

Summary

Lead Appr: ww 11/13 Clerk: _____ Lead Clerk: _____ Appr: MOE Ingot
11/12/25

Print Date: 9/26/2025

Acct ID: 561360 MTL: 092W06D001400 Date: 10/7/25 Appr: MOE Prop Class: 551 RMV Prop Class: 451

Situs: 9865 PARRISH GAP RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 118322 Year: 2025

Last Date Appraised: 01/08/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: PETERSON, JOHN E Last Sales Date: 09/28/2000 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 119272

RMV Land: 151650 RMV Imp: 233500 RMV Total: 385150 MAV: 73560 MSAV: 45712 SAV: 87952

Comment: 25-26: L4 MDL 1.825 TAG

ADDED FOR 2024

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAR <u>NW6</u>	40000	05590	0

Land

Site: 2 Code Area: 05590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 83320 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 05590 Size: 0.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 28330 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1981 / 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1955 Eff Year Blt: 1970 Sq.Ft: 1430 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 219910

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	1430	3	FB-1	1955	1970	KIT-, HVAC, FP - 1, ROOF, BATH - 1	Exception: Y N
Garage Attached	3	Unfinished	1200	0	0	2007	1970	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1970	14060	1

Exception: Y N

Bldg: 4 Code Area: 05590 Stat Class: 907 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Solar Panel/Array Dimensions: RMV: 13590

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
-------------	-------	-----------	------------	-----	----------

No accessory data available

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001102	83506	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	13593	0	R	Solar Array 13.8 kW on RES Roof @ \$13,593

Farm Notes

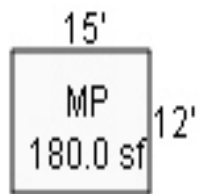
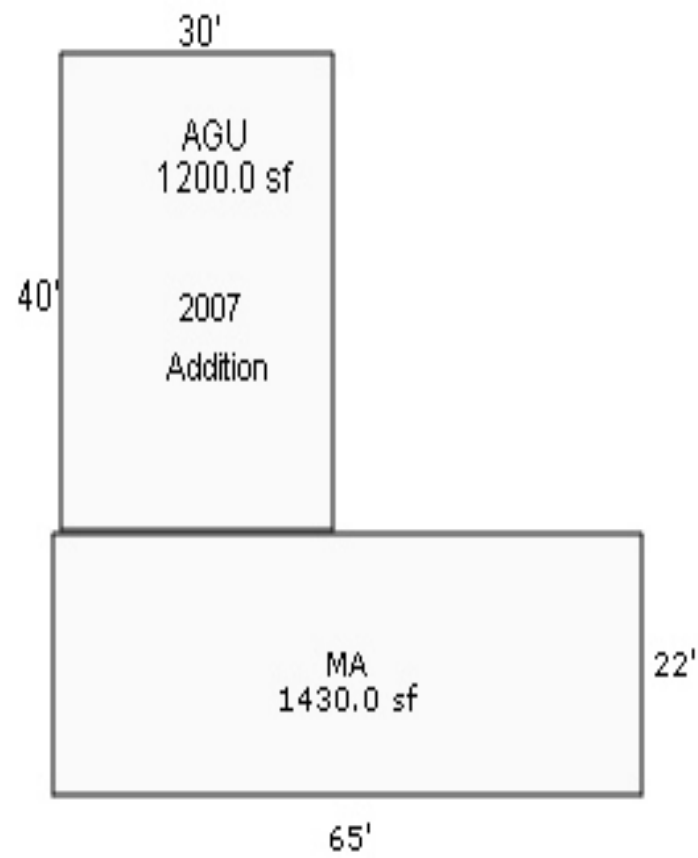
2025FARM

2/20/25: Inspected by CWO L4 during tags, farm use ok - livestock

R61360
092W06D 01400



LT (NV)



Ridgeway Dr

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 561360		Parcel No.: 092W06D 01400			
Property Address: 9865 Parrish Gap Rd SE					
City: Turner		County:	State: OR	ZipCode: 97392	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			

SKETCH

561360
092W06D 01400

LT (NV)

30'

AGU
1200.0 sf

2007
Addition

40'

MA
1430.0 sf

22'

65'

PR
119 sf
17.0'

7.0'

Parrish Gap Rd.

