

Summary Lead Appr: WWJ Clerk: _____ Lead Clerk: _____ Appr: HDL Impact Print Date: 9/26/2025

Acct ID: 548797 MTL: 092W23A003500 Date: 11/30/25 Appr: HDL Prop Class: 401 RMV Prop Class: 401
 Situs: 8462 KAZUNAS CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 126239 Year: 2025

Last Date Appraised: 12/12/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)
 Owner: ANCONA, WILLIAM T & ANCONA, PAULA Last Sales Date: 10/03/1996 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 353780
 RMV Land: 296550 RMV Imp: 412820 RMV Total: 709370 MAV: 175340 MSAV: 0 SAV: 0
 Comment: 25-26 L2 MDL 12.12.24 TAG
 24-25: L2 MDL 1.8.24 TAG

OSDs 26-27: USFD 100% complete

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05545	0

Land

Site: 1 Code Area: 05545 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BISS Value Source: Rural at MKT Description: TWO BENCH IRR SOUTH SPECIAL RMV: 256550 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //2-16-07 (GW39): Change from 008 to 007.

Improvements - Residence / Manufactured Structures

Bldg: 6 Code Area: 05545 Stat Class: 141 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2225 % Complete: 80.00
 Desc: One Story Only Dimensions: RMV: 373980
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 178440 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2225	3	FB-2	2024	2024	BATH+, HVAC, KIT, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	784	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2024	25680	1	Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 05545 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2520 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x84 RMV: 35220
 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	5	Finished	2520	0	0	2009	2009	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: 2015 Sq.Ft: 187 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 17x11 RMV: 3620
 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	187	0	0	0	2015	FAIR <u>N/V</u> <u>Poor condition</u>	Y N

Accessories

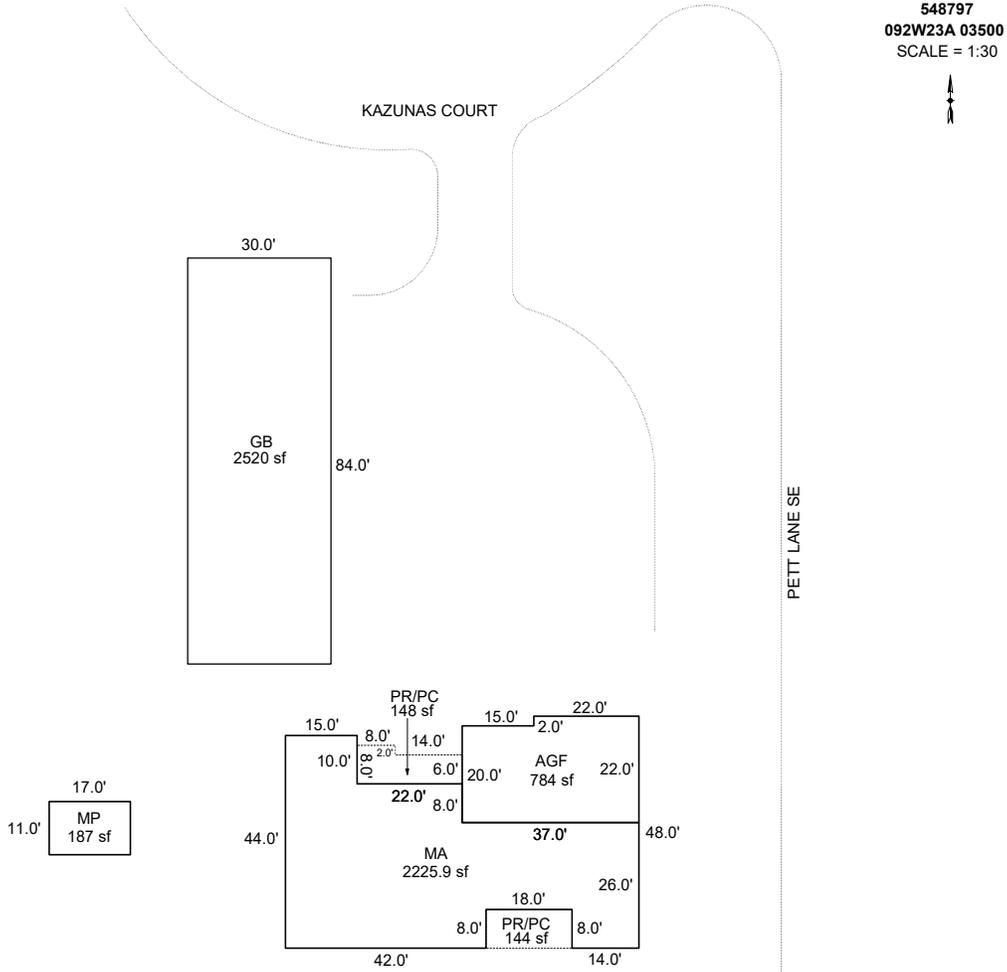
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	
	MP	1.0	187.0	56.0	2707.0
GLA1	MA	1.0	2225.9	252.0	2225.9
GAR	AGF	1.0	784.0	118.0	784.0
P/P	PR/PC	1.0	148.0	60.0	
	PR/PC	1.0	144.0	52.0	292.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

