

Summary

Lead Appr: WW 11/3 Clerk: _____ Lead Clerk: _____ Appr: MNL Inspect

Print Date: 9/29/2025

Acct ID: 561238 MTL: 092W07C000400 Date: 10/21/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401

Situs: 10768 GARMA WAY SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 115612 Year: 2025

Last Date Appraised: 12/20/2011 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: ALLEN, GREGORY ALEXANDER Last Sales Date: 05/16/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 520800

RMV Land: 405770 RMV Imp: 580900 RMV Total: 986670 MAV: 520800 MSAV: 0 SAV: 0

Comment: 30 LATER

OSDs 06-27 SALES MLS 824715 DOM 118

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AVS</u>	60000	05590	0

Land

Site: 1 Code Area: 05590 Size: 5.71 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 411D Value Source: Rural at MKT Description: RMV: 345770 Exception: Y N

Adjustment(s): VWGR Fire Patrol: Description:

Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 1974 Eff Year Blt: ~~1982~~ 1995 Sq.Ft: 2579 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 405110

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	2579	4	FB-2/ HB-1	1974	1982 <u>1995</u>	HVAC, ROOF, FP - 1, BTH - 1, BATH - 2, KIT+	Y N
Garage Attached	4	Finished	616	0	0	1974	1974 <u>1995</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
CONCRETE DRIVEWAY <u>Part of Y.I</u>	4	1582	1974	3856	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1982	33812	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 108 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 14660

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:
ASPHALT DRIVEWAY <u>Part of Y.I</u>	1	7378	1974	13834	1	Y N

Bldg: 3 Code Area: 05590 Stat Class: 148 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 698 % Complete: 100.00

Desc: Res other improvements Dimensions: RMV: 161130

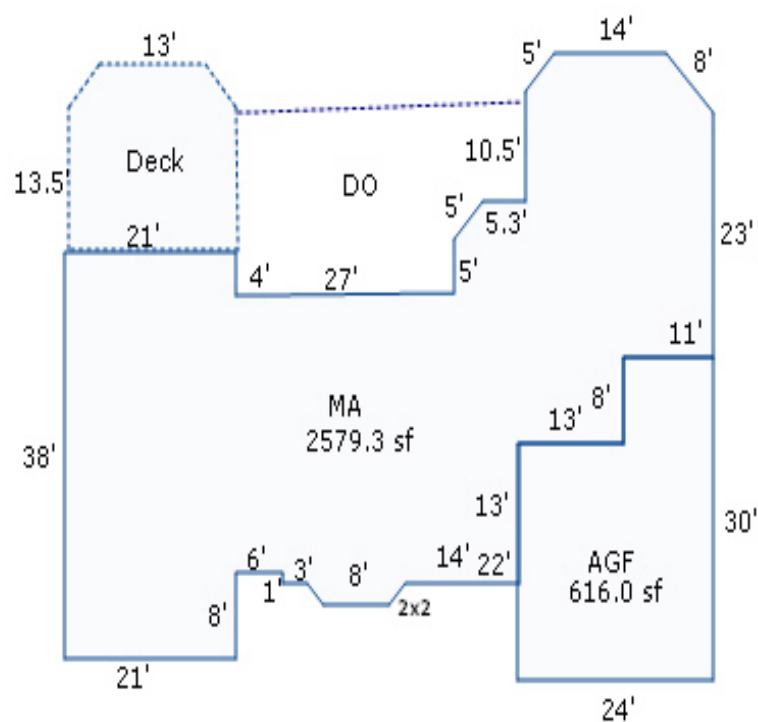
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Second Floor	4	Finished	698	0	0	1997	1997		Y N
Garage Detached	4	Finished	796	0	0	1997	1997	ROOF	Y N

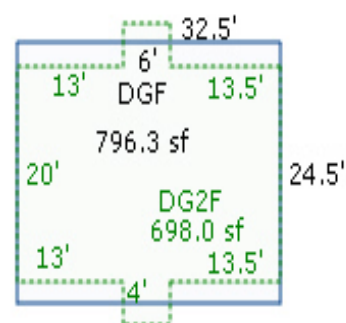
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ASPHALT DRIVEWAY <u>Part of Y.I</u>	4	1521	2001	4061	1	Y N