Ridgeway Dr

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GLA1	MA	1.0	1430.0	174.0	1430.0	Apex by JA 12/26/08 Edit JA 12/31/08 Edit to convert old AGU to MA 3/2/12 Jane UPDATED BY CLOBERG 01/30/25					
GAR	AGU	1.0	1200.0	140.0	1200.0						
P/P	PR	1.0	119.0	48.0	119.0						
Net LIVABLE						cnt	0	(rounded)	1,430	COMMENT TABLE 2	COMMENT TABLE 3
										MDL 01/08/25	TAGS L4

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Page 1

092W06D 01400

R61360

551 01D A23

00500190

00500190

PETERSON,JOHN

1.34 Acres

9865 PARRISH GAP RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

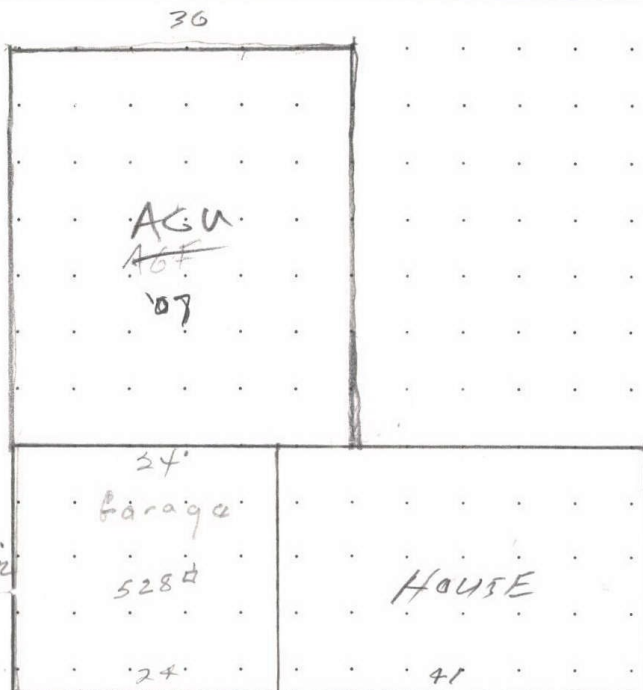
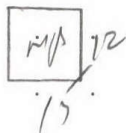
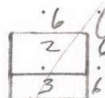
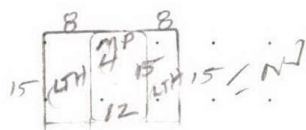
74820-680

ACCT. NO.

2016 2

MAP NO.

6D-9-2W



Ridgeway. RR

$$157 = (22 \times 41) = 902$$

Rtq 1 Box 273 Turner

MEASUREMENT
VERIFIED

REMARKS: B-55

DATE _____

BY

1-7-75

5ton

9-17-75

5000

2-10-84

Рыс

8-2-91

KEN # 82

4.4.02

Byes

9024 Wheatley, Scott

- 11-28-2011 #73 cycle

9865 PARISH GAP Rd.

SKETCH/AREA TABLE ADDENDUM

Parcel No R61360

File No 092W06D 01400

Property Address 9865 Parrish Gap Rd SE

City Turner

State OR

Zip 97392

Owner

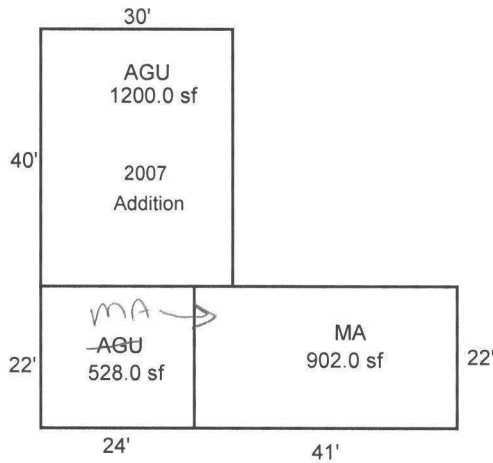
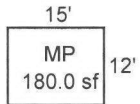
Client

Appraiser Name

R61360
092W06D 01400



LT (NV)