MDL 12/12/24

COMMENT TABLE 3

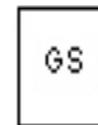
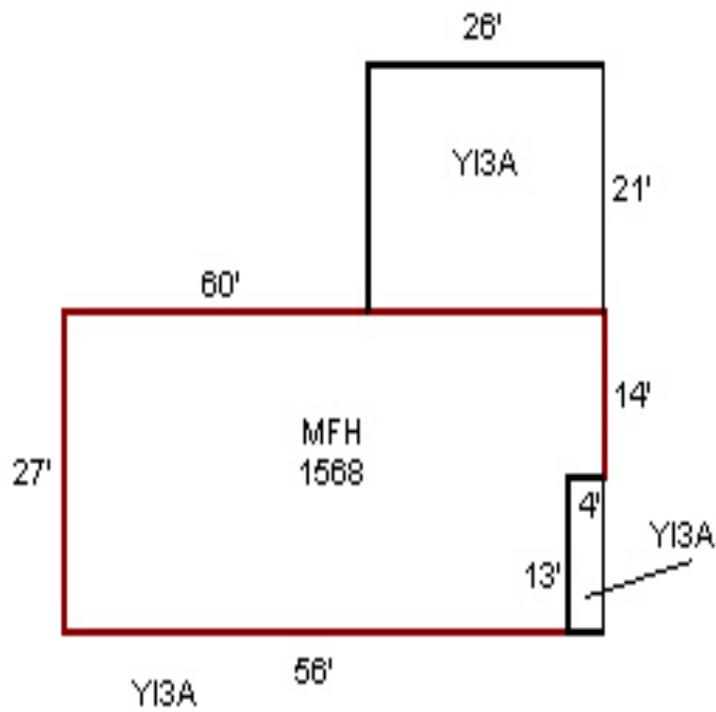
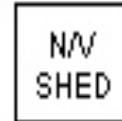
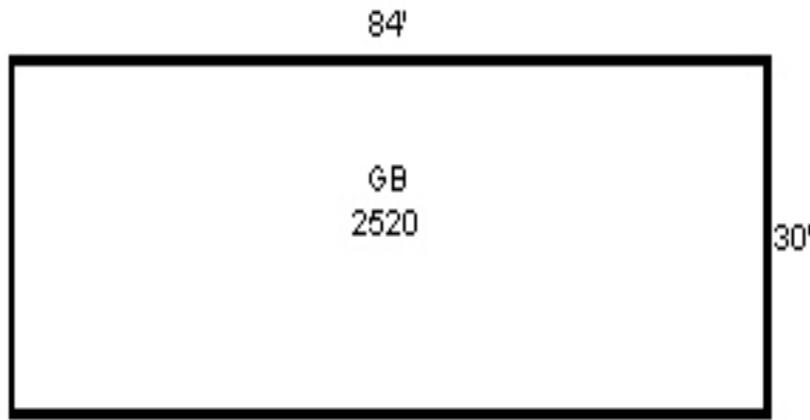
TAGS L2

