

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Inert Print Date: _____

Acct ID: 548369 MTL: 083W25C001700 Date: 12/14/25 Appr: MD2 Prop Class: 401 RMV Prop Class: 401
 Situs: 2958 MARANATHA CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 123018 Year: 2025

Last Date Appraised: 01/10/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2024 - Tags/Permit (Addition)
 Owner: CHAMNESS JRLT Last Sales Date: 05/24/1991 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 442090
 RMV Land: 288520 RMV Imp: 571350 RMV Total: 859870 MAV: 442090 MSAV: 0 SAV: 0
 Comment: 24-25: L1 1.10.24 WW 25-005633

OSDs 26-27; ADD Front Arch, Porch cover, concrete Drivng. 100% AS OF 1/1/26

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

Land

Site: 1 Code Area: 05590 Size: 1.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 238520 Exception: Y N
 Adjustment(s): VWFR, GSOIL Fire Patrol: Description:
 Comments: 24-25: Update land class

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 Year Blt: 1980 Eff Year Blt: 1998 Sq.Ft: 3506 % Complete: 100.00
 Desc: One Story with basement Dimensions: 3594 RMV: 571350
 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	1931 <u>2019</u>	3	FB-2	1980	1998	ROOF, HVAC+, KIT+, BATH - 2	Exception: Y N
Basement	4	Finished	1575	2	FB-1	1980	1998	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	506	0	0	1980	1998	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	1998	37236	1	Exception: Y N

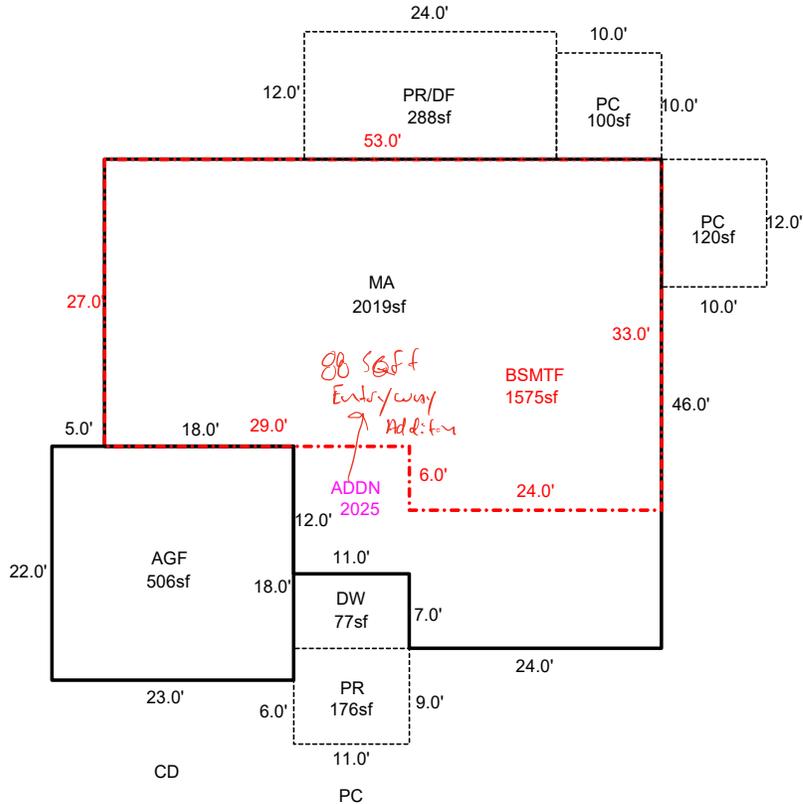
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548369 Parcel No.: 083W25C 01700
 Property Address: 2958 MARANATHA CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

548369
083W25C 01700
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1575.0	172.0	1575.0
GLA1	MA	1.0	2019.0	198.0	2019.0
GAR	AGF	1.0	506.0	90.0	506.0
P/P	PC	1.0	120.0	44.0	
	PC	1.0	100.0	40.0	
	PR/DF	1.0	288.0	72.0	
	DW	1.0	77.0	36.0	
	PR	1.0	176.0	54.0	761.0

