

Acct ID: 561312 MTL: 092W06B002000 Date: 10/30/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 3745 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 118274 Year: 2025

Last Date Appraised: 09/21/2011 Appraiser: MATT LORD Tag: Y N Tag info:
 Owner: BLYSTONE, JAMES Last Sales Date: 03/10/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 227470
 RMV Land: 238960 RMV Imp: 292110 RMV Total: 531070 MAV: 227470 MSAV: 0 SAV: 0
 Comment: 30

OSDs 26-27 SALES MLS 817860 DOM 277

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

Land
 Site: 1 Code Area: 05590 Size: 0.91 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: HBSJ Value Source: Rural at MKT Description: RMV: 198960 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 02-03: (F)02-0063: ACREAGE CORRECTION FROM 1.02 TO .91 ACRES 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1961 Eff Year Blt: 1980 Sq.Ft: 1448 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 203240
 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	3	Finished	1448	2	FB-2	1961	1980	FP - 1, HVAC+, ROOF, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER <u>Part of YI</u>	3	650	2004	16965	1	Y N
YARD IMPROVEMENTS GOOD	3	1	1980	25038	1	Y N

Bldg: 4 Code Area: 05590 Stat Class: 148 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 87060
 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
Garage Detached	4	Unfinished	960	0	0	2004	2004	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 60 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x6 RMV: 0
 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	5	Finished	<u>60</u>	0	0	1980	1980		Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 130 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 13x10 RMV: 650
 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	130	0	0	1980	1980	FAIR	Y N

Accessories

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

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

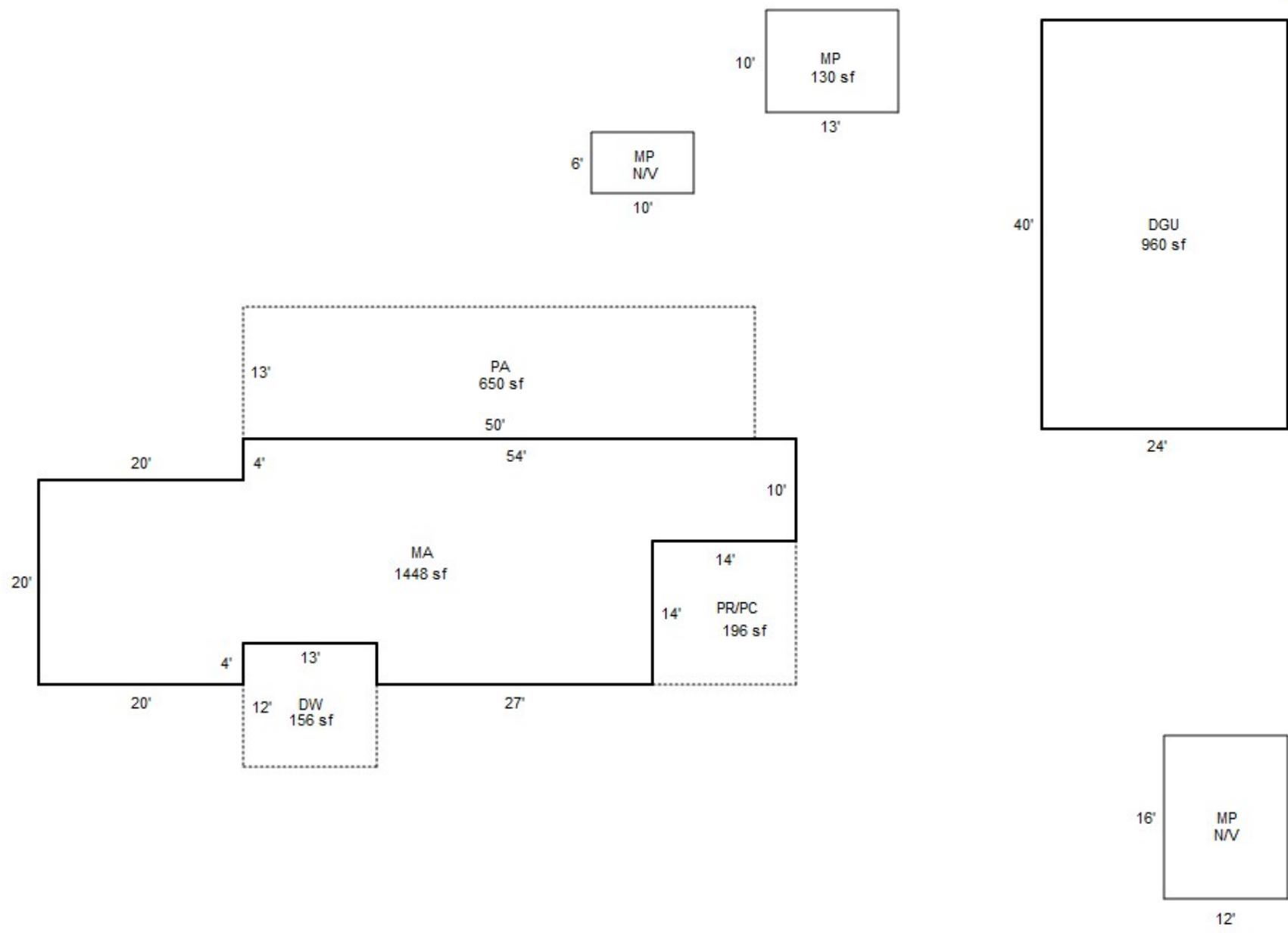
Bldg: 5 Code Area: 05590 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 1160
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	192	0	0	1987	1987	FAIR Exception: Y N

