

Summary

WW 10/31

Lead Appr: Clerk: Lead Clerk: Appr: MDC Taped 10/28/25 Print Date: 9/29/2025

Acct ID: 548495 MTL: 082W28A001300 Date: 10/20/25 Appr: MDC Prop Class: 451 RMV Prop Class: 451
Situs: 6047 GLENWILD CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 121433 Year: 2025

Last Date Appraised: 05/07/2015 Appraiser: MATT LORD Tag: Y (N) Tag info:
Owner: ROBISON, TYLER DEAN Last Sales Date: 03/21/2025 Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 375830
RMV Land: 289360 RMV Imp: 462780 RMV Total: 752140 MAV: 375830 MSAV: 0 SAV: 0
Comment:

(30)

OSDs

26-D7 SALS

PLS 824903

DOM 53

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

Land

Site: 1 Code Area: 05590 Size: 2.04 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 488 Value Source: Rural Restrictive Description: RMV: 239360 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 Year Blt: 1979 Eff Year Blt: 2000 Sq.Ft: 2122 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 443100
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	1334	3	FB-2	1979	2000	FP - 1, HVAC, ROOF, BATH - 2, KIT+	Y N
Basement	4	Finished	788	1	FB-1	2000	2000	FP - 1, HVAC, BATH - 1	Y N
Garage Basement	4	Finished	546	0	0	2000	2000		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO Part of YI	4	581	2014	3035	0	Y N
YARD IMPROVEMENTS GOOD	4	1	2000	37664	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1200 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 20x30 RMV: 19680
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
General Purpose Bldg	6	Finished	600	0	0	2013	2013		Y N
Unfinished Office	6	Finished	600	0	0	2013	2013	FAIR	Y N

Accessories

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

082W28A 01300
451 01D F43
00500190

R48495

POWELL, DANIEL J & MARSHA L
2.04 Acres
6047 GLENWILD CT SE

1/30/02

~~0-000-33171-00101-000~~

BUILDING DIAGRAM AND OUTBUILDINGS

71460-010 082W-28A -01300

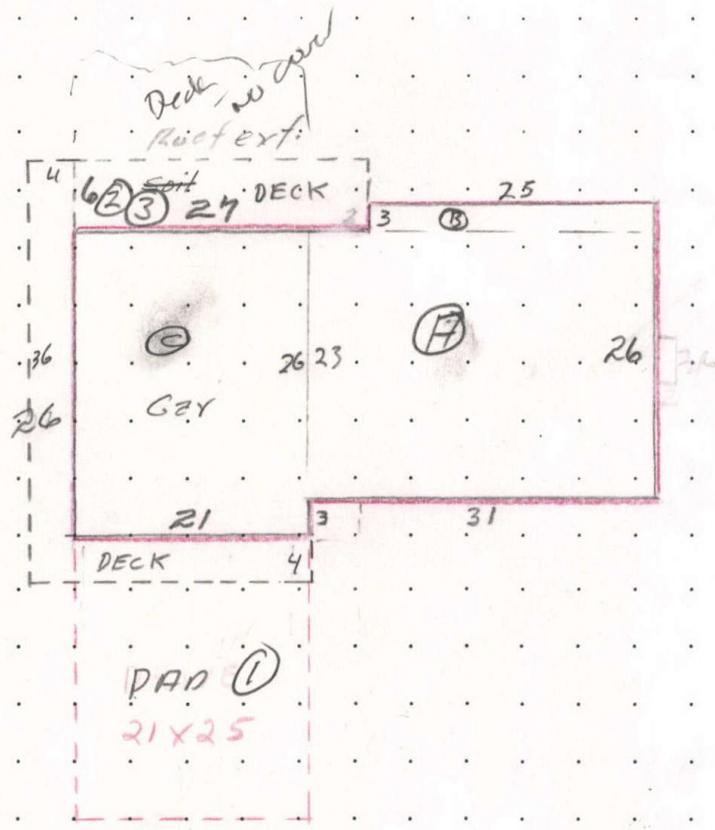
ACCT. NO. 16166-402

MAP NO. 28A-8-2W

- Ⓐ 31 x 23 = 713 31 x 23 = 713
 - Ⓑ 25 x 3 = 75 25 x 3 = 75
 - Ⓒ 21 x 26 = 546
- 1st Floor 1334
- Bsmt 768