DRAWN BY JRONDEMA 4/19/18
 UPDATED BY CLOBERG 09/04/25 25-005633 PR/DW

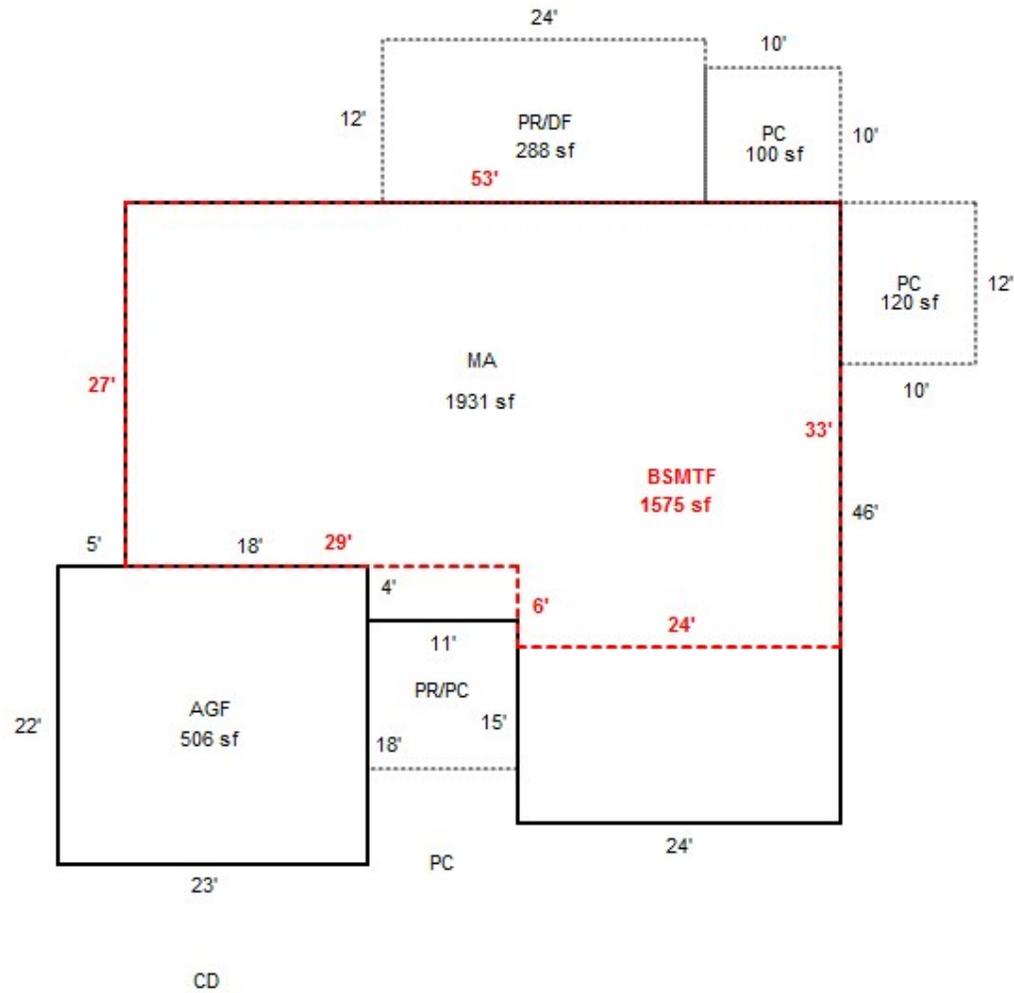
COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 3,594



12/16/25



Acct ID: 548369 MTL: 083W25C001700 Date: *1-10-24* Appr: ww Prop Class: 401 RMV Prop Class: 401
 Situs: 2958 MARANATHA CT SE TURNER OR 97392 MaSaNh: 06 06 000 Unit: 123018 Year: 2024

Last Date Appraised: 10/22/2012 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2024 - Tags/Permit (Addition)

Owner: CHAMNESS JRLT Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 413250

RMV Land: 233920 RMV Imp: 418060 RMV Total: 651980 MAV: 413250 MSAV: 0 SAV: 0

Comment: *upd eyb*

23-007450 INTERIOR REMODEL, DINING/LIVING TO GREAT ROOM. KITCHEN REMODEL. NO CHANGE IN BDRM COUNT. ~~framing~~ framing 11/17/23 after eyb 1998

Notations

No notation data available.

