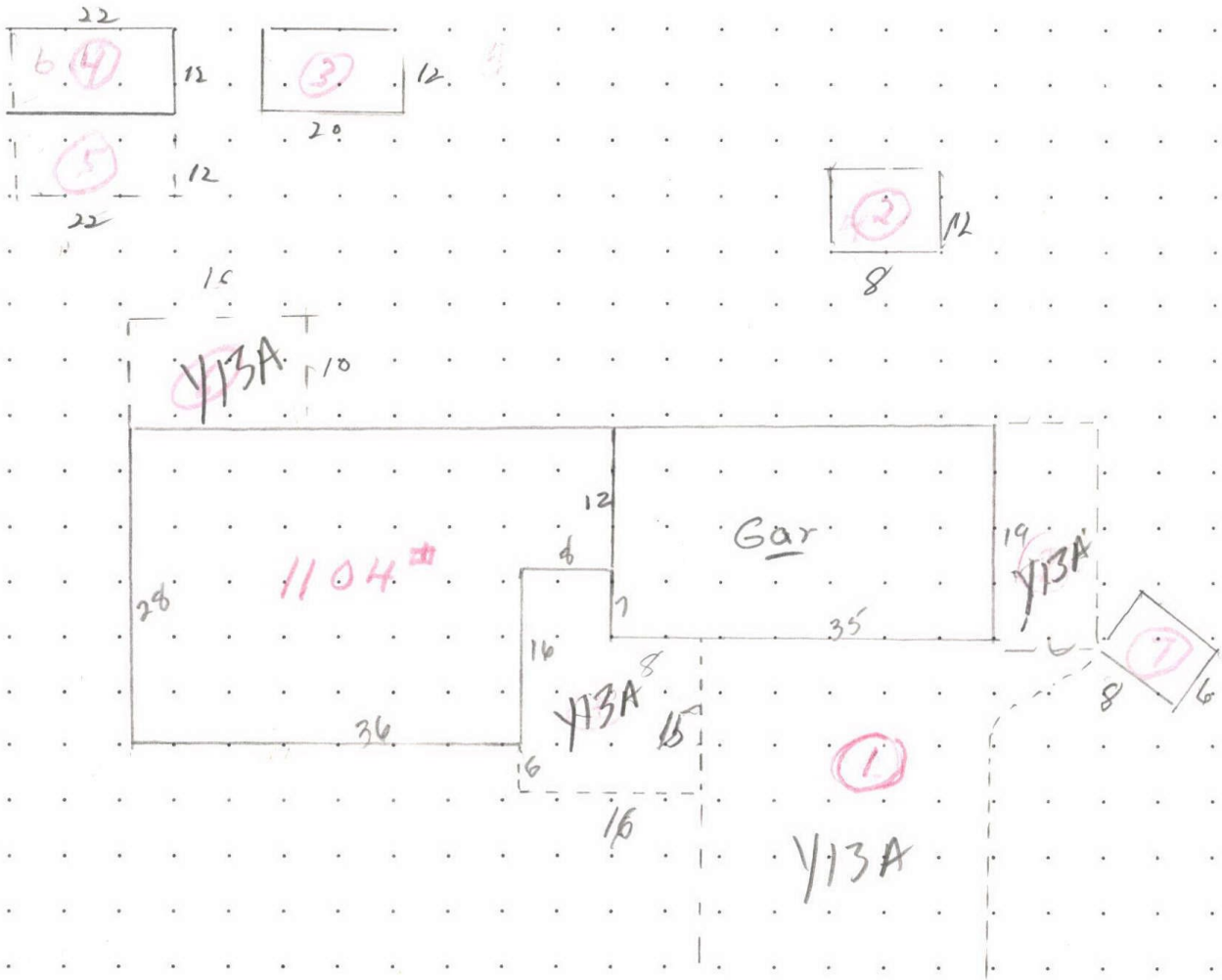
ACCT. NO.

20631-3

MAP NO.

1-9-3 W

OUTBUILDINGS NOT TO SCALE.