N

NV



6047 Glenwild West

MEASUREMENT VERIFIED

REMARKS: checked exterior measurements, No one at House. Did not have access to interior

DATE BY

9/27/78	RP
3/7/80	RJR 42
2-21-84	WV 61

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W28A 01300

File No R48495

Property Address 6047 GLENWILD CT SE

City TURNER

County MARION

State OR

Zip 97392

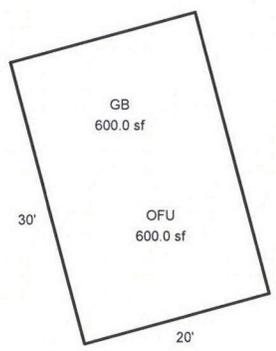
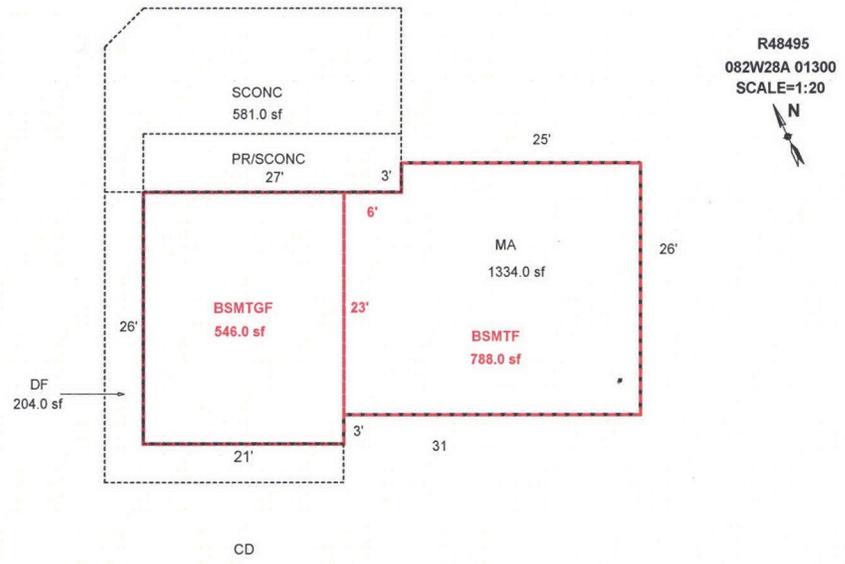
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1334.00	162.0	1334.00
GLA5	BSMTF	1.00	788.00	114.0	788.00
GLA0	BSMTGF	1.00	546.00	94.0	546.00
F/P	DF	1.00	204.00	110.0	
	SCONC	1.00	581.00	97.7	785.00
OTH	OFU	1.00	600.00	100.0	600.00
Net LIVABLE Area (rounded w/ factors)					2668

03/05/13 Jane
 Updated by CW 12/23/13
 UPDATED BY JRONDEMA 5/13/15

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R48495 082W28A 01300
 Owners Name: POWELL FAM TR &

Imp 1 Of 2
 Nbhd:EN.RUR

Living Area/Value : 2,122 / \$127,500

- | | |
|--|-------------------------------|
| 1. Type Imp : R | 7. Appr Method : C Cost Value |
| 2. Description : RESIDENTIAL | 8. Cost Value : \$153,480 |
| 3. Bldg Type : | 9. Income Value: \$0 |
| 4. Cmplx/Bldg : | 10. Trend Adj% : 100.00% |
| 5. M/S Zip Code: | RMV Imprv: \$153,480 |
| 6. Comment : 15-16: CYCLE WORK PER #94 REMODEL OF RES, ADD SCONC, UPDATE INV | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	4	1334+	R05	\$85,790
S2	BSMTGF - BASEMENT GARAGE,	4	546	R05	\$18,380
S3	BSMTF - BASEMENT, FINISHE	4	788+	R05	\$41,710
S4	YI4G - YARD IMP'S; CLASS		1	R05	\$7,600

Enter 'C' To Display Improvement Segment Totals

T-Trend	CM-Comment	S*-Add Seg	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: __

R48495 082W28A 01300 Appr #: 94 Date 5/7/15 Prop Class 451 Prop Code F43
 Situs Address 6047 GLENWILD CT SE 97392 Franchise Code 36 Year For: 2015-2016