R61238
092W 07C 00400

CD



092W07C 00400
401 01D F41
00500190

R61238

MCBRIDE, F JAMES & THOMAS, RITA E

5.71 Acres

10768 GARMA WY SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

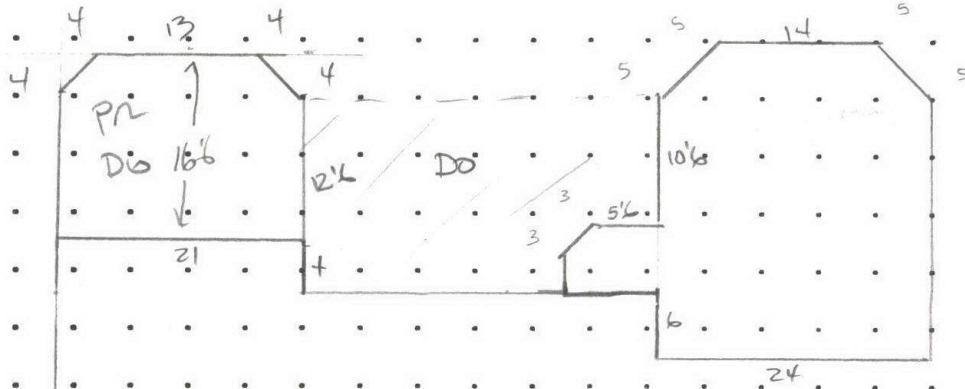
ACCT NO:

MAP NO:

7C.92w

TAX LOT:

400



9/7/98 Remodel:

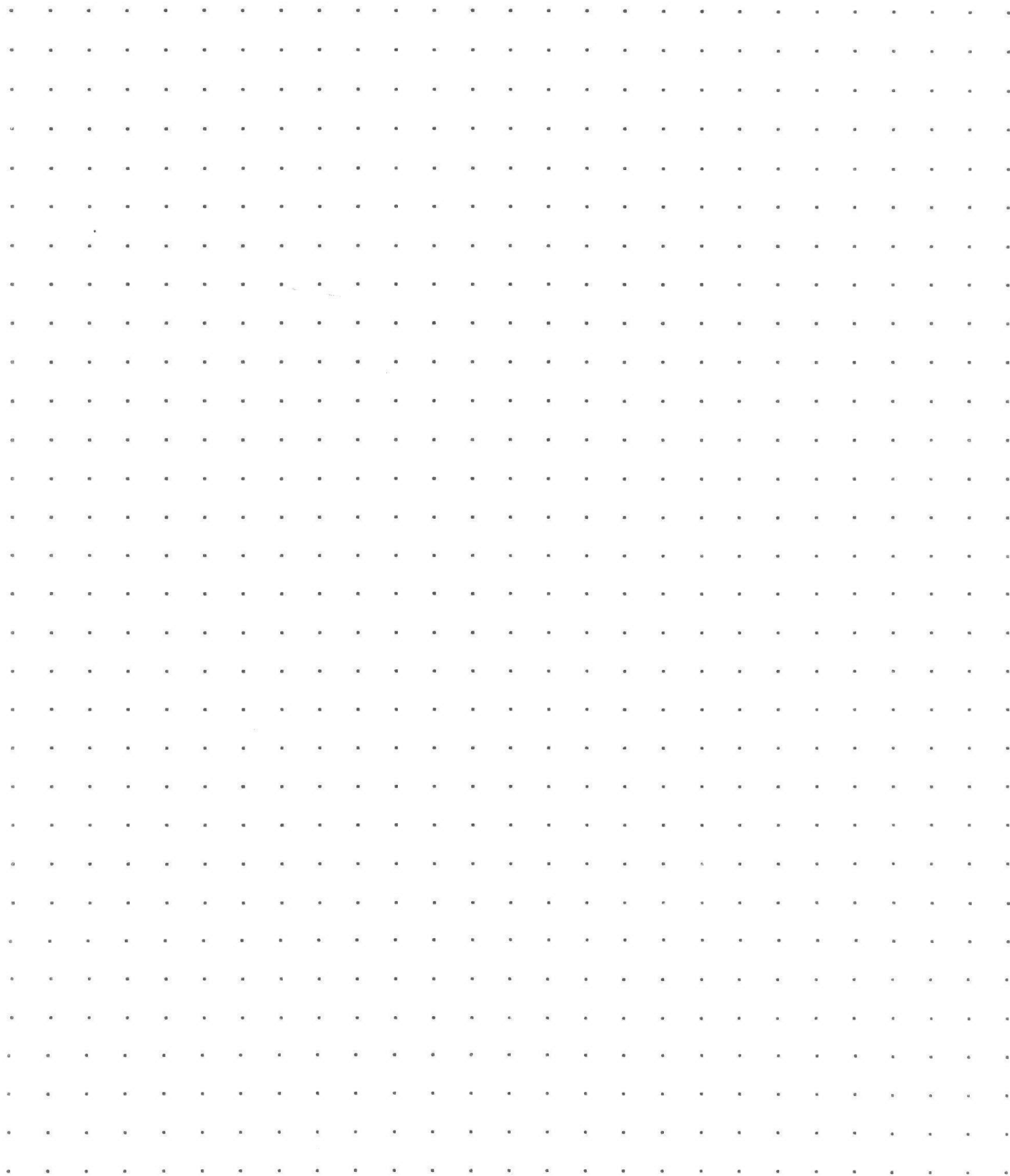
Add PR, DO add Sq. ft.
New Cedar Bevel Siding, New Log (Arch. Comp)
Remodeled Kitchen - new appliances and Cabinets

