

Summary Lead Appr: WW 11/25 Clerk: _____ Lead Clerk: _____ Appr: MSE Input Print Date: 9/26/2025

Acct ID: 561300 MTL: 092W06B000300 Date: 11/18/25 Appr: MSE Prop Class: 409 RMV Prop Class: 409
 Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2025

Last Date Appraised: 12/12/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: ZWEIGART, PAUL Last Sales Date: 12/31/2020 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 234860
 RMV Land: 246480 RMV Imp: 298500 RMV Total: 544980 MAV: 210900 MSAV: 0 SAV: 0
 Comment: 25-26: L2 MDL 12.12.24 TAG 20-008711
 24-25: I2 MDL 1.2.24 TAG
 23-24: L2 8.16.23 MDL
 22-23: L3 12/15/2021 ML

OSDs 26.27 : MFH removed

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05590	0

Land
 Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 206480 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 50320
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

2002 E-128816

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1840	3	FB-2	1979	1975	BATH - 2, KIT-, HVAC+, ROOF, SKIRT	Y N

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 248180
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 23960 Adjust: Adjust RMV: 0

2002

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1	Y N
Garage Attached	3	Finished	330	0	0	2022	2022	ROOF	Y N
Garage Attached	3	Low Cost	920	0	0	2022	2022		Y N

Accessories

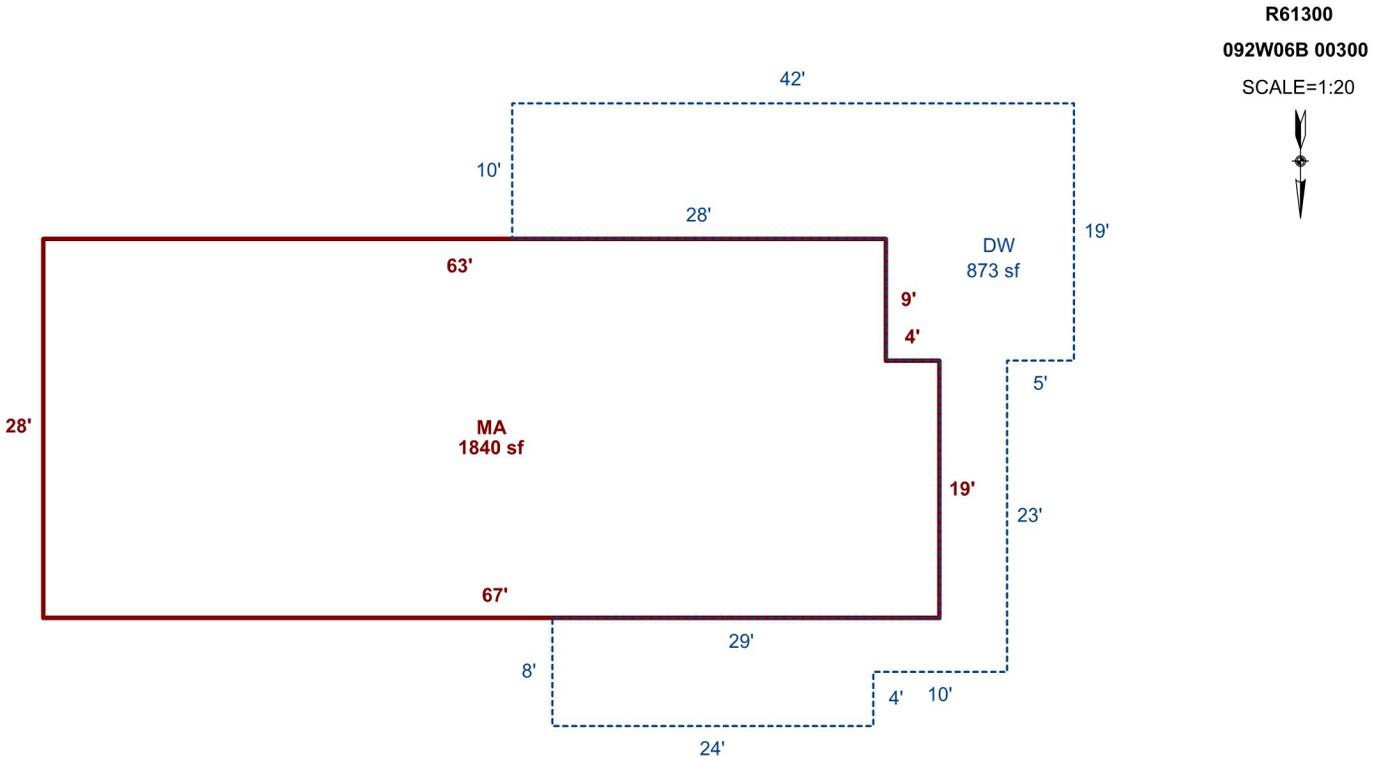
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	0	2022	10593	1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



**VERIFY MANUFACTURE HOME REMOVED.
 NEW HOME ON PAGE 2. VERIFY OUT BUILDINGS
 STILL EXIST ON PROPERTY.**

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

MDL 01.02.24

COMMENT TABLE 3

TAGS L2

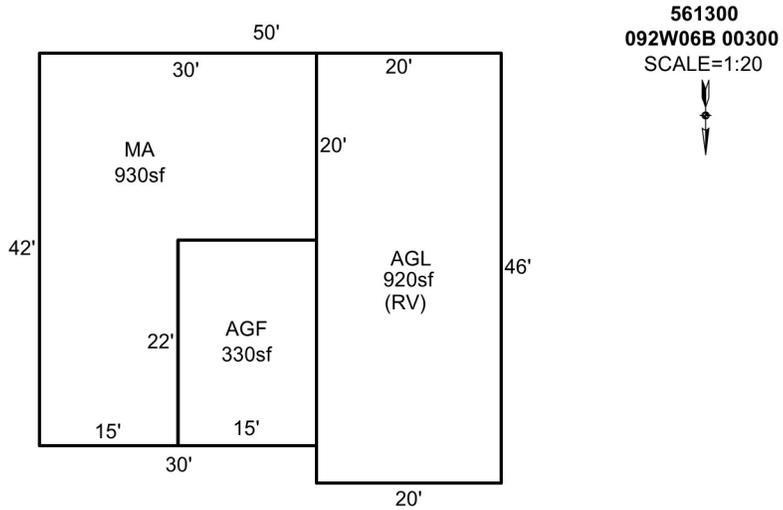
Net LIVABLE cnt 1 (rounded) 1,840

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR 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
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