Accessories

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











092W06B 02000

R61312

401 01D F09F31S

00500190

00500190

MEDYANIKOV,MIKAIL T & LYUBOV

1.02 Acres

3745 CLOVERDALE DR SE

1/30/02

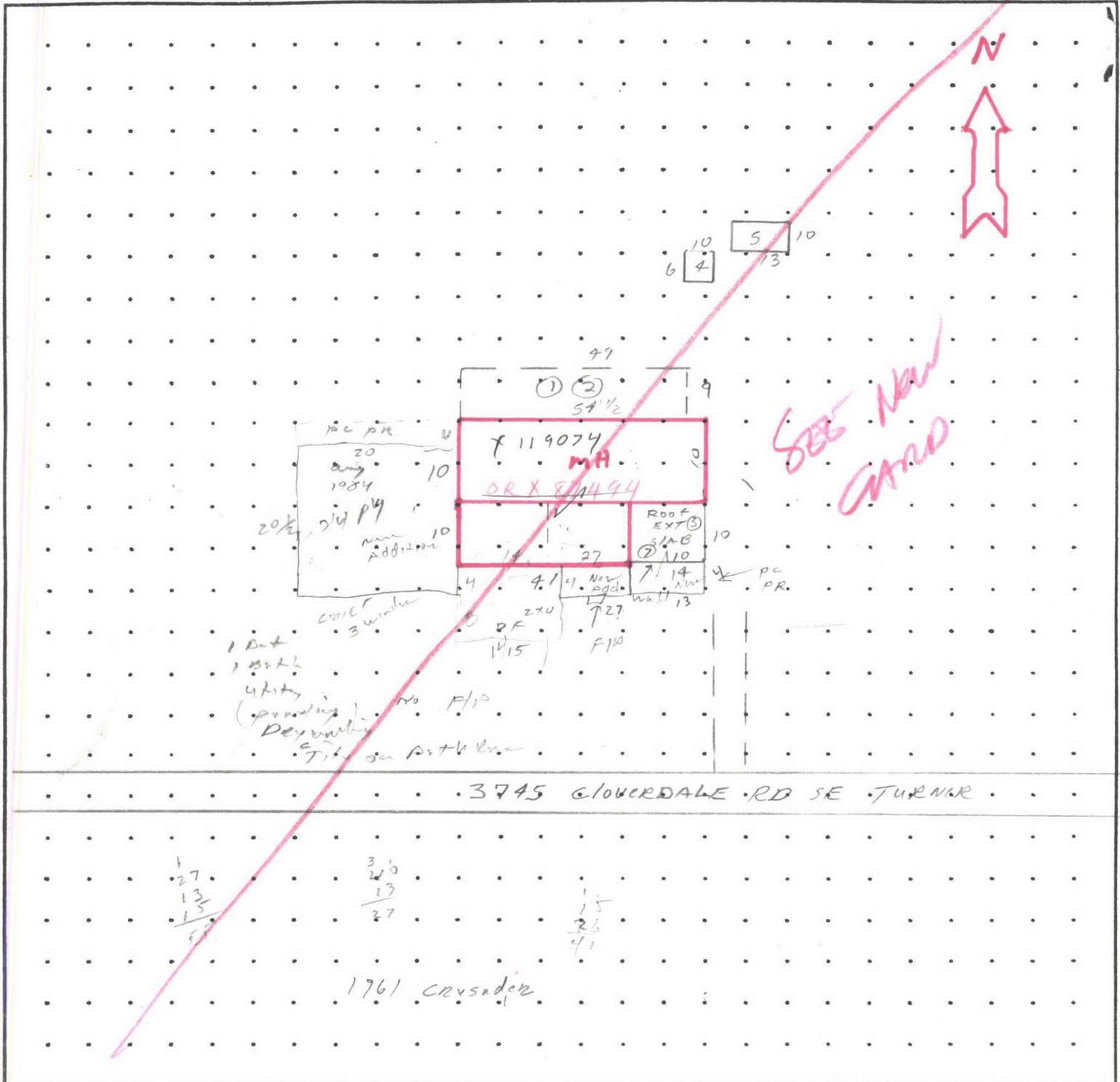
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