Owner POWELL FAM TR &

Tags Cycle Sales Verification Other: _____

Notes: Update EYB. Add SCONE

RMV Land:	142,410	RMV Imp:	181,430	RMV Total:	323,840	M50 Total:	255,450
Seg.Type MA	RESIDENTIAL	Seg. # 1.1	Method: R05	Class 4	Area 1334	Eff Area 1334	
Length	Width	Roof Cover <u>ARCMP</u>	Plumbing BATH2			Heat FA	
Fireplace <u>FRTH-P</u>	<u>prefb-8</u>	Inter. Comp: RNG;DW;H&F;DSP				Bedrooms 3	
Year Built 1979	Eff. Year Built <u>1979 2000</u>	Cond. P F <u>A</u> G E					
Adj Codes RLCM4		Qty <u>4</u> % Comp _____	Func _____	Econ _____		RMV: 90,300	
Lump Sum _____	Except Code/Year <u>RMV/MAS</u>	Comments <u>interior remodel, new windows</u>					
Seg.Type BSMTG	RESIDENTIAL	Seg. # 1.2	Method: R05	Class 4	Area 546	Eff Area 1334	
Length 21	Width 26	Roof Cover	Plumbing			Heat	
Fireplace		Inter. Comp:				Bedrooms	
Year Built	Eff. Year Built <u>1979 2000</u>	Cond. P F <u>A</u> G E					
Adj Codes RLCM4		Qty <u>4</u> % Comp _____	Func _____	Econ _____		RMV: 19,340	
Lump Sum _____	Except Code/Year <u>RMV/MAS</u>	Comments _____					
Seg.Type BSMTF	RESIDENTIAL	Seg. # 1.3	Method: R05	Class 4	Area 788	Eff Area 1334	
Length	Width	Roof Cover	Plumbing <u>Bath 1</u>			Heat FA	
Fireplace <u>prefb-9</u>		Inter. Comp:				Bedrooms <u>1</u>	
Year Built	Eff. Year Built <u>1979 2000</u>	Cond. P F <u>A</u> G E					
Adj Codes RLCM4		Qty <u>4</u> % Comp _____	Func _____	Econ _____		RMV: 43,900	
Lump Sum _____	Except Code/Year <u>RMV/MAS</u>	Comments _____					

Accessory Improvements

Seg.Type YI4G	RESIDENTIAL	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 <u>A</u> G E	% Comp _____	Econ _____		RMV: 8,000	
Lump Sum _____	Except Code/Year _____	Comments <u>YI 4G includes 204 sf DF and 162 sf PR</u>					
Seg.Type OFU	GENERAL PURPOSE BLD	Seg. # 2.2	Method: F09	Class	Area 600	Eff Area 600	
Length 20	Width 30	Foundation	Ex. Wall		Roof Cover		
Roof Style		Floor	Plumbing				
Year Built 2013	Eff. Year Built: 2013	Cond. P F <u>A</u> G E	% Comp _____	Econ _____		RMV: 5,880	
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type GB	GENERAL PURPOSE BLD	Seg. # 2.1	Method: F09	Class 6	Area 600	Eff Area 600	
Length 20	Width 30	Foundation CONC	Ex. Wall HRDBRD;8FT		Roof Cover ARCMP		
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.	Elect. 220V		Yr. Blt. 2013	Eff. Yr. Blt: 2013		
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp _____	Func _____	Econ _____		RMV: 14,010	
Lump Sum _____	Except Code/Year _____	Comments _____					

R48495 082W28A 01300 Appr #: _____ Date _____ Prop Class 451 Prop Code F43
 Situs Address 6047 GLENWILD CT SE 97392 Franchise Code 36 Year For: 2015-2016
 Owner POWELL FAM TR &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 142,410 RMV Imp: 181,430 RMV Total: 323,840 M50 Total: 255,450

Segment	SCONC						Land
Class							
Dim/Size	581 sf.						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2014						
Eff Yr	2014						
Cond.	A						
% Good							
% Comp							
Lump Sum							
Except. Code	RNEW A+B						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	2.04	✓	
2	ON SITE DEVELOPMENT	OSDA.RUR		✓	

Eff Acres Companion Accounts

Zone: SA

ROUTING SLIP

Date 6/2/15 Clerk Chen

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 OK, S.R. #94

Reviewed by lead appraiser/comments _____





R48495

2/15/13



R48495

5/7/15

R48495

5/7/15

MA + PR / SCONC



R48495

5/7/15

MIA + BSMTG