OSDs

per MR owner only remodeled kitchen due to \$\$

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: **2HD** Value Source: Rural at MKT Description: RMV: 188920 Exception: Y N
 Adjustment(s): VWFR **GSOIL** Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL, UPDATED MARKET VALUES //04-05: RECALC VALUES BEING CHG PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 3506 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 418060
 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	1931	3	FB-2	1980	1980	HVAC+, ROOF, KIT+, BATH - 2	Exception: Y N
Basement	4	Finished	1575	2	FB-1	1980	1980	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	506	0	0	1980	1980	ROOF	Exception: Y N

*R/W last onsite 1988 1/2 gomar
EPI Kit 1998 m/m*

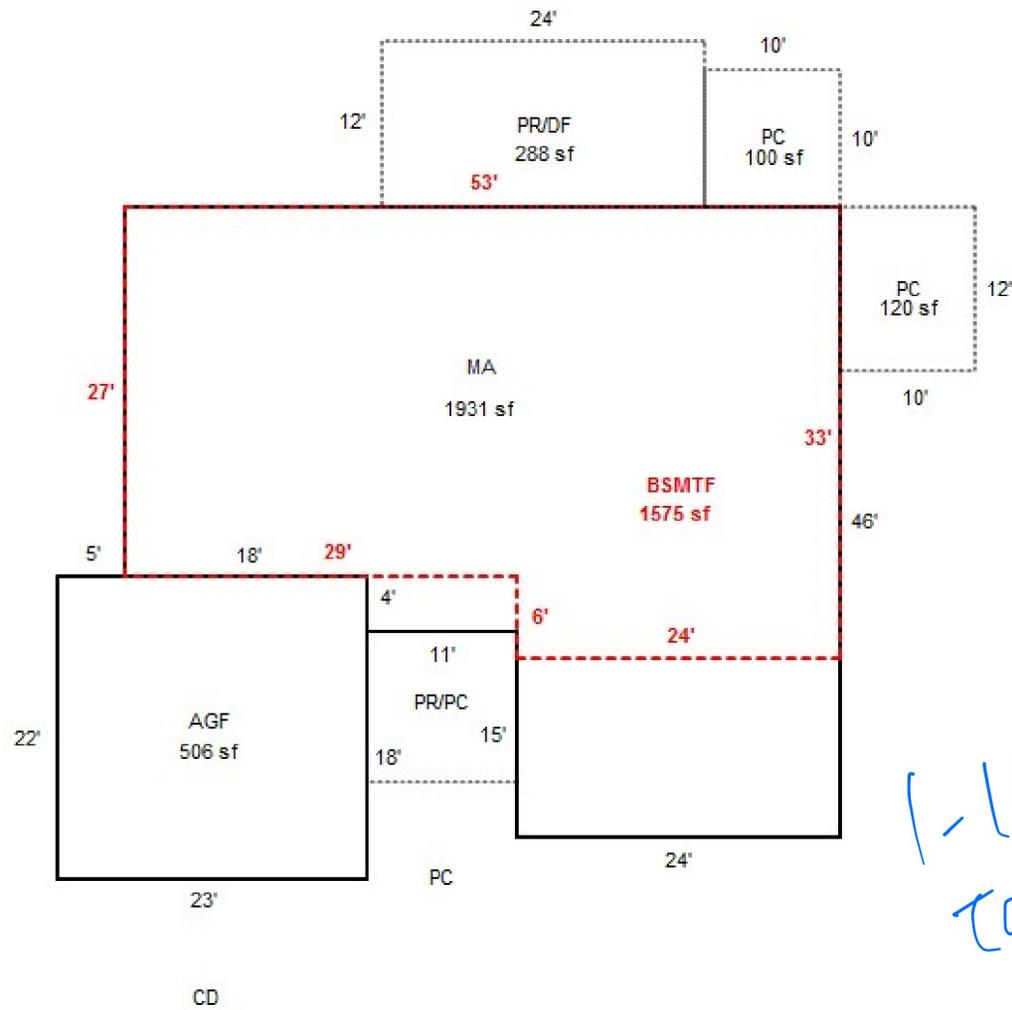
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <i>good</i>	4	1	1980	22041	1	Exception: Y N <u>D</u>