DG Added 1 1/2 story Finished Trp. + Texture
T+T up. with full Bath.
1/2 bath. Rm in Below
Elevated Deck

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER:		



CALCULATIONS:

SCALE: 1" = 20'

74800-020

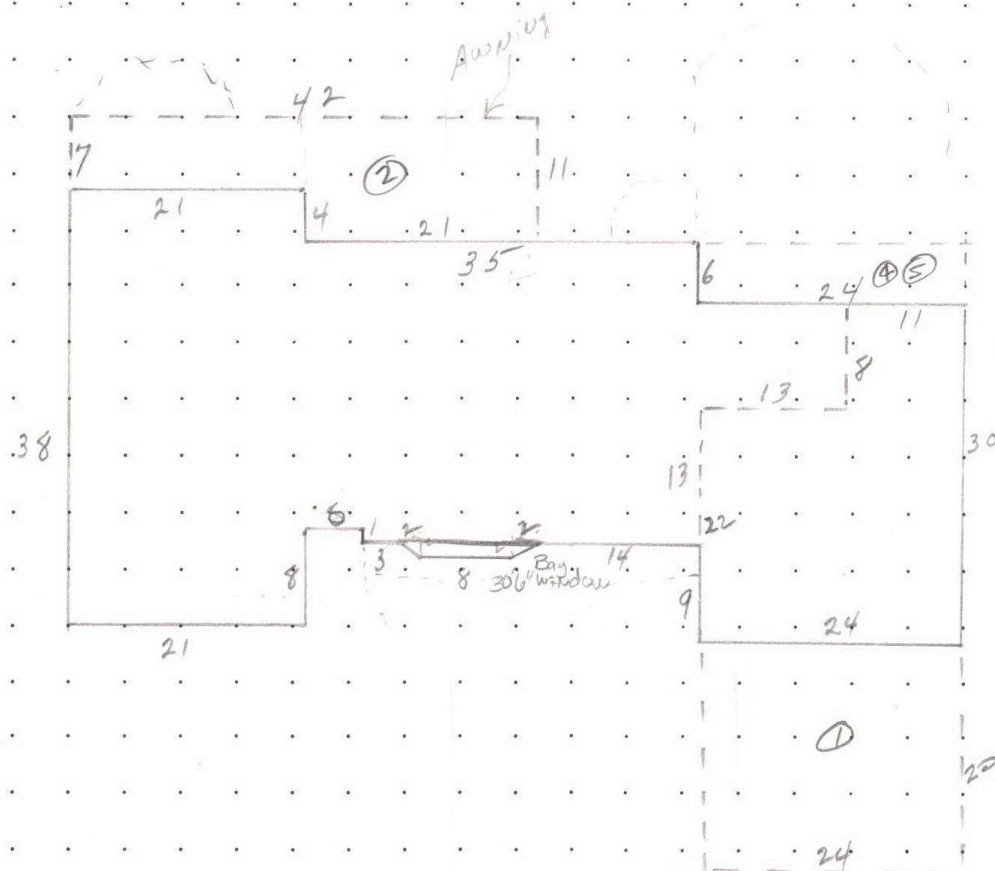
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

20178-103

MAP NO.