Net LIVABLE cnt 0 (rounded) 2,226
 Net BUILDING cnt 2 (rounded) 2,707



12/12/24

R48797
092W23A 03500
SCALE 1:30

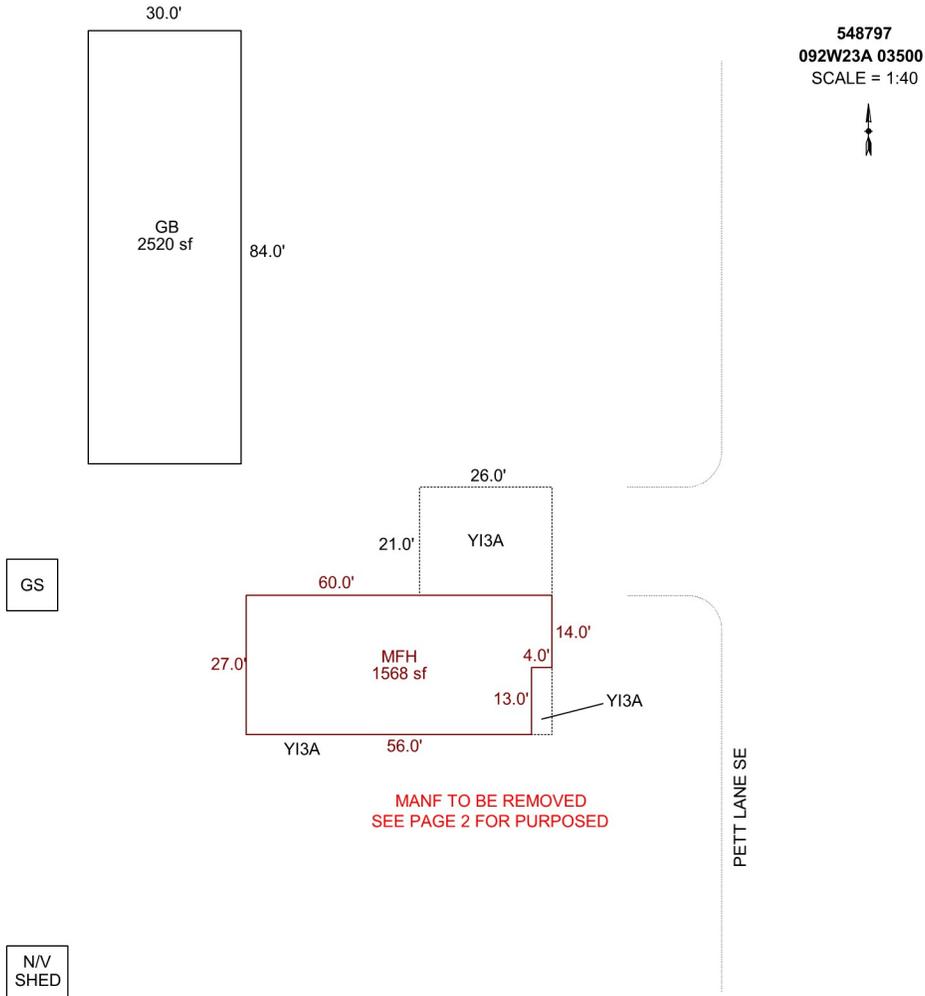


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	2520.0
GLA1	MFH	1.0	1568.0	174.0	1568.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA

COMMENT TABLE 2

COMMENT TABLE 3

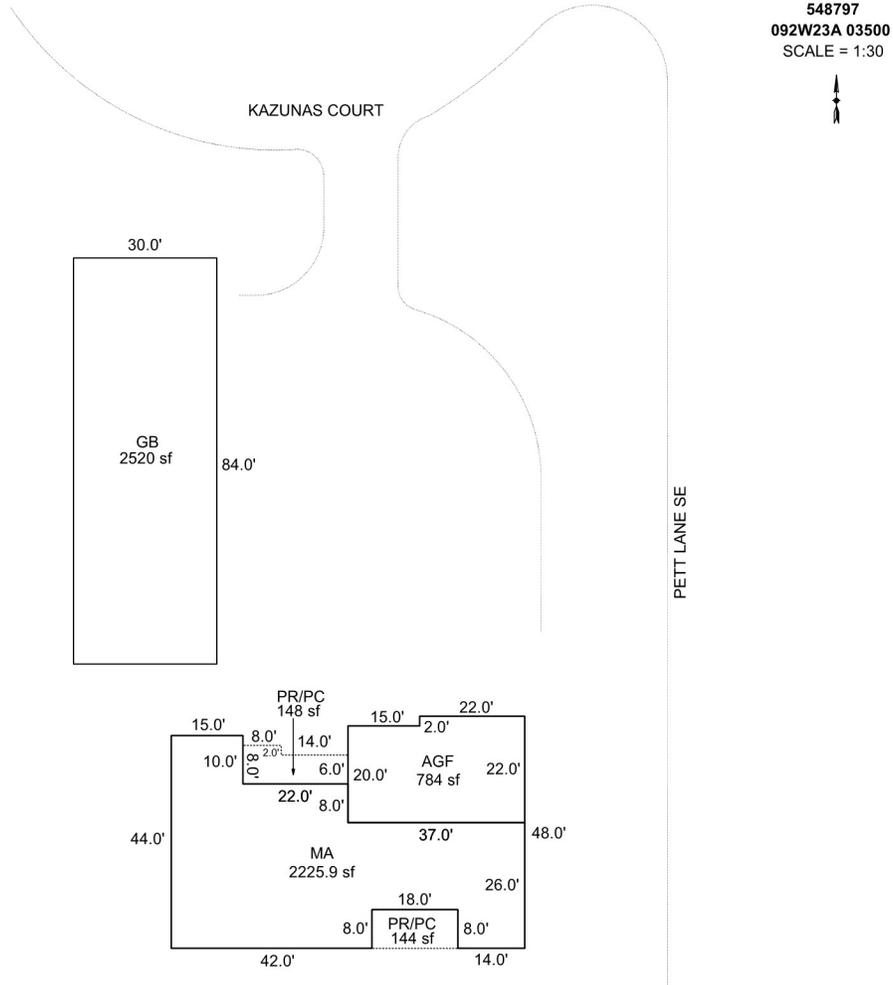
Net LIVABLE	cnt	1	(rounded)	1,568
Net BUILDING	cnt	1	(rounded)	2,520