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





1-10-24 WW
tago LI

R48369

083W25C 01700

2958 MARANATHA CT SE
TURNER, OR 97392

401

00500190

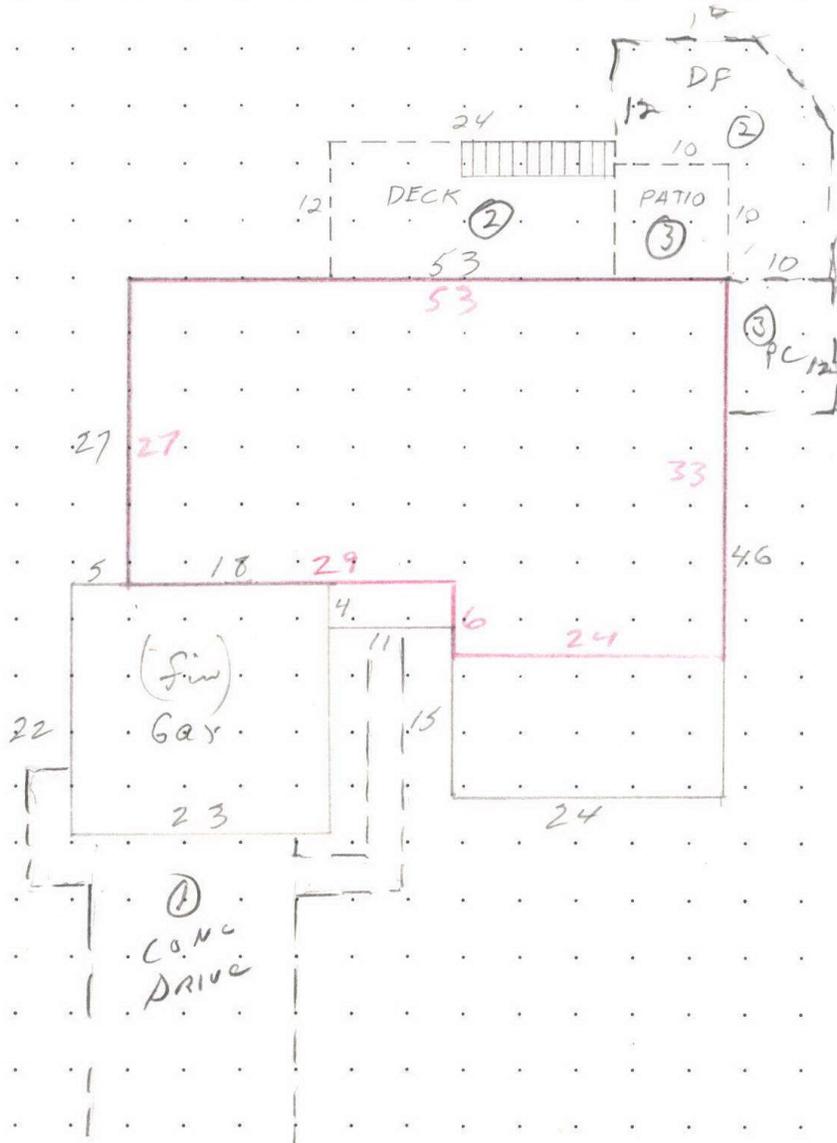
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

71400-080

MAP NO.

25c8-3W 1700



2958 Maranatha Ct. S.E.

MEASUREMENT
VERIFIED

REMARKS:

$$\begin{array}{r}
 (18 \times 27) + (11 \times 31) + (24 \times 46) = 1931 \\
 486 \qquad 341 \qquad 1104 \\
 \\
 (27 \times 27) + (24 \times 33) = 1575 \\
 729 \qquad 792
 \end{array}$$

DATE

BY

1-15-80

DRG

4/27/90

DN

6-5-00

KRC (18)