3096

3096 Cloverdale Dr SE Turner

MEASUREMENT VERIFIED		REMARKS: B-62
DATE	BY	
1-23-76	Gossman	
8-30-89	Rey #83	
6-9-00	610	
11-14-11	67ms cycle	

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W01D 01001

File No R36056

Property Address 3056 CLOVERDALE DR SE

City TURNER

County MARION

State OR

Zip 97392

Owner

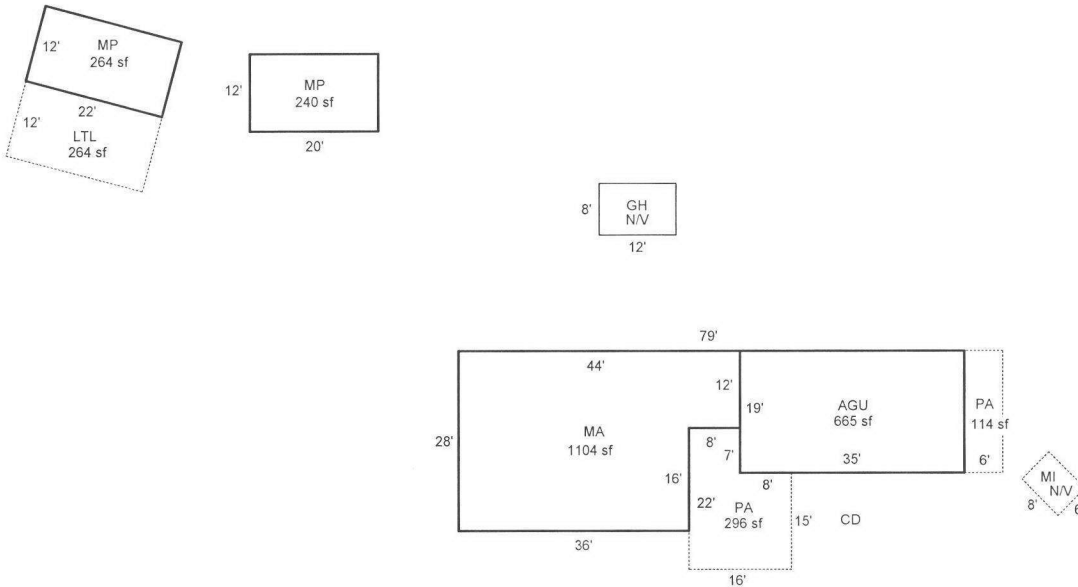
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R36056
093W01D 01001
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1104	144	1104
GBA1	MP	1.00	240	64	
	MP	1.00	264	68	
	LTL	1.00	264	68	768
GAR	AGU	1.00	665	108	665
P/P	PA	1.00	114	50	
	PA	1.00	296	76	410

Comment Table 1

DRAWN BY JRONDEMA 6/25/18

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1104
768

R36056 093W01D 01001 Appr #: 67 Date 11/14/11 Prop Class 451 Prop Code F31
 Situs Address 3056 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner MASON, JAROLD D & BETH-TRUSTEES

Tags Cycle Sales Verification Other: _____

Notes: J.T. OWNER Mrs.

RMV Land: 111,210 RMV Imp: 73,630 RMV Total: 184,840 M50 Total: 128,430
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1104 Eff Area 1104
 Length Width Roof Cover RCMP Plumbing BATH1 Heat ST
 Fireplace SGL-P Inter. Comp: Dw H+R Rng Bedrooms 2
 Year Built 1962 Eff. Year Built 1962 Cond. P F (A) G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 49,730
 Lump Sum _____ Except Code/Year INV Comments _____

Seg.Type AGU Seg. # 1.2 Method: R05 Class 3 Area 665 Eff Area 665
 Length Width Roof Cover RCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1961 Eff. Year Built 1961 Cond. P F (A) G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 16,010
 Lump Sum _____ Except Code/Year INV Comments _____

Accessory Improvements

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

Out Buildings

Seg.Type GH Seg. # 2.1 Method: F;N Class Area 96 Eff Area 96
 Length 12 Width 8 Foundation CONC Ex. Wall Roof Cover FBRGL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 3.1 Method: F09 Class 4 Area 240 Eff Area 240
 Length 20 Width 12 Foundation FRAME Ex. Wall BEVEL Roof Cover METAL
 Roof Style SHED Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1969
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 640
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type MP Seg. # 4.1 Method: F09 Class 4 Area 264 Eff Area 264
 Length 22 Width 12 Foundation CONC Ex. Wall PLYWD Roof Cover METAL
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,020
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type LTL Seg. # 5.1 Method: F09 Class Area 264 Eff Area 264
 Length 22 Width 12 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 230
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type MI Seg. # 6.1 Method: F;N Class Area 48 Eff Area 48
 Length 8 Width 6 Foundation FRAME Ex. Wall 6FT;METAL Roof Cover METAL
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

R36056 093W01D 01001 Appr #: _____ Date _____ Prop Class 451 Prop Code F31
 Situs Address 3056 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner MASON, JAROLD D & BETH-TRUSTEES

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 111,210 RMV Imp: 73,630 RMV Total: 184,840 M50 Total: 128,430

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	RURAL RESTRICTIVE	008S	0.91		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 1.05 Companion Accounts R36058 093W01D 00901

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 _____



B3605160A

W/1/1



67

B36056AG

W/14/0