7-9-2W



$$(21 \times 38) + (6 \times 26) + (27 \times 29)$$

$$+ (8 \times 13) + (2 \times 10) = 186$$

(3)

Asphalt

46

43

MEASUREMENT
VERIFIED

DATE

BY

74

SUIS

1-20-84

KING

9-3-91

KING

12-20-11

73

REMARKS:

(3)

1061

VER.

SUBJECT

File No R61238

City **Turner**

State OR

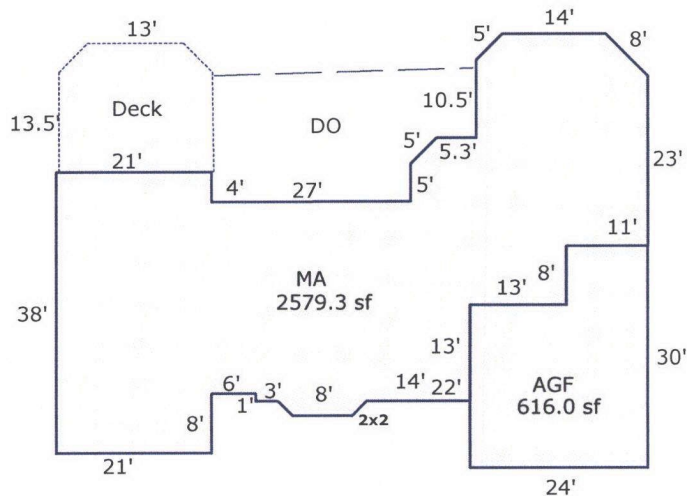
Zip 97392

Owner

Client

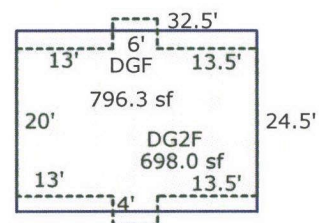
Appraiser Name

IMPROVEMENTS SKETCH



R61238
092W 07C 00400

CD



Scale: 1 = 26

AREA CALCULATIONS

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2579.3	277.4	2579.3
GLA2	DG2F	1.00	698.0	121.0	698.0
GAR	AGF	1.00	616.0	108.0	
	DGF	1.00	796.3	114.0	1412.3
P/P	Deck	1.00	347.7	72.0	347.7

Net LIVABLE Area

(rounded w/ factors)

3277

APEX BY JA 1/31/12

Comment Table 2

Comment Table 3

CALCULATIONS ADDENDUM

Parcel No 092W 07C 00400

File No R61238

SUBJECT

Property Address 10768 Garma Way SE

City Turner

State OR

Zip 97392

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA		GLA1	
0.5	x	27.0	x
		0.1	=
		1.2	
		8.0	x
		69.0	=
		552.0	
		6.0	x
		80.0	=
		480.0	
		5.1	x
		32.0	=
		162.9	
0.5	x	3.5	x
		3.5	=
		6.2	
		12.0	x
		56.0	=
		672.0	
		4.0	x
		21.0	=
		84.0	
		8.4	x
		23.2	=
		194.3	
		28.5	x
		3.5	=
		100.7	
0.5	x	2.0	x
		2.0	=
		2.0	
		1.0	x
		29.0	=
		29.0	
		8.0	x
		21.0	=
		168.0	
0.5	x	3.5	x
		3.5	=
		6.3	
		6	unlisted calculations =
		120.7	
Area total (rounded w/o multipliers)		=	2579

AGF		GAR	
11.0	x	8.0	=
		88.0	
22.0	x	24.0	=
		528.0	
Area total (rounded w/o multipliers)		=	616

Deck		P/P	
0.5	x	13.5	x
		0.2	=
		1.5	
0.5	x	3.9	x
		3.9	=
		7.6	
		20.8	x
		13.5	=
		280.5	
		13.0	x
		3.9	=
		50.6	
0.5	x	3.9	x
		3.9	=
		7.6	
Area total (rounded w/o multipliers)		=	348