Not Ver

10-22-12

73

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W25C 01700

File No R48369

Property Address 2958 MARANATHA CT SE

City TURNER

County MARION

State OR

Zip 97392

Owner

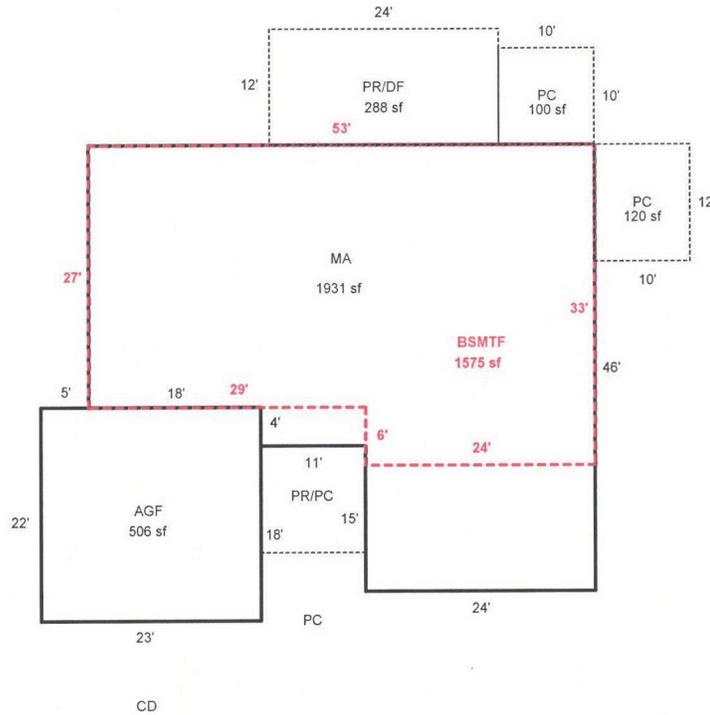
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R48369
083W25C 01700
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1931	198	1931
GLA0	BSMTF	1.00	1575	172	1575
GAR	AGF	1.00	506	90	506
P/P	PC	1.00	120	44	
	PC	1.00	100	40	
	PR/DF	1.00	288	72	508
Net LIVABLE Area (rounded w/ factors)					3506

Comment Table 1

DRAWN BY JRONDEMA 4/19/18

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R48369 083W25C 01700 Appr #: 73 Date 10-22-12 Prop Class 401 Prop Code R43
 Situs Address 2958 MARANATHA CT SE Franchise Code 73 Year For: 2012-2013
 Owner CHAMNESS, DAVID R & SHERRI L

Tags Cycle Sales Verification Other: _____

Notes: NO H

RMV Land: **151,490** RMV Imp: **196,930** RMV Total: **348,420** M50 Total: **289,900**
 Seg.Type MA Seg. # **1.1** Method: R05 **ARCINE** Class 4 Area 1931 Eff Area 1931
 Length Width Roof Cover ~~SHAKE~~ Plumbing BATH2 Heat HP
 Fireplace Inter. Comp: RNG;DW;H&F;DSP Bedrooms 3
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 99,150
 Lump Sum _____ Except Code/Year INC Comments _____

Seg.Type BSMTF Seg. # **1.2** Method: R05 Class 4 Area 1575 Eff Area 1575
 Length Width Roof Cover Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 73,270
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type AGF Seg. # **1.3** Method: R05 Class 4 Area 506 Eff Area 506
 Length 23 Width 22 Roof Cover SHAKE Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 18,510
 Lump Sum _____ Except Code/Year n/c Comments _____

Accessory Improvements

Seg.Type YI4A Seg. # **1.4** Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 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

R48369 083W25C 01700 Appr #: _____ Date _____ Prop Class 401 Prop Code R43
 Situs Address 2958 MARANATHA CT SE Franchise Code 73 Year For: 2012-2013
 Owner CHAMNESS, DAVID R & SHERRI L

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 151,490 RMV Imp: 196,930 RMV Total: 348,420 M50 Total: 289,900

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 AT MKT	009S	1.03	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

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 _____



10-22-12 148369



10-22-12 148369



Assessor Monthly Issued Permit Report

For 9/1/2023 to 9/30/2023

PERMIT#: 555-23-007450-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 9/5/2023
 SUB-TYPE: Structural ISSUED: 9/28/2023
 CATEGORY: Comprehensive EXPIRES: 3/26/2024

OFFICE: MC
 PARCEL#: 083W25C 01700 R48369
 ACRES: 1.03
 SUBDIV: FREEWAY ESTATES
 LOT/BLOCK: 9 /
 ADDRESS: 2958 MARANATHA CT SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	GOLDEN RULE REMODELING AND DESIGN INC	PO BOX 4200 SALEM, OR 97302	503-365-8100
CCB	GOLDEN RULE REMODELING AND DESIGN INC	PO BOX 4200 SALEM, OR 97302	5033658100
OWNER	CHAMNESS JRLT	2958 MARANATHA CT SE TURNER, OR 97392	
SITE CONTACT	GOLDEN RULE REMODELING AND DESIGN INC	PO BOX 4200 SALEM, OR 97302	503-365-8100

CONST CAT: Single Family Dwelling
 WORK TYPE: Alteration
 WORK DESC: INT REMODEL, NO CHANGE TO BDRM AMT/FOOT PRINT
 VALUATION: \$75,000.00
 STORIES: 0
 BATHS: KITCHENS:

SQUARE FEET

HABITABLE:
 EXISTING: 0
 NEW: 0
TOTAL SQ. FT.: 0