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	2520.0
GLA1	MA	1.0	2225.9	252.0	2225.9
GAR	AGF	1.0	784.0	118.0	784.0
P/P	PR/PC	1.0	148.0	60.0	
	PR/PC	1.0	144.0	52.0	292.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,226
Net BUILDING	cnt	1	(rounded)	2,520

092W23A 03500

R48797

401 01D F09R

00550040

00550040

ANCONA, WILLIAM T & PAULA

1.5 Acres

8462 KAZUNAS LN SE

1/30/02

Dog!

12/22/09 Dog on vacation.
2/13/12 still on vacation

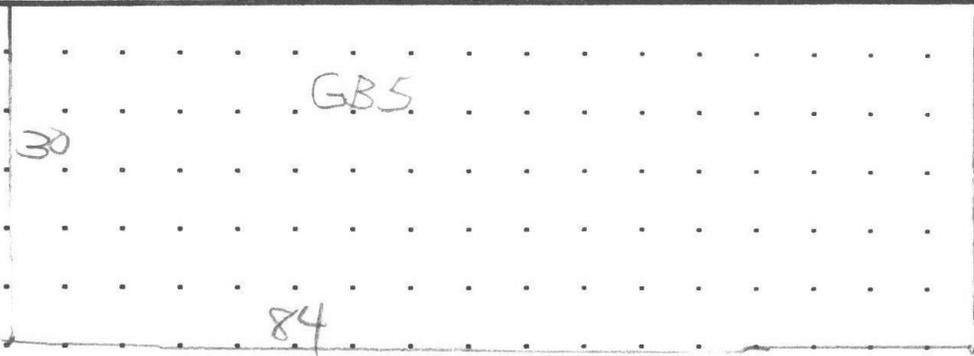
R48797

BUILDING DIAGRAM AND OUTBUILDINGS

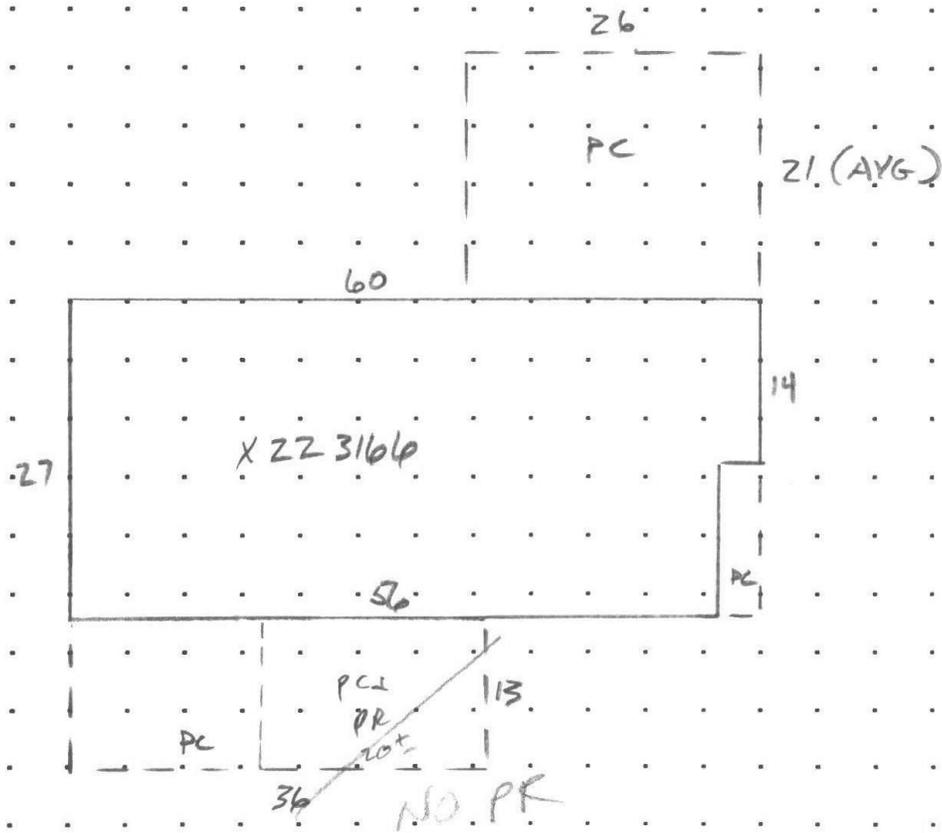
ACCT NO: 71514-031

MAP NO: 92W-23A

TAX LOT: 3500



125ft →



CALCULATIONS: $(60 \times 27) - (4 \times 13) = 1568$

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 94

ADDRESS: 8462 KAZUNAS CT

SALES	
Date	Amt.