DGF		GAR	
32.5	x	24.5	=
		796.3	
Area total (rounded w/o multipliers)		=	796

CALCULATIONS ADDENDUM

Parcel No 092W 07C 00400

File No R61238

SUBJECT

Property Address 10768 Garma Way SE

City Turner

State OR

Zip 97392

Owner

Client

Appraiser Name

DG2F			GLA2		
6.0	x	4.0	=	24.0	
32.5	x	20.0	=	650.0	
4.0	x	6.0	=	24.0	
Area total (rounded w/o multipliers) =					698

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

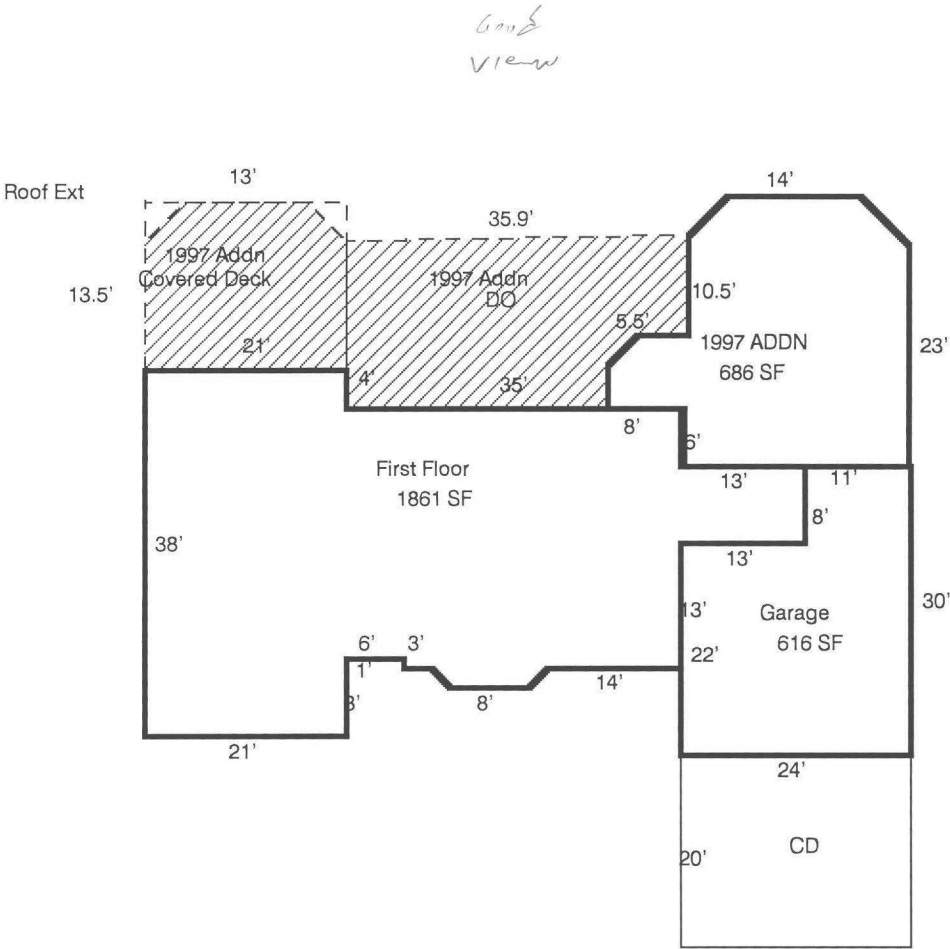
SKETCH/AREA TABLE ADDENDUM

File No. 74800-020

SUBJECT

Property Address	10768 Garma Way SE		
City	State	County	Marion
Borrower			
Lender/Client	Summit View Estates		

IMPROVEMENTS SKETCH



SCALE: 1 inch = 20.00 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1861.00	2546.75
	1997 ADDN	685.75	
P/P	Covered Deck	351.50	1296.75
	DO	577.75	
	Roof Ext	367.50	
GAR	Garage	616.00	616.00
OTH	CD	480.00	480.00
TOTAL LIVABLE (rounded)			2547

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
21.00	X	38.00	798.00
35.00	X	34.00	1190.00
13.00	X	28.00	364.00
-13.00	X	20.00	-260.00
-6.00	X	8.00	-48.00
-14.00	X	7.00	-98.00
-3.00	X	7.00	-21.00
-2.00	X	5.00	-10.00
-8.00	X	5.00	-40.00
-2.00	X	5.00	-10.00
-1.00	X	2.00	-2.00
-1.00	X	2.00	-2.00
4.00	X	28.00	112.00
14.00	X	28.00	392.00
5.00	X	28.00	140.00
3.00	X	13.50	40.50
1.00	X	1.25	1.25
			2547