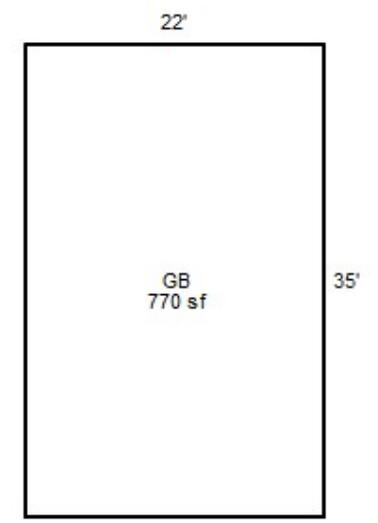
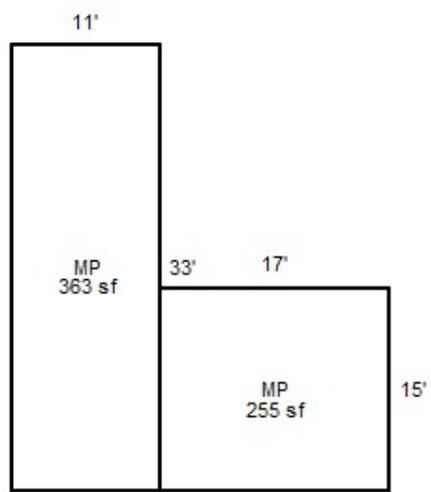
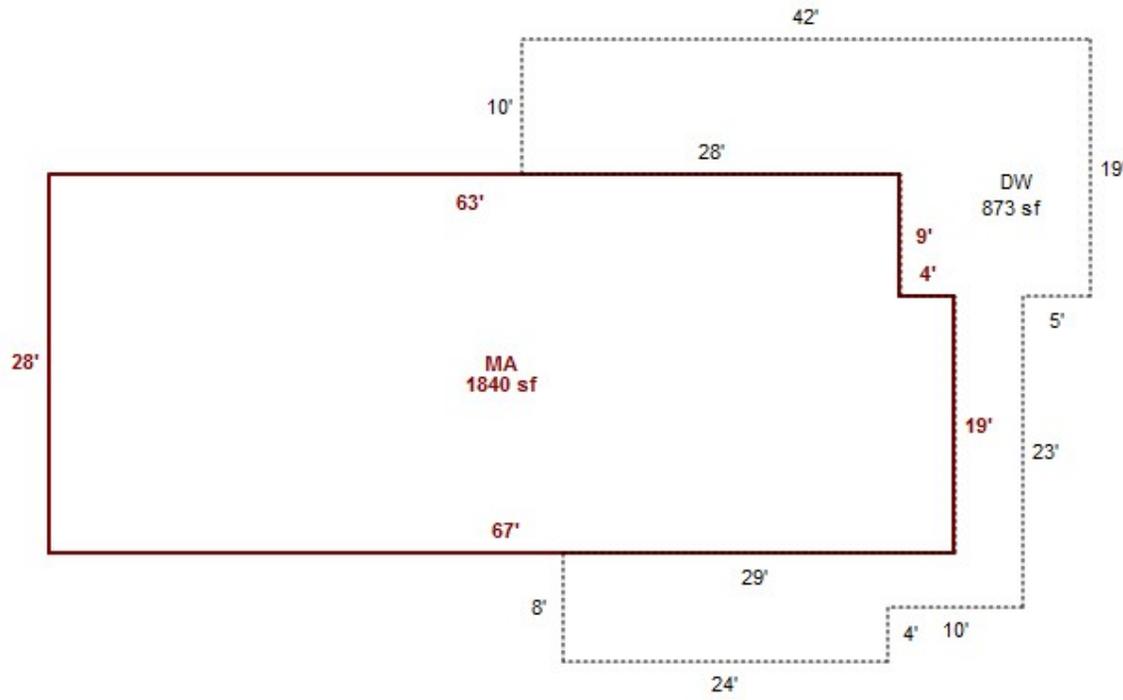
MDL 01.02.24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 930

R61300
092W06B 00300
SCALE=1:20



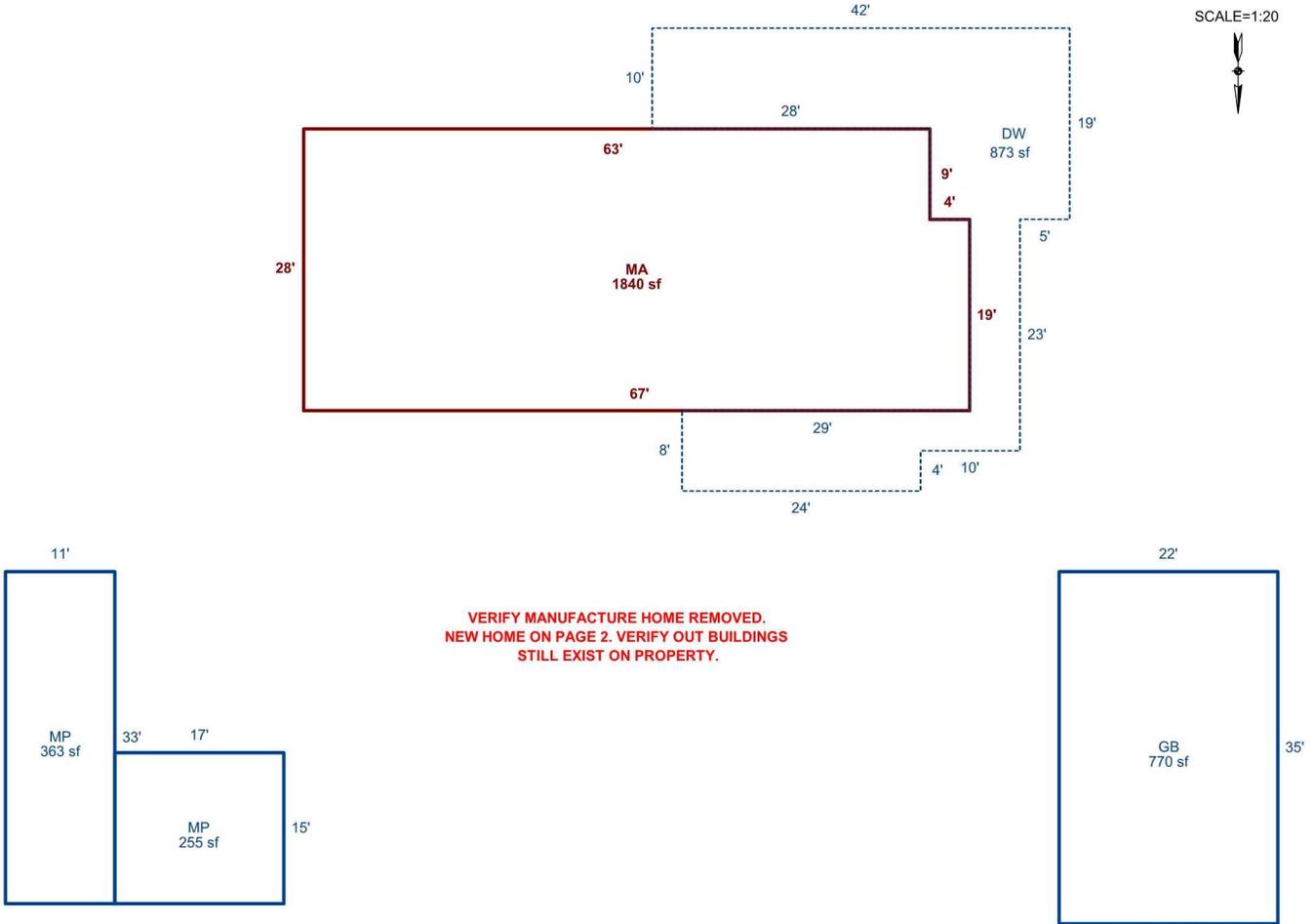
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R61300
092W06B 00300
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	363.0	88.0	
	GB	1.0	770.0	114.0	
	MP	1.0	255.0	64.0	1388.0
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

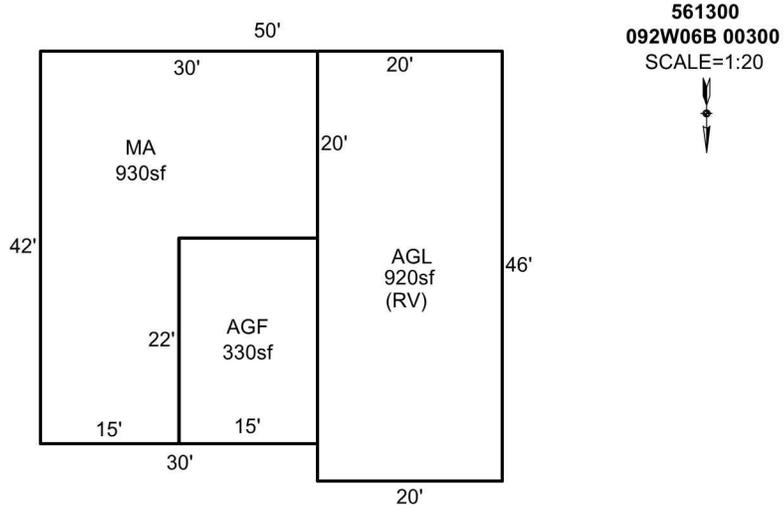
Net LIVABLE	cnt	1	(rounded)		1,840
Net BUILDING	cnt	3	(rounded)		1,388