DATE: 9-15-94

BY: JAY #19

REMARKS:

BUILDER: FLEETWOOD

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W23A 03500

File No R48797

Property Address 8462 KAZUNAS CT SE

City TURNER

State OR

Zip 97392

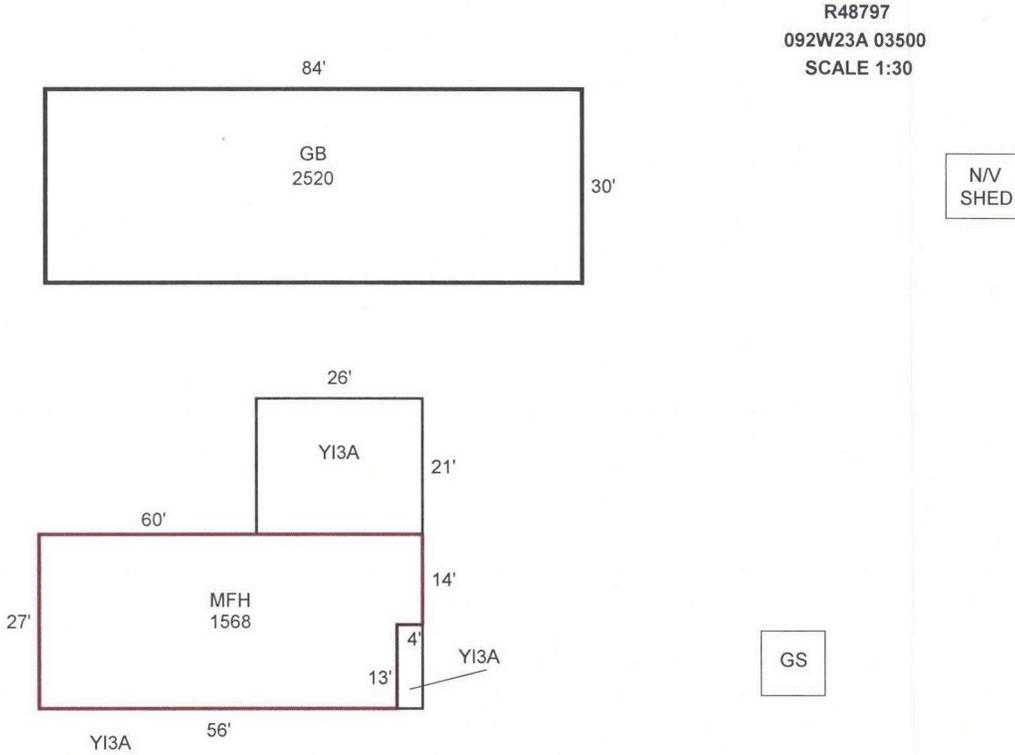
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R48797
092W23A 03500
SCALE 1:30

NV
SHED

GS

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFH	1.00	1568	174	1568
GBA1	GB	1.00	2520	228	2520
Net LIVABLE Area (Rounded w/ Factors)					1568
Net BUILDING Area (Rounded w/ Factors)					2520

Comment Table 1

APEX BY CE 12/29/09

Comment Table 2

Comment Table 3

R48797 092W23A 03500 Appr #: 36 Date 2/13/12 Prop Class 401 Prop Code F09R
 Situs Address 8462 KAZUNAS CT SE Franchise Code 36 Year For: 2012-2013
 Owner ANCONA, WILLIAM T &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 101,530 RMV Imp: 58,860 RMV Total: 160,390 M50 Total: 132,630

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	008S	1.50		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts M141421 092W23A 03500
 M134858

Date 2/23/12 Clerk Jaw **ROUTING SLIP**

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 #36 DB 3/8/12

Reviewed by lead appraiser/comments _____

R48797 092W23A 03500 Appr #: 36 Date 2/13/12 Prop Class 401 Prop Code F09R
 Situs Address 8462 KAZUNAS CT SE Franchise Code 36 Year For: 2012-2013
 Owner ANCONA, WILLIAM T &