SKETCH/AREA TABLE ADDENDUM

File No. 74800-020

SUBJECT

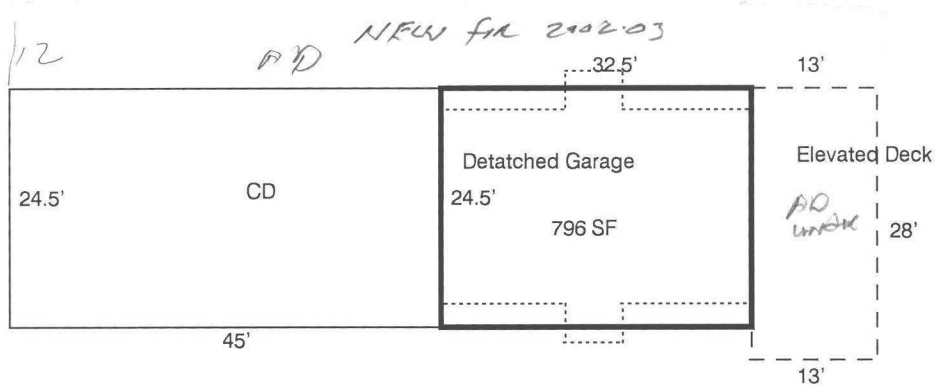
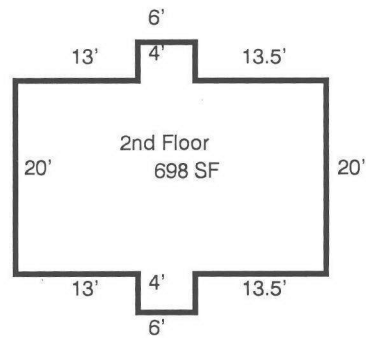
Property Address	10768 Garma Way SE
------------------	--------------------

City	State	County	Marion	Zip Code
------	-------	--------	--------	----------

Borrower

Lender/Client

IMPROVEMENTS SKETCH



SCALE: 1 inch = 20.00 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
P/P	Elevated Deck	364.00	364.00
GAR	Detatched Garage	796.25	
	2nd Floor	698.00	1494.25
OTH	CD	1102.50	1102.50
TOTAL LIVABLE (rounded)			0

LIVING AREA CALCULATIONS	
Breakdown	Subtotals
	0

CALCULATIONS ADDENDUM

File No: 74800-020

SUBJECT

Property Address	10768 Garma Way SE			
City	State	County	Marion	Zip Code
Borrower				
Lender/Client Summit View Estates				

INDIVIDUAL AREA CALCULATIONS

First Floor (GLA1)				
21.00	X	38.00	=	798.00
35.00	X	34.00	=	1190.00
13.00	X	28.00	=	364.00
-13.00	X	20.00	=	-260.00
-6.00	X	8.00	=	-48.00
-14.00	X	7.00	=	-98.00
-3.00	X	7.00	=	-21.00
-2.00	X	5.00	=	-10.00
-8.00	X	5.00	=	-40.00
-2.00	X	5.00	=	-10.00
-1.00	X	2.00	=	-2.00
-1.00	X	2.00	=	-2.00
Total for Area :				1861.00

1997 ADDN (GLA1)				
4.00	X	28.00	=	112.00
14.00	X	28.00	=	392.00
5.00	X	28.00	=	140.00
3.00	X	13.50	=	40.50
5.50	X	13.50	=	74.25
-8.00	X	6.00	=	-48.00
-2.50	X	5.00	=	-12.50
-2.00	X	4.00	=	-8.00
-1.50	X	3.00	=	-4.50
Total for Area :				685.75

Covered Deck (P/P)				
4.00	X	17.50	=	70.00
13.00	X	17.50	=	227.50
4.00	X	17.50	=	70.00
-2.00	X	4.00	=	-8.00
-2.00	X	4.00	=	-8.00
Total for Area :				351.50