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR 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
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 930



561300 MEH 2021-12-15

L3

2021-12-15





OR 72 YF

TWIN VEE



092W06B 00300
401 01D F09
00500190

R61300

00500190

MOLLGAARD,STEVEN L & CHARLEEN L
1.07 Acres
4077 CLOVERDALE DR SE

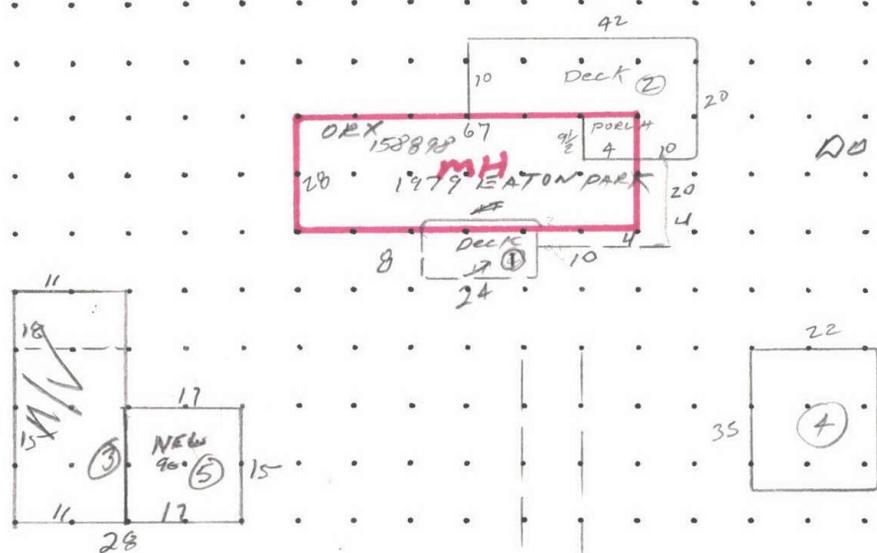
1/30/02

300
 3-000-87494-~~00551~~-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74820-000

MAP NO. 6B 9-2W

300



$20 = 10 \times 42$
 $10 \times 10 = 100$
 $4 \times 8 = 32$
 $4 \times 20 = 80$
 $8 \times 24 = 192$
 Total = 404

4077 GLOUCESTER DR. SE TURNER.

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
2-10-84	Reyer	
7-19-91	KEN #82	VER.
4.09.02	REYER	
9-21-11	73 MIE	

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W06B 00300

File No R61300

Property Address 4077 CLOVERDALE DR SE

City TURNER

County MARION

State OR

Zip 97392

Owner

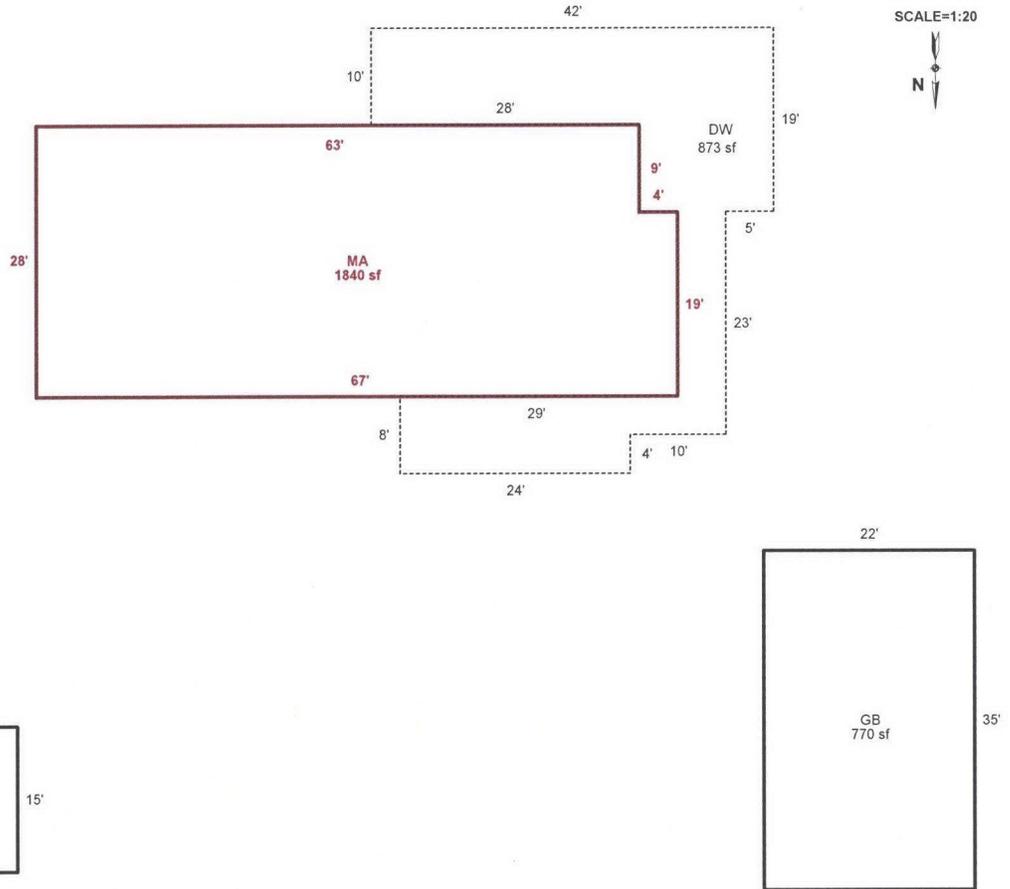
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R61300
092W06B 00300
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1840	190	1840
GBA1	MP	1.00	363	88	
	GB	1.00	770	114	
P/P	MP	1.00	255	64	1388
	DW	1.00	873	234	873
Net LIVABLE Area			(rounded w/ factors)		1840
Net BUILDING Area			(rounded w/ factors)		1388

Comment Table 1

DRAWN BY JRONDEMA 5/22/18

Comment Table 2

Comment Table 3

AREA CALCULATIONS

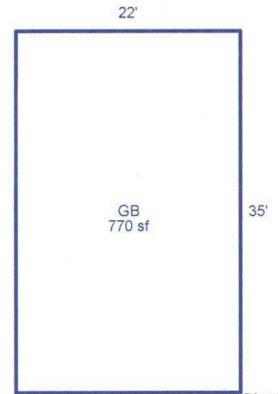
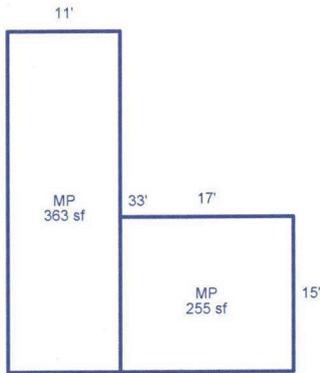
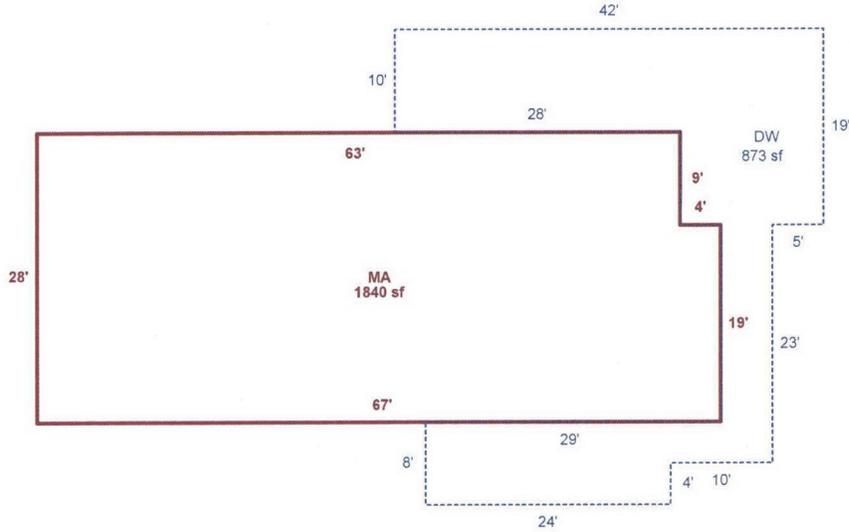
SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R61300
 092W06B 00300
 SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	363.0	88.0	
	GB	1.0	770.0	114.0	
	MP	1.0	255.0	64.0	1388.0
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2
 12/15/21 #40 MDL