Notes: Take GB to 100% complete. Add FUNC 95. PUT tag

RMV Land: **101,530** RMV Imp: **58,860** RMV Total: **160,390** M50 Total: **132,630**
 Seg.Type MA Seg. # 3.1 Method: M04 Class 5D Area 1568 Eff Area 1568
 Length 60 Width 27 Roof Cover ARCOMP Plumbing BATH2 Heat FA
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 1994 Eff. Year Built 1994 Cond. P F A G E
 Adj Codes MSLCMD Qty ___ % Comp ___ Func ___ Econ ___ RMV: 33,420
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type Y13A Seg. # 1.1 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: 4,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type GS Seg. # 2.1 Method: F;N Class Area Eff Area 0
 Length Width Foundation Ex. Wall Roof Cover
 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 MHSK Seg. # 3.2 Method: M04 Class 5D Area 170 Eff Area 170
 Length Width Foundation Ex. Wall CBLOCK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,380
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type GB Seg. # 4.1 Method: F09 Class 5 Area 2520 Eff Area 2520
 Length 30 Width 84 Foundation POST Ex. Wall BKENAM;14F Roof Cover BKENAM
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2009 Eff. Yr. Blt: 2009
 Cond. P F A G E Adj. Codes FLCM;COMPL % Comp 100 Func 95 Econ ___ RMV: 20,060
 Lump Sum ___ Except Code/Year ___ Comments FUNC-no doors

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R48797 092W23A 03500

Imp 4 Of 4

Owners Name: ANCONA, WILLIAM T &

Nbhd: IR.RUR

Living Area/Value : 0 / \$0

- | | | | |
|-----------------|-------------------------------------------------------------------|-----------------|----------------|
| 1. Type Imp | : F | 7. Appr Method | : C Cost Value |
| 2. Description | : GENERAL PURPOSE BLDG | 8. Cost Value | : \$20,060 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : |
| 5. M/S Zip Code | : 97392 | RMV Imprv | : \$20,060 |
| 6. Comment | : 2011-12: GB NOW AT 95% COMPLETE//10-11: PER #36 ADD NEW GB @ 47 | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	GB - GENERAL PURPOSE BUIL	5	2520	F09	\$20,060
Totals:			0		\$20,060

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit:

R48797 GB

12/1/10





12/17/09

R48797



R 48797

EW 49

9/23/08



8 27 '02



92 W-23A-3500

Summary Lead Appr: WW 2.7.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 548797 MTL: 092W23A003500 Date: 12/12/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 8462 KAZUNAS CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 126239 Year: 2024
2025

Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Residence)
Owner: ANCONA, WILLIAM T & ANCONA, PAULA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 170240
RMV Land: 237310 RMV Imp: 36230 RMV Total: 273540 MAV: 170240 MSAV: 0 SAV: 0
Comment: 24-25: L2 MDL 1.8.24 TAG 23-006024 NSFD

Notations 25-26 NSFD @ 80%
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05545	0

Land ✓
Site: 1 Code Area: 05545 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BISS Value Source: Rural at MKT Description: TWO BENCH IRR SOUTH SPECIAL RMV: 202310 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //2-16-07 (GW39): Change from 008 to 007.

Improvements - Residence / Manufactured Structures
No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 4	Code Area: 05545	Stat Class: 351	Year Blt: 2009	Eff Year Blt: 2009	Sq.Ft: 2520	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 30x84			RMV: 36230
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	5	Finished	2520	0	0	2009	2009	FAIR	Y N

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

MP
11x17
2015 EFF YR
FAIR
NO exception

ACCOUNT # 548797

DATE: 12/12/24
APPR MSL

RMV CLASS _____

PROP CLASS _____

MTL _____

TAG Y N _____

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 2225 EFF AREA 2225 BED 3
 ROOF + HVAC +
 BATH PKG: 2+ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 80 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

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: _____

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 ABF
 STAT / CLASS _____
 SIZE 784
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 80
 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: _____

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: _____

Percent Complete Form

Account # 548979

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		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%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	Heating Rough-In	2%	1%			
	80%	Heating Unit	1%	60%	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%	80%	2%	85%
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MSL Date 12/12/24 YR For 25-26 % COMP 80%
 APPR _____ Date _____ YR For _____ % COMP _____
 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 _____



12/12/24





Acct ID: 548797 MTL: 092W23A003500 Date: 1/0/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 8462 KAZUNAS CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 126239 Year: 2024

Last Date Appraised: 02/13/2012 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW RESIDENCE (Completion)
 Owner: ANCONA, WILLIAM T & ANCONA, PAULA Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 187910
 RMV Land: 210920 RMV Imp: 93110 RMV Total: 304030 MAV: 187910 MSAV: 0 SAV: 0
 Comment:

Notations 24-25 MFH DONE; NO START ON NEW SFH

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05545	0

emailed mwiltse 4.22.24

Land 134858

Site: 1 Code Area: 05545 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 175920 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //2-16-07 (GW39): Change from 008 to 007.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 107 Year Blt: Eff Year Blt: 1994 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 14400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

DEMO

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
YARD IMPROVEMENTS AVERAGE	3	1	1994	14396	1