DO (P/P)				
35.89	X	18.00	=	645.97
-5.50	X	7.50	=	-41.25
-3.00	X	4.50	=	-13.50
-1.50	X	3.00	=	-4.50
-17.94	X	0.50	=	-8.97
Total for Area :				577.75

Roof Ext (P/P)				
21.00	X	17.50	=	367.50
Total for Area :				367.50

Garage (GAR)				
11.00	X	30.00	=	330.00
13.00	X	22.00	=	286.00
Total for Area :				616.00

CALCULATIONS ADDENDUM

File No: 74800-020

SUBJECT

Property Address 10768 Garma Way SE			
City	State	County Marion	Zip Code
Borrower			
Lender/Client Summit View Estates			

INDIVIDUAL AREA CALCULATIONS

CD	(OTH)			
24.00	X	20.00	=	480.00
Total for Area :				480.00

RMV Land: 247,380		RMV Imp: 259,440		RMV Total: 506,820		M50 Total: 344,370	
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2547	Eff Area 2547		
Length	Width	Roof Cover ARCMP	Plumbing BATH2.5	2529	Heat FA		
Fireplace SGL-P		Inter. Comp: DSP;DW;H&F;RNG		aper	Bedrooms 4		
Year Built 1974	Eff. Year Built 1982	Cond. P F A G E					
Adj Codes RLCM4		Qty 4	% Comp	Func	Econ	RMV: 135,890	
Lump Sum	Except Code/Year nk	Comments					
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 4	Area 616	Eff Area 616		
Length	Width	Roof Cover SHAKE	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1974	Eff. Year Built 1974	Cond. P F A G E					
Adj Codes RLCM4		Qty 4	% Comp	Func	Econ	RMV: 22,410	
Lump Sum	Except Code/Year nk	Comments					

Accessory Improvements

Seg.Type CD	Seg. # 1.3	Method: R05	Class	Area 1582	Eff Area 1582	
Length	Width					
Year Built	Eff. Year Built: 1974	Cond. P F A G E	% Comp	Econ		RMV: 4,480
Lump Sum	Except Code/Year nk	Comments				

Seg.Type YI4G	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1	
Length	Width					
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ		RMV: 7,000
Lump Sum	Except Code/Year nk	Comments				

Seg.Type AD	Seg. # 2.1	Method: R05	Class	Area 7378	Eff Area 7378	
Length	Width					
Year Built	Eff. Year Built: 1974	Cond. P F A G E	% Comp	Econ		RMV: 14,940
Lump Sum	Except Code/Year nk	Comments				

Seg.Type AD	Seg. # 3.3	Method: R05	Class	Area 1521	Eff Area 1521	
Length	Width					
Year Built 2001	Eff. Year Built: 2001	Cond. P F A G E	% Comp	Econ		RMV: 4,470
Lump Sum	Except Code/Year nk	Comments				

Out Buildings

Seg.Type DGF	Seg. # 3.1	Method: R05	Class 4	Area 796	Eff Area 796
Length	Width	Foundation CONC	Ex. Wall BEVEL	Roof Cover ARCMP	
Roof Style GAMBRL		Floor CONC	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 1997	Eff. Yr. Blt: 1997
Cond. P F A G E	Adj. Codes RLCM4		% Comp ____ Func ____	Econ ____	RMV: 34,730
Lump Sum _____	Except Code/Year <u>nk</u>	Comments _____			

Seg.Type DG2F	Seg. # 3.2	Method: R05	Class 4	Area 698	Eff Area 698
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 1997	Eff. Yr. Blt: 1997
Cond. P F A G E	Adj. Codes RLCM4		% Comp ____ Func ____	Econ ____	RMV: 35,520
Lump Sum _____	Except Code/Year <u>nk</u>	Comments _____			

Posht g Under

R61238092W07C 00400Appr #:DateProp Class 401Prop Code F41

Situs Address 10768 GARMA WY SEFranchise Code 42Year For: 2011-2012

Owner MCBRIDE,F JAMES &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 247,380RMV Imp: 259,440RMV Total: 506,820M50 Total: 344,370

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	5.73	TREED 10000;VIEWG. RUR 60000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff AcresCompanion Accounts

Date 1-31-12Clerk JaneROUTING 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

☐ Reviewed by lead appraiser/comments





6 19 '97



7-20-97







RG/238

12-2011

LOCKED GATE