COMMENT TABLE 3
 TAB

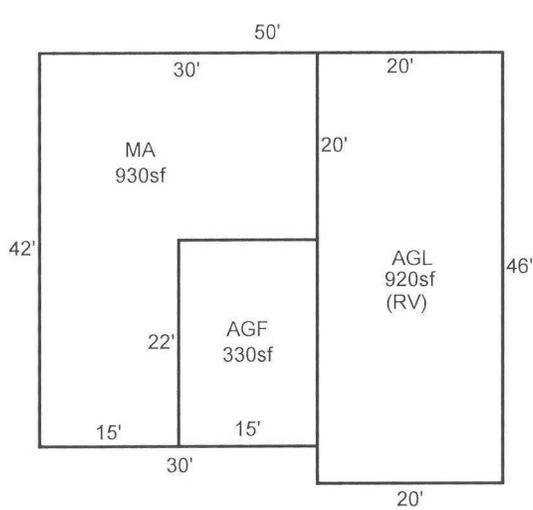
Net LIVABLE	cnt	1	(rounded)	1,840
Net BUILDING	cnt	3	(rounded)	1,388

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
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 Appraiser Name: Client Address: Inspection Date:

SKETCH



561300
092W06B 00300
SCALE=1:20



CLOVERDALE DRIVE SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

12/15/21 No start

COMMENT TABLE 3

#40

Net LIVABLE cnt 1 (rounded) 930

555-20-008719-DWL

Menu Help

Application Status: [Permit Issued](#)

Application Date: [12/02/2020](#)

IVR Tracking #: [555050078394](#)

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
DO NOT ISSUE UNTIL SEP...	DO NOT ISSUE UNTIL SEP...	Not Applied	12/02/2020		

Conditions of Approval: Group	Type	Condition Name	Short Comments	Status	Status Date
-------------------------------	------	----------------	----------------	--------	-------------

Description of Work: [NSFD 1 BDRM 1 BATH TO REPL 3 BDRM MH](#)

Application Detail: [Detail](#)

Application Type: [Residential 1 & 2 Fam Dwelling \(New Only\)](#)

Address: [4077 CLOVERDALE DR SE, TURNER, OR 97392](#)

Owner Name: [MOLLGAARD, STEVEN L](#)

Owner Address: [4077 CLOVERDALE DR SE, TURNER, OR 97392](#)

Project Name:

Parcel No: [092W06B 00300](#)

Job Value: [\\$175,245.90](#)

Total Fee Assessed: [\\$2,991.18](#)

Total Fee Invoiced: [\\$2,991.18](#)

Balance: [\\$0.00](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
ZWEIGART CONSTRUCTION INC	ZWEIGART CONSTR...	Applicant		PO BOX 591, TUR...	Active	12/02/2020
ZWEIGART CONSTRUCTION INC	ZWEIGART CONSTR...	Primary Contact		PO BOX 591, TUR...	Active	12/02/2020

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
Yes	155682	CCB		ZWEIGART CONSTR...	155682

Custom Fields: Residential 1 & 2 Fam Dwelling

GENERAL INFORMATION

Category of Construction	Type of Work	Replacement Dwelling	Accessory Dwelling Unit	Work Being Performed in Floodplain
Single Family Dwelling	New	Yes		Allow Inspections Prior to Permit Issuance

Applicable Code

Reach Code

Residential Specialty Code Edition	Reach Code Applicable	Reach Code - Code Edition	Reach Code Path	Expiration Letter Sent
2017		-	-	-

APPLICATION INTAKE INFO

Building Details

Total Square Footage (Including Attached Garage)

[2185](#)

Number of Bathrooms Number of Kitchens

[1](#)

[1](#)

Number of Stories

Building Height - Feet

Building Height - Inches

[0](#)

[0](#)

[0](#)

Roofing

Roofing Material Class of Roof

Roofing Material - Other Description

Fire Sprinklers Included in Project Fire Sprinkler Comments

Heating/Cooling - enter type of fuel if heating/cooling services selected

Type of fuel Secondary type of fuel LPG License #

Other fuel type description

SITE SPECIFICS

Total Site Area	Site Prep	Soils Report Required
-		
Impervious Surface Area	Landscaping	Retaining Wall
-		
Excavation Volume	Grading	Fence
-		
Fill Volume	Engineered Fill	Paving
-		

RENEWABLE ENERGY

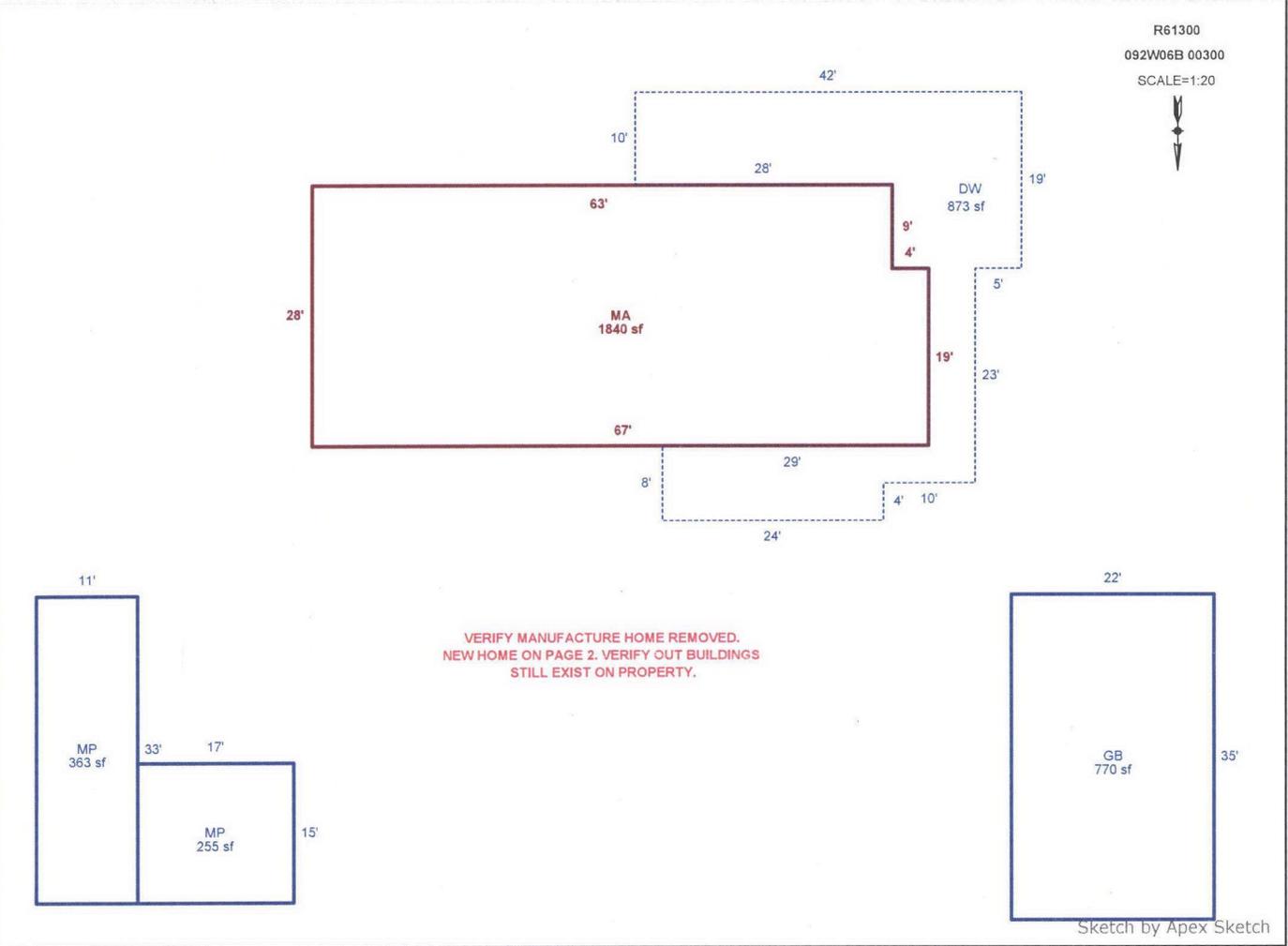
LEED Certified	Rain Garden
Earth Advantage	Bio-swale