Exception: Y N

Bldg: 2 Code Area: 05545 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

DEMO

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
GARDEN SHED	1	0	0	0	0

Exception: Y N

Bldg: 3 Code Area: 05545 Stat Class: 457 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1568 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 42480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

DEMO

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1568	0	FB-2	1994	1994	SKRT+, KIT-

Removed

Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 05545 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2520 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x84 RMV: 36230
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	2520	0	0	2009	2009	FAIR

Exception: Y N

Accessories

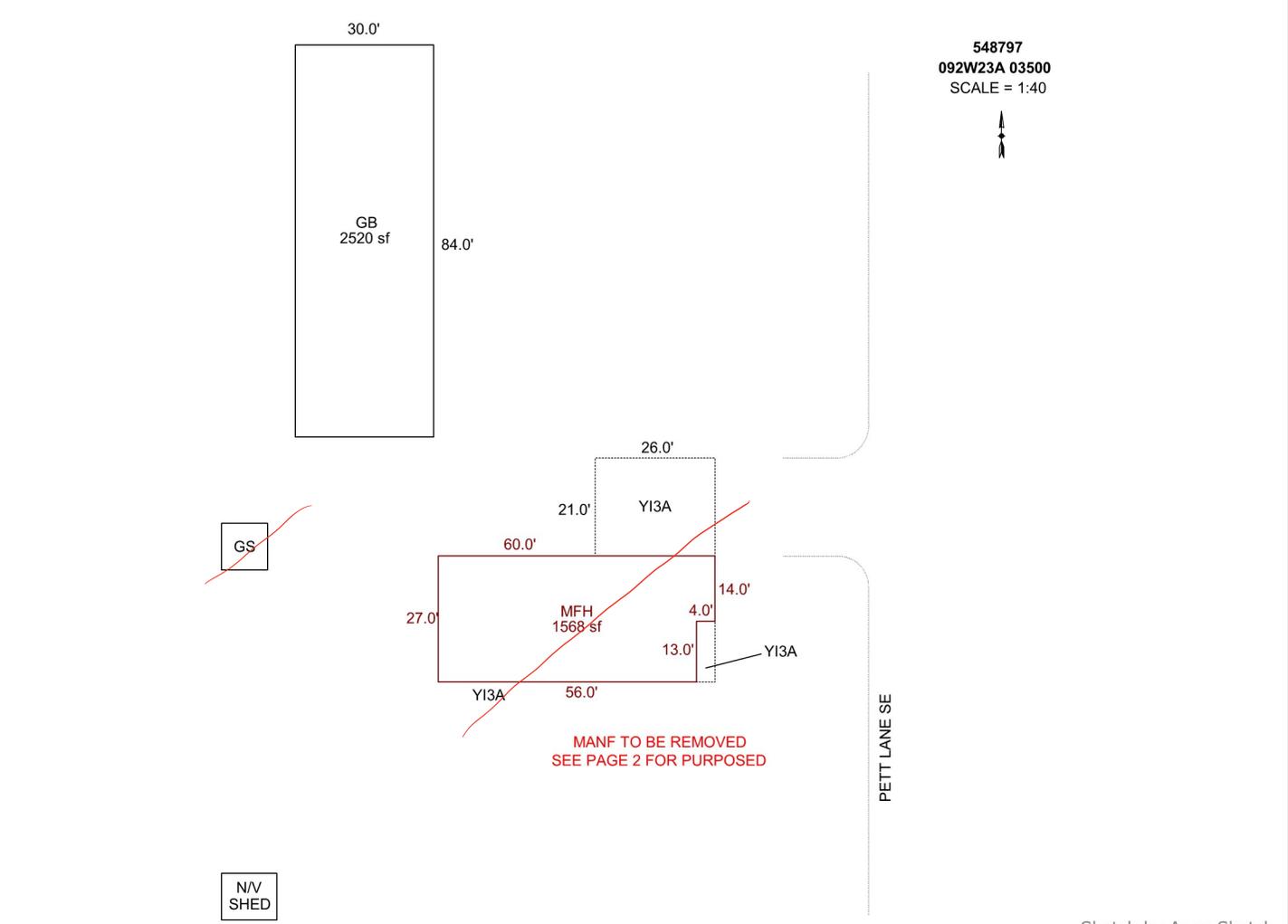
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT 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	2520.0	228.0	2520.0
GLA1	MFH	1.0	1568.0	174.0	1568.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA

COMMENT TABLE 2

COMMENT TABLE 3

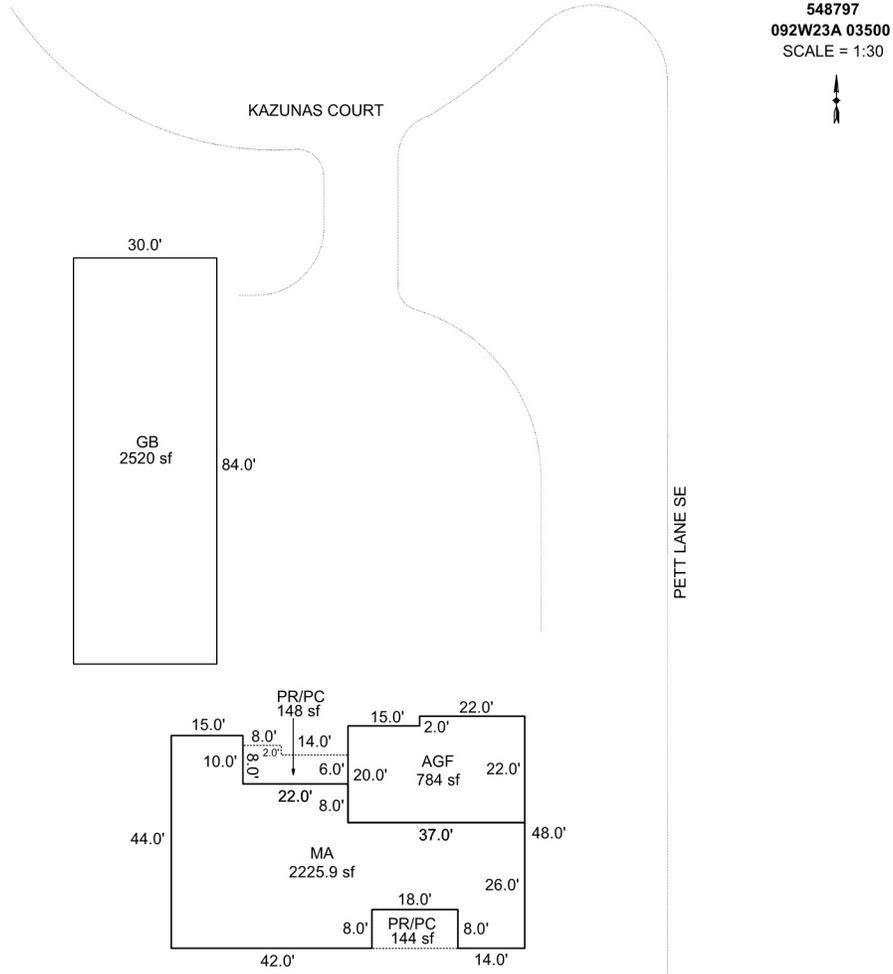
Net LIVABLE	cnt	1	(rounded)	1,568
Net BUILDING	cnt	1	(rounded)	2,520

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548797 Parcel No.: 092W23A 03500
 Property Address: 8462 KAZUNAS CT SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	2520.0
GLA1	MA	1.0	2225.9	252.0	2225.9
GAR	AGF	1.0	784.0	118.0	784.0
P/P	PR/PC	1.0	148.0	60.0	
	PR/PC	1.0	144.0	52.0	292.0

COMMENT TABLE 1

APEX BY CE 12/29/09
 UPDATED BY CJURAN 02/13/2024 23-006024 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)		2,226
Net BUILDING	cnt	1	(rounded)		2,520





Assessor Monthly Issued Permit Report

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

PERMIT#: 555-23-006024-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/14/2023
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 1/5/2024
 CATEGORY: Comprehensive EXPIRES: 7/3/2024

OFFICE: MC
 PARCEL#: 092W23A003500 R48797
 ACRES: 1.50
 SUBDIV: GRASS LAND ESTATES
 LOT/BLOCK: 4 /
 ADDRESS: 8462 KAZUNAS CT SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	ANCONA, WILLIAM T & ANCONA, PAULA	8462 KAZUNAS CT SE TURNER, OR 97392	503-754-6584
CCB	PACIFIC TRADE & DEVELOPMENT LLC	3935 HAGERS GROVE SALEM, OR 97317	5033991721
OWNER	ANCONA, WILLIAM T & ANCONA, PAULA	8462 KAZUNAS CT SE TURNER, OR 97392	
SITE CONTACT	HILINE HOMES	3935 HAGERS GROVE SALEM, OR 97317	503-589-1849

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: SFD 3BD / 2BTH W/ ATTACHED GARAGE TO REPL EXISTING 3 BD 2 BTH MD

VALUATION: \$437,941.20

STORIES: 1

BATHS: 2

KITCHENS: 1

SQUARE FEET

HABITABLE: 568

EXISTING:

NEW:

TOTAL SQ. FT.: 3048

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2248 Sq Ft
U Utility, misc.	VB	800 Sq Ft
U Utility, misc. - half rate	VB	256 Sq Ft