R 61312

MAP NO. 6B-9-2w

74820-290



3745 GLOVERDALE RD SE TURNER

1 27
2 25
1 15
1 5

3 25
1 17
2 27

1 15
2 26
4 1

1761 CRUSADER

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

2-10-84

Rejoice

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W06B 02000

File No R61312

Property Address 3745 CLOVERDALE DR SE

City TURNER

County MARION

State OR

Zip 97392

Owner

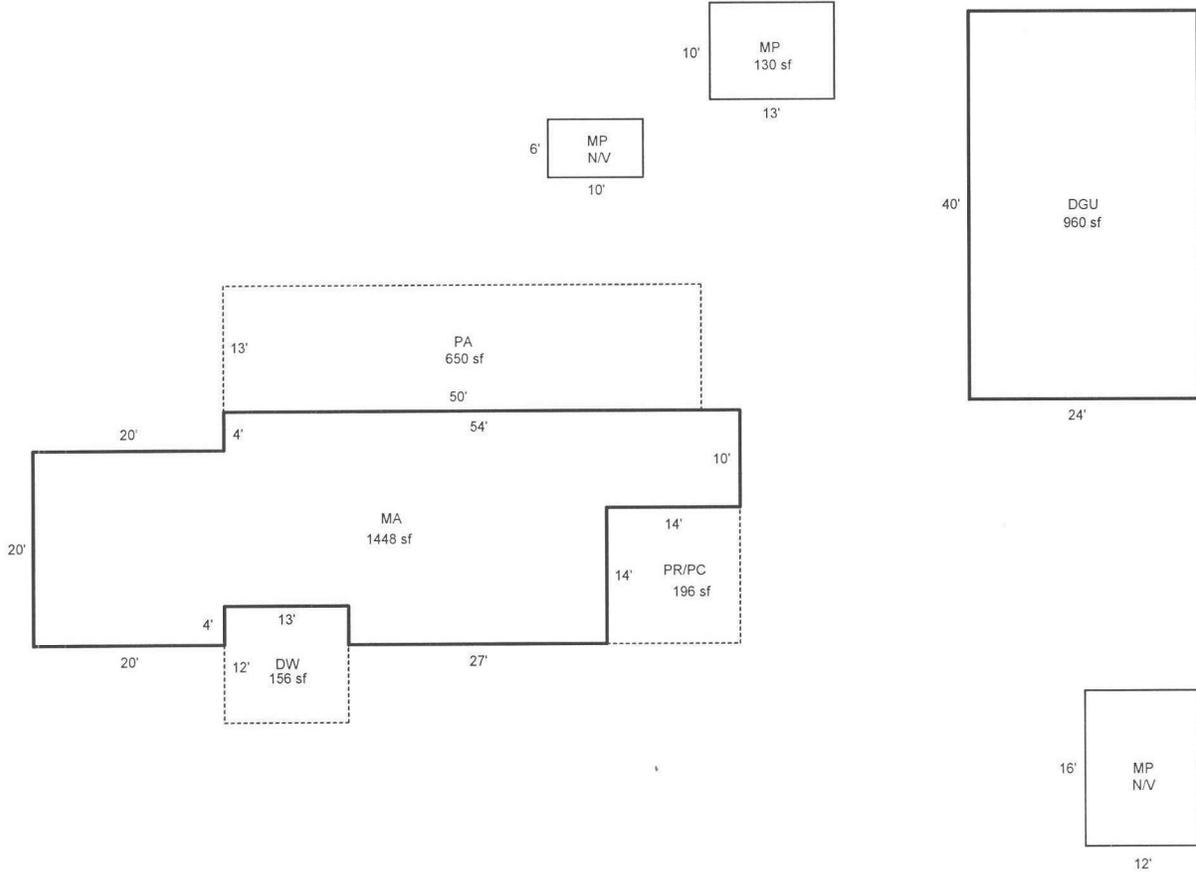
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R61312
092W06B 02000
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1448	204	1448
GAR	DGU	1.00	960	128	960
P/P	PA	1.00	650	126	
	DW	1.00	156	50	
	PR/PC	1.00	196	56	1002