SKETCH/AREA TABLE ADDENDUM

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 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

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GBA1	MP	1.0	363.0	88.0	
	GB	1.0	770.0	114.0	
	MP	1.0	255.0	64.0	1388.0
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

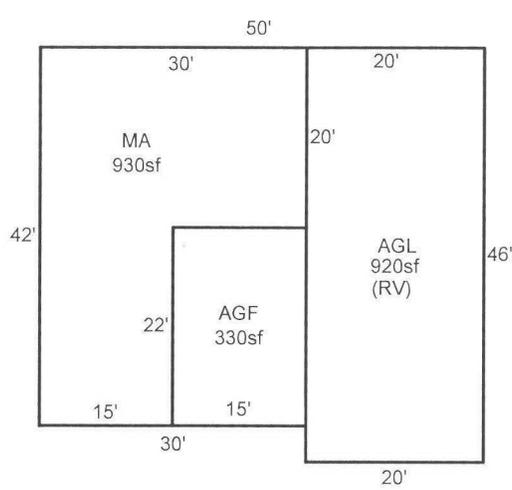
Net LIVABLE	cnt	1	(rounded)	1,840
Net BUILDING	cnt	3	(rounded)	1,388

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
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SKETCH



561300
092W06B 00300
SCALE=1:20



CLOVERDALE DRIVE SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 930

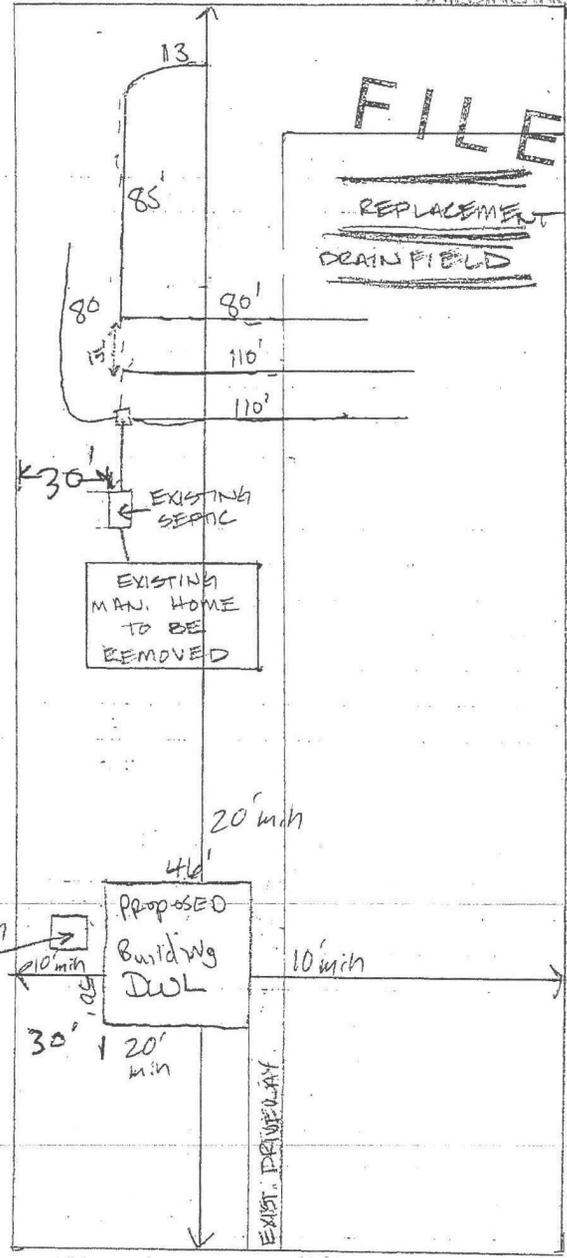
20-008119-DWL
RECEIVED
DEC 02 2020

MARION COUNTY
BUILDING INSPECTION

AB
12/7/20

4077 CLOVERDALE DR
TURNER, OR 97312

198.6'



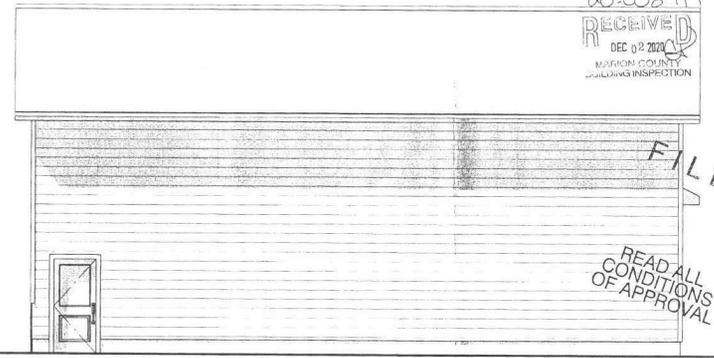
FILE
REPLACEMENT
DRAIN FIELD

□ = 12.5'

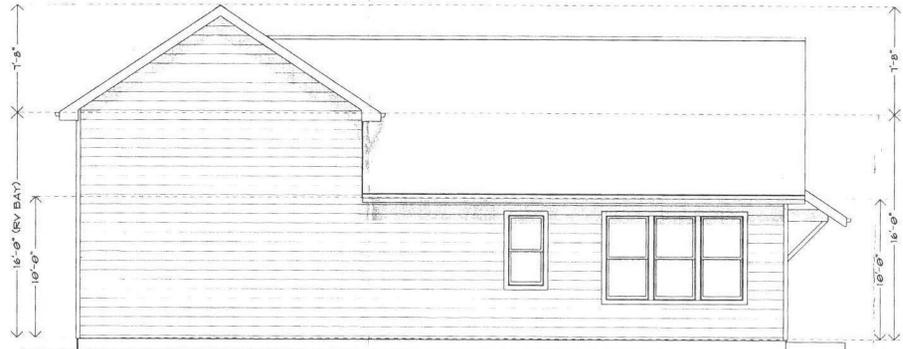
"Reviewed As A Flat Lot"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



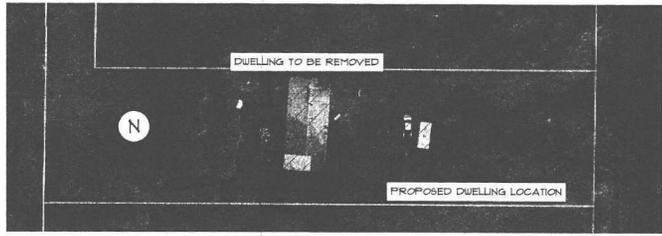
RIGHT ELEVATION
SCALE 1/4" = 1'-0"
REVIEWED FOR CODE COMPLIANCE - 2017 OREGON RESIDENTIAL SPECIALTY CODE



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



MARION COUNTY IMAGERY 2019
SCALE: NTS

TABLE N101.1(2) ADDITIONAL MEASURES	
2	<p>UPGRADED FEATURES:</p> <p>EXTERIOR WALLS- U-0.091/R-23 INTERMEDIATE FRAMING OR R-23 ADVANCED.</p> <p>FLAT CEILING- U-0.011/R-36, AND WINDOWS- U-0.028 (AVERAGE UA)</p>
C	<p>DUCTLESS HEAT PUMP:</p> <p>DUCTLESS HEAT PUMP UNIT 100 0 IN PRIMARY ZONE OF DWELLING</p>

BUILDING DATA:	
FLOOR ONE	<p>540 SF CONDITIONED SPACE</p> <p>540 SF RV</p> <p>335 SF GARAGE</p> <p>SLAB FLOOR, SEE PLAN</p>
	<p>NEW HOME 1 BEDROOM, 1 BATH</p> <p>540 SF CONDITIONED SPACE</p>
2017 ORSC	
<p><small>THESE DRAWINGS ARE PREPARED FOR ARCHITECTURAL REFERENCE ONLY. THEY ARE NOT AN AGREEMENT OR WARRANTY. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS SHALL BE CONSIDERED AS APPLICABLE UNLESS OTHERWISE SPECIFIED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</small></p>	



{DRAWING BY}
ALYSSA WAVRA, DRAFTSMAN
111 S. FIRST STREET
P.O. BOX 641
SILVERTON, OREGON 97381
503.932.4134
WAVRADESIGN.COM

MOLLGAARD RESIDENCE
4011 CLOVERDALE DRIVE
TURNER, OREGON 97132

CONSULTANT:
DAN GREEN
ENGINEERING, INC
503.391.2309
JOB #2019101

JAN. 2020

PAGE (NO.)

1 3

Account # 561300 Prop CLASS 401 Prop CODE _____
 MTL 092W 068 06300 Situs 4077 Cloverdale Dr SF
 APPR # 46 Date _____
 Comments NO Start ✓ 1/1/23 Tag? No Yes

Segment MA Class 3 Area 930
 Qty _____ Eff Area 930
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style Gable Ext. wall: Hard plank
 Plumbing Bath 1 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal: Mini split
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms 1 Yr blt 2021 Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

YI's, Garages & Outbuildings

Segment	A6F	A6L				OSD's
Class	3	3				
Dimensions/Area	22 x 15	46 x 20				
Foundation	conc	conc				
Exterior Wall						
Ext Wall Height						
Interior Finish						
Roof Cover	Arcmp	Arcmp				
Roof Style	Gable	Gable				
Flooring						
Plumbing						
Heat						CHECK
Electric						OTHER
Misc						SIDE →
Year Built	2021	201				
Eff Year						
% Complete						
Lump Sum						
Exception Code						

Account # _____ Prop CLASS _____ Prop CODE _____
 TTL _____ Situs _____
 APPR # _____ Date _____
 Comments _____ Tag? No Yes _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

YI's, Garages & Outbuildings

Segment						OSD's
Class						
Dimensions/Area						
Foundation						
Exterior Wall						
Ext Wall Height						
Interior Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Heat						CHECK
Electric						OTHER
Misc						SIDE →
Year Built						
Eff Year						
% Complete						
Lump Sum						
Exception Code						

R61300 092W06B 00300 Prop Class: 409 Prop Code: F09R Fran: 42 Appr #: 40 Date: 12/15/21

Situs Address 4077 CLOVERDALE DR SE TTO LCB Insp: 1 2 (3) 4 Cycle (Tags) Farm Forest
Owner MOLLGAARD,STEVEN L Pictom Sales Verif Other:

RMV Land: 217,670 RMV Imps: 34,300 RMV Total: 251,970 M50 Total: 93,070 For: 2022-2023

Notes: NO START ✓ 1/1/23 20-008719

NSFD to replace MFH

Seg: 5.1 MA MFD STRUCT
Method: M04 Roof Cover: COMP Int Comp: DW;H&F Adj: MSLCMD
Class: 5D Roof Style: GABLE
Area: 1840 Eff 1840 Flooring:
Dimens: 67 x 28 Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 3 % Comp:
Ex Wall: Fireplace: HRTH-P Year: 1979 Eff: 1975 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 26,270
Exc Code: I/O Comment/Adj: L/S:

Accessory Improvements

~~**Seg: 1.1 Y13F YARD IMPS**
Method: R05 Roof Cover: DELETE Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring: Broken out
Dimens: x Plumbing: Electrical: NOT yet % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 22-23 RMV: 5,250
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:~~

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
Method: F Roof Cover: ROLL Int Comp: Adj:
Class: 4 Roof Style: GABLE
Area: 363 Eff: 363 Flooring: WOOD
Dimens: 33 x 11 Plumbing: Electrical: % Comp:
Found: FRAME Heat/AC: Bedrooms: Func:
Ex Wall WOOD Fireplace: Year: Eff: 1964 Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 3.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
Class: 4 Roof Style: GABLE
Area: 770 Eff: 770 Flooring: DIRT
Dimens: 35 x 22 Plumbing: Electrical: % Comp:
Found: POST Heat/AC: Bedrooms: Func:
Ex Wall METAL Fireplace: Year: Eff: 1964 Value: 1,670
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 4.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: COMP Int Comp: Adj: FLCMCP
Class: 5 Roof Style: SHED
Area: 255 Eff: 255 Flooring: WOOD
Dimens: 17 x 15 Plumbing: Electrical: % Comp:
Found: FRAME Heat/AC: Bedrooms: Func:
Ex Wall 8FT;PLYWD Fireplace: Year: Eff: 1964 Value: 900
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 5.2 MHSK MFD STRUCT
Method: M04 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 190 Eff: 190 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Func:
Ex Wall METAL Fireplace: Year: Eff: 1979 Value: 210
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

R61300 092W06B 00300 Appr #: 73 Date 9-21-11 Prop Class 401 Prop Code F09R
 Situs Address 4077 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner MOLLGAARD, STEVEN L

Notes: NOT LBC Tags Cycle Sales Verification Change AS Noted Other: _____

RMV Land: 126,650 RMV Imp: 32,730 RMV Total: 159,380 M50 Total: 69,290
 Seg.Type MA Seg. # 5.1 Method: M04 Class 5D Area 1840 Eff Area 1840
 Length 67 Width 28 Roof Cover COMP Plumbing BATH2 Heat FA
 Fireplace HRTH-P Inter. Comp: DW;H&F Bedrooms 3
 Year Built 1979 Eff. Year Built 1979 Cond. P F A G E
 Adj Codes MSLCMD Qty _____ % Comp _____ Func _____ Econ _____ RMV: 25,360
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type Y13AF Seg. # 1.1 Method: R05 Class _____ Area 1 Eff Area 1
 Length _____ Width _____
 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 MP Seg. # 2.1 Method: F09 Class 4 Area 363 Eff Area 363
 Length 33 Width 11 Foundation FRAME Ex. Wall WOOD Roof Cover ROLL
 Roof Style GABLE Floor WOOD Plumbing
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Bilt. _____ Eff. Yr. Bilt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 850
 Lump Sum 0 Except Code/Year _____ Comments n/v Condition

Seg.Type GB Seg. # 3.1 Method: F09 Class 4 Area 770 Eff Area 770
 Length 35 Width 22 Foundation POST Ex. Wall METAL Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Bilt. _____ Eff. Yr. Bilt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 1,330
 Lump Sum 5000 Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 4.1 Method: F09 Class 5 Area 255 Eff Area 255
 Length 17 Width 15 Foundation FRAME Ex. Wall 8FT;PLYWD Roof Cover COMP
 Roof Style GABLE Floor WOOD Plumbing
 Heat Shed Int. Comp. _____ Elect. _____ Yr. Bilt. _____ Eff. Yr. Bilt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 790
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MHSK Seg. # 5.2 Method: M04 Class _____ Area 190 Eff Area 190
 Length _____ Width _____ Foundation _____ Ex. Wall METAL Roof Cover _____
 Roof Style _____ Floor _____ Plumbing _____
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Bilt. _____ Eff. Yr. Bilt: 1979
 Cond. P F A G E Adj. Codes _____ % Comp _____ Func _____ Econ _____ RMV: 400
 Lump Sum _____ Except Code/Year _____ Comments _____