Comment Table 1

DRAWN BY JRONDEMA 5/22/18

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1448

R61312 092W06B 02000 Appr #: _____ Date _____ Prop Class 401 Prop Code F31S
 Situs Address 3745 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner GOODSTEIN, DAVID B

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 112,180 RMV Imp: 126,610 RMV Total: 238,790 M50 Total: 150,450

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	0.91		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts M126823 092W06B 02000

Date 11/18 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 12-14-11
- Reviewed by lead appraiser/comments _____

R61312 092W06B 02000 Appr #: 73 Date 9-21-11 Prop Class 401 Prop Code F31S
 Situs Address 3745 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner GOODSTEIN, DAVID B

Notes: NOH LBC Change as noted
 Tags Cycle Sales Verification Other: _____

RMV Land: 112,180	RMV Imp: 126,610	RMV Total: 238,790	M50 Total: 150,450			
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1448	Eff Area 1448	
Length	Width	Roof Cover COMP	Plumbing BATH2	Heat PA	Bedrooms 2	
Fireplace SGL-P		Inter. Comp: DW;H&F;DSP				
Year Built 1961	Eff. Year Built 1980		Cond. P F <u>A</u> G E			
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___	Func ___	Econ ___	RMV: 68,700
Lump Sum	Except Code/Year	Comments				

Accessory Improvements

Seg.Type YI3G	Seg. # 1.2	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp ___	Econ ___	RMV: 5,000
Lump Sum	Except Code/Year	Comments			

Seg.Type PA	Seg. # 1.3	Method: R05	Class	Area 650	Eff Area 650
Length 13	Width 50				
Year Built 2004	Eff. Year Built: 2004	Cond. P F <u>A</u> G E	% Comp ___	Econ ___	RMV: 11,580
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type MP	Seg. # 2.1	Method: F;N	Class 5	Area 60	Eff Area 60	
Length 10	Width 6	Foundation FRAME	Ex. Wall VERT	Roof Cover COMP		
Roof Style GABLE		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1980	
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 0
Lump Sum	Except Code/Year	Comments				

Seg.Type MP	Seg. # 3.1	Method: F09	Class 4	Area 130	Eff Area 130	
Length 13	Width 10	Foundation FRAME	Ex. Wall 8FT;PLYWD	Roof Cover METAL		
Roof Style GABLE		Floor CONC	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1980	
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 1,010
Lump Sum	Except Code/Year	Comments				

Seg.Type DGU	Seg. # 4.1	Method: R05	Class 4	Area 960	Eff Area 960	
Length 24	Width 40	Foundation MASN	Ex. Wall CBLOCK;12FT	Roof Cover ARCOMP		
Roof Style GABLE		Floor CONC	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt. 2004	Eff. Yr. Blt: 2004	
Cond. P F <u>A</u> G E	Adj. Codes RLCM4		% Comp ___	Func ___	Econ ___	RMV: 38,550
Lump Sum	Except Code/Year	Comments				

Seg.Type MP	Seg. # 5.1	Method: F09 <u>L5</u>	Class 5	Area 192	Eff Area 192	
Length 12	Width 16	Foundation POST	Ex. Wall 8FT;PLYWD	Roof Cover METAL		
Roof Style SHED		Floor WOOD	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1987	
Cond. <u>P</u> F <u>A</u> G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 1,770
Lump Sum	Except Code/Year	Comments	Cond.			



3745





RG1312

V13/05

34



R61312 1/13/05

MP

12x16



R61312

1/13/05



RG1312 1/13/05

36



R61312

921-11

DGU



R 6/312

9-21-11

MA