R61300 092W06B 00300 Appr #: _____ Date _____ Prop Class 401 Prop Code F09R
 Situs Address 4077 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner MOLLGAARD,STEVEN L

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 126,650 RMV Imp: 32,730 RMV Total: 159,380 M50 Total: 69,290

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	1.07	TREED 10000	
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts M128816 092W06B 00300

Date 4/18 Clerk Amy 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 #73 1214-11
- Reviewed by lead appraiser/comments _____





R61300

9-21-11

Acct ID: 561300 MTL: 092W06B000300 Date: **12/12/24** Appr: **MDL** Prop Class: 409 RMV Prop Class: 409
 Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: **2024-2025**
 Last Date Appraised: 01/02/2024 Appraiser: MATT LORD Retag: Y **(N)** Tag info: 2025 - Tags/Permit (Completion)
 Owner: ZWEIGART, PAUL Roll Type: R
 Cycle **(Tag)** Sales Verification Other: _____ Inspection level: 1 **(2)** 3 4 LCB TTO INSP AV: 204760
 RMV Land: 197550 RMV Imp: 242910 RMV Total: 440460 MAV: 177310 MSAV: 0 SAV: 0
 Comment: 24-25: I2 MDL 1.2.24 Tag **20-008719 NEW SFD**
 23-24: L2 8.16.23 MDL
 22-23: L3 12/15/2021 ML

Notations **1/1/25 SFD 100% complete MFS still onsite**
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land ✓

Site: 1 Code Area: 05590 Size: **1.07** Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT **.77** Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 162550 Exception: Y N
 S
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Site 2: 26 Soil .24 Acres

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 3400
 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
No floor data available								

Move to MA

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	0	2790	1

Exception: Y N

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 38610
 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
First Floor	5	Finished	1840	3	FB-2	1979	1975	BATH - 2, KIT-, HVAC+, ROOF, SKIRT

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: **70**
 Desc: One Story Only Dimensions: RMV: 200900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 27450 Adjust: Adjust RMV: 0

100

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	3	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3	Low Cost	920	0	0	2022	2022	ROOF

Exception: **(Y)** N

Exception: **(Y)** N

Exception: **(Y)** N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE FAIR	3	0	2022	11718	1

Exception: **(Y)** N

Improvements - Accessory Buildings

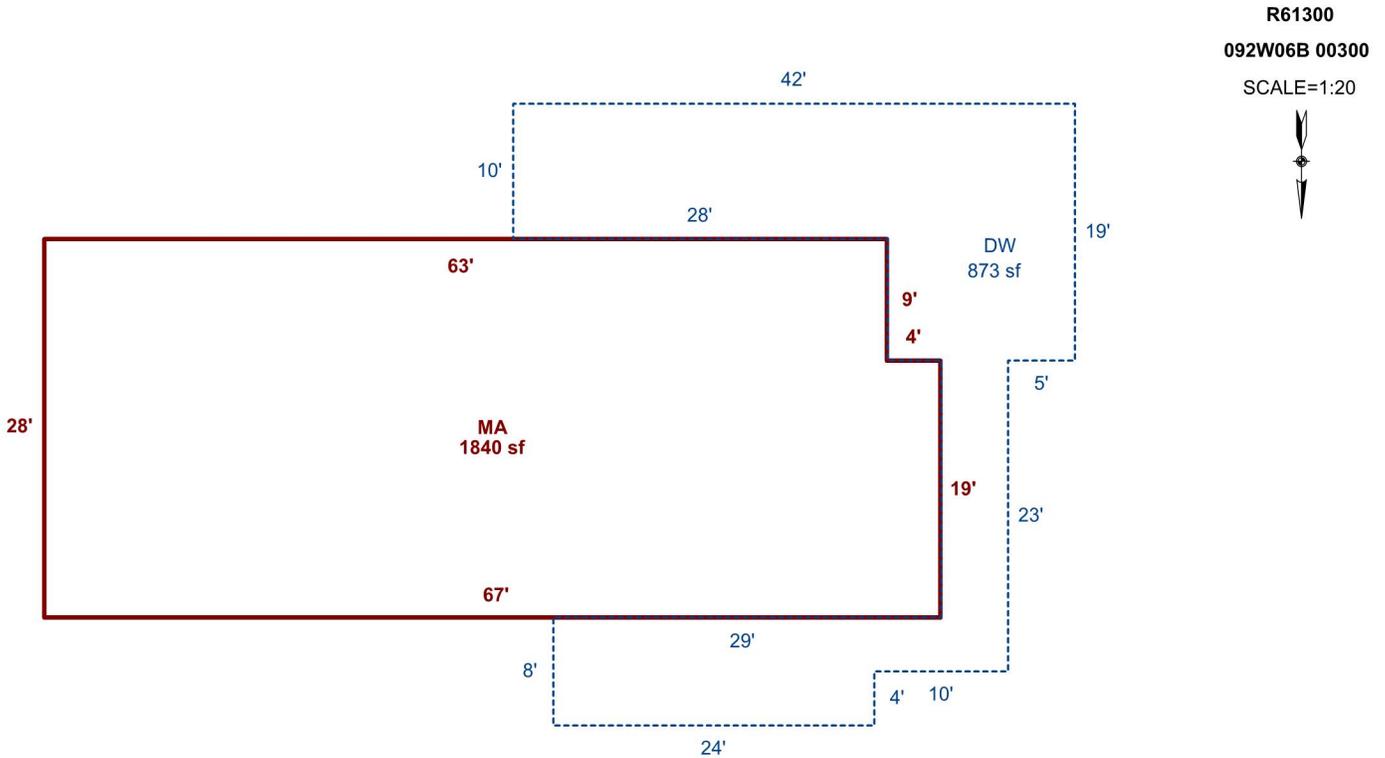
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



**VERIFY MANUFACTURE HOME REMOVED.
 NEW HOME ON PAGE 2. VERIFY OUT BUILDINGS
 STILL EXIST ON PROPERTY.**

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

MDL 01.02.24

COMMENT TABLE 3

TAGS L2

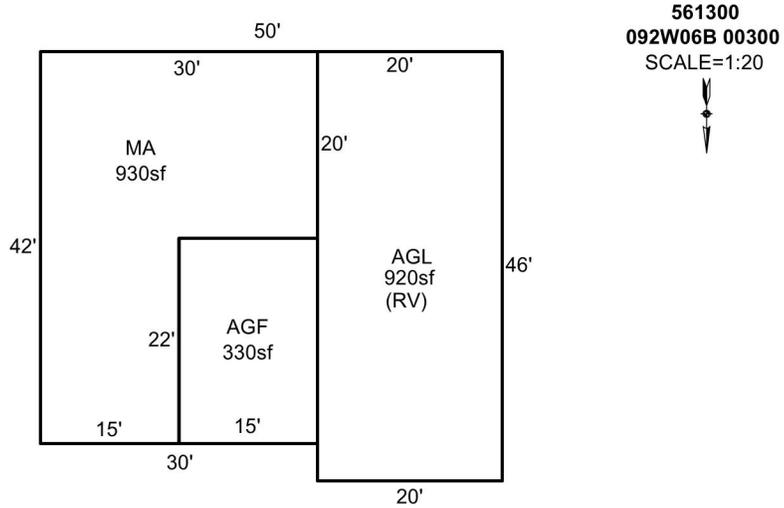
Net LIVABLE cnt 1 (rounded) 1,840

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR 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
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719
 UPDATED BY WWILLIAMS 3/18/24

COMMENT TABLE 2

MDL 01.02.24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 930

Acct ID: 561300 MTL: 092W06B000300 Date: 1/2/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2024

Last Date Appraised: 08/16/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: ZWEIGART, PAUL Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 177310

RMV Land: 207710 RMV Imp: 152830 RMV Total: 360540 MAV: 177310 MSAV: 0 SAV: 0

Comment: 23-24: L2 8.16.23 MDL
 22-23: L3 12/15/2021 ML 20-008719 completion

Notations 24-25 Interior Needs completed 70% complete ✓ 1/1/25
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land
 Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 172710 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 2790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors Moved to MA

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 FAIR	3	1	0	2790	1

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 31650
 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
First Floor	5	Finished	1840	3	FB-2	1979	1975	KIT-, SKIRT, ROOF, HVAC+, BATH - 2

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 55
 Desc: One Story Only Dimensions: RMV: 118390 70%
 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
First Floor	3 +	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3 +	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3 +	Unfinished	920	0	0	2022	2022	ROOF

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available <u>VIF</u>					

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



1/2/24



1/2/24

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MDL Date 1/2/24 YR For 24-25 % COMP 70%
 APPR MDL Date _____ YR For 25-26 % COMP 100%
 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 _____

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Print Date: 12/14/2023

Acct ID: 561300 MTL: 092W06B000300 Date: 1/2/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2024

Last Date Appraised: 08/16/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: ZWEIGART, PAUL Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 177310

RMV Land: 207710 RMV Imp: 152830 RMV Total: 360540 MAV: 177310 MSAV: 0 SAV: 0

Comment: 23-24: L2 8.16.23 MDL
22-23: L3 12/15/2021 ML 20-008719 completion

Notations 24-25 Interior Needs completed 70% complete 1/1/25
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 172710 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 2790
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	0	2790	1

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 31650
 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
First Floor	5	Finished	1840	3	FB-2	1979	1975	KIT-, SKIRT, ROOF, HVAC+, BATH - 2

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 55
 Desc: One Story Only Dimensions: RMV: 118390 70%
 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
First Floor	3 +	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3 +	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3 +	Unfinished	920	0	0	2022	2022	ROOF

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

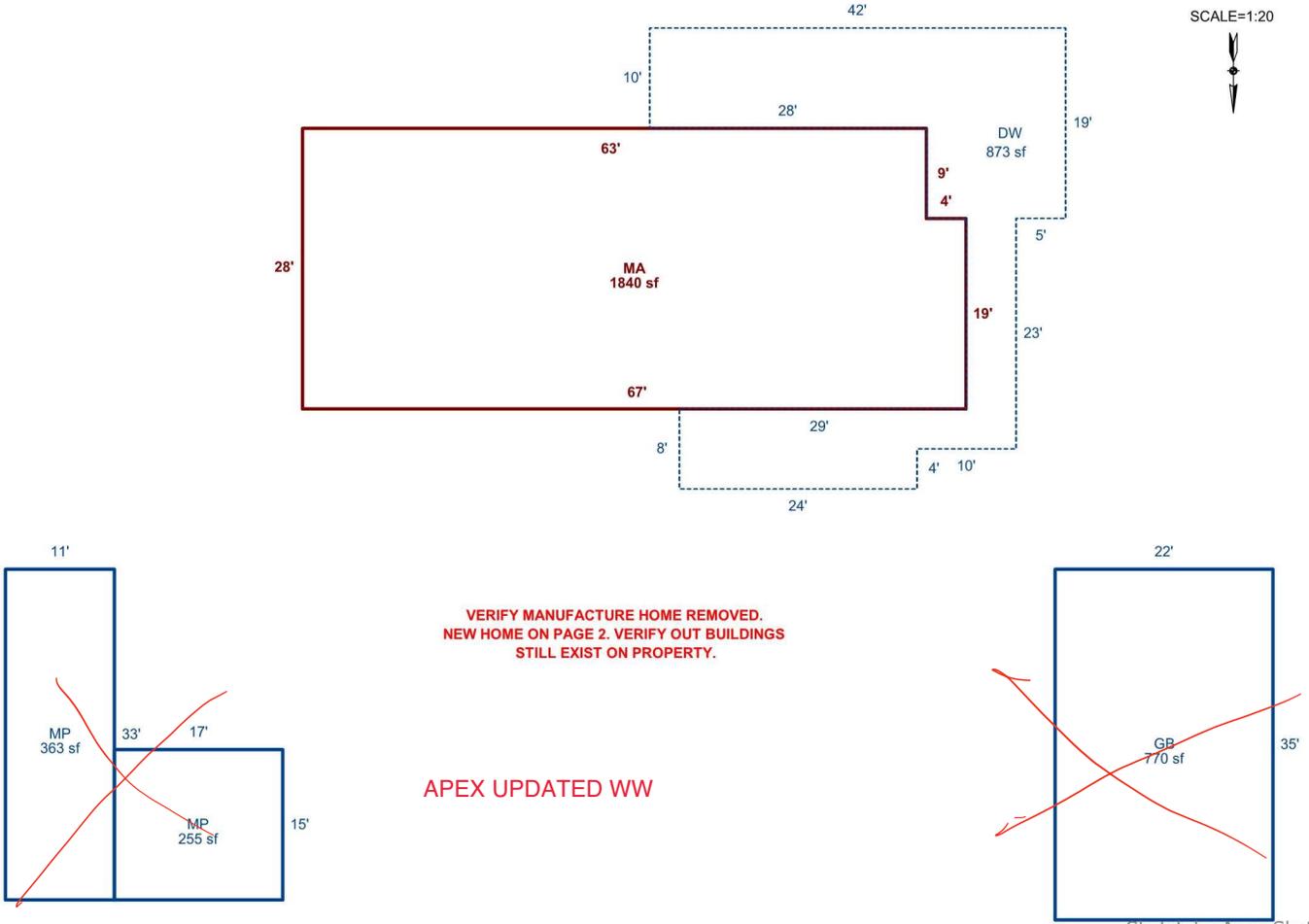
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R61300
092W06B 00300
SCALE=1:20



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	363.0	88.0	
	GB	1.0	770.0	114.0	
	MP	1.0	255.0	64.0	1388.0
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

MDC 1/2/24

COMMENT TABLE 3

TAB 2

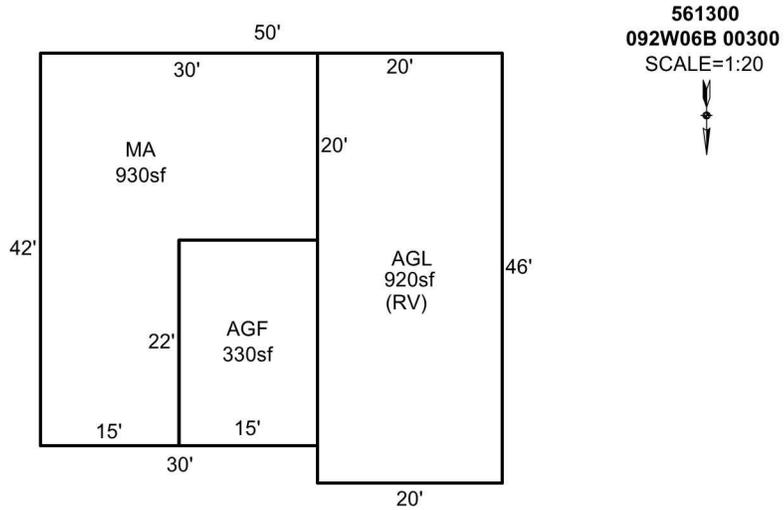
Net LIVABLE	cnt	1	(rounded)	1,840
Net BUILDING	cnt	3	(rounded)	1,388

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR 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
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 930



561300 MEH 2021-12-15

L3

2021-12-15





OR 72 YF

TWIN VEE





1/2/24



1/2/24

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	55%	65%
3%		Electrical Rough-In	3%		
2%	80%	Heating Rough-In	2%	60%	65%
		Heating Unit	1%		
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%		
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	85%
2%		Plumbing Fixtures	4%		
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%		
		Porch/Entry/Stoop	2%		
		Finish Grade	1%	100%	100%

APPR MSL Date 1/2/24 YR For 24-25 % COMP 70%
 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 _____