Ridgeway Dr

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	902.0	126.0	902.0
GAR	AGU	1.00	528.0	92.0	
	AGU	1.00	1200.0	140.0	1728.0
OTH	MP	1.00	180.0	54.0	180.0

Comment Table 1

Apex by JA 12/26/08
Edit JA 12/31/08

Comment Table 2

Comment Table 3

Net LIVABLE Area

(Rounded w/ Factors)

902

SKETCH/AREA TABLE ADDENDUM

Parcel No R61360

File No 092W06D 01400

SUBJECT

Property Address 9865 Parrish Gap Rd SE

City Turner

State OR

Zip 97392

Owner

Client

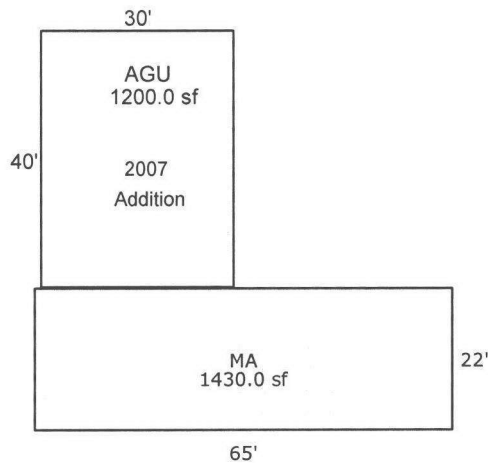
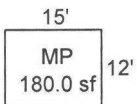
Appraiser Name

IMPROVEMENTS SKETCH

R61360
092W06D 01400



LT (NV)



Ridgeway Dr

Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1430.0	174.0	1430.0
GAR	AGU	1.00	1200.0	140.0	1200.0
OTH	MP	1.00	180.0	54.0	180.0

Comment Table 1

Apex by JA 12/26/08
Edit JA 12/31/08
Edit to convert old AGU to MA 3/2/12 Jane

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1430

CALCULATIONS ADDENDUM

Parcel No R61360

File No 092W06D 01400

SUBJECT

Property Address 9865 Parrish Gap Rd SE

City Turner

State OR

Zip 97392

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA

GLA1

$$65.0 \times 22.0 = 1430.0$$

Area total (rounded w/o multipliers) = 1430

AGU

GAR

$$30.0 \times 40.0 = 1200.0$$

Area total (rounded w/o multipliers) = 1200

MP

OTH

$$15.0 \times 12.0 = 180.0$$

Area total (rounded w/o multipliers) = 180

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R61360 092W06D 01400

Imp 1 Of 3

Owners Name: PETERSON,JOHN &

Nbhd:EN.RUR

Living Area/Value : 902 / \$38,090

1. Type Imp : R

7. Appr Method : C Cost Value

2. Description : RESIDENTIAL

8. Cost Value : \$53,760

3. Bldg Type :

9. Income Value: \$0

4. Cmplx/Bldg :

10. Trend Adj% : 100.00%

5. M/S Zip Code:

RMV Imprv: \$53,760

6. Comment : 09-10: NEW GARAGE COMPLETE, CHG TO AGU// 08-09: ADD NEW AGF @80

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	902+	R05	\$38,090
S2	AGU - ATTACHED GARAGE, UN	3	528	R05	\$11,670
S3	YI3A - YARD IMP'S; CLASS		1	R05	\$4,000
Totals:			902		\$53,760

T-Trend

CM-Comment

S*-Add Seg

(.) More

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

R61360092W06D 01400Appr #: 73Date 11-28-2011Prop Class 551Prop Code A23

Situs Address 9865 PARRISH GAP RD SEFranchise Code 42Year For: 2011-2012

Owner PETERSON,JOHN &

Notes: Spoke to owner

TagsCycleSales VerificationOther:

RMV Land: 79,020	RMV Imp: 92,820	RMV Total: 171,840	M50 Total: 80,520			
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 902/143	Eff Area 902	
Length	Width	Roof Cover ARCMP	Plumbing BATH1	use same	Heat FA	
Fireplace HRTTH-P		Inter. Comp: H&F		E4B	Bedrooms 3	
Year Built 1955	Eff. Year Built 1955		Cond. P F A G E			
Adj Codes RLCM3		Qty 3	% Comp	Func	Econ	RMV: 41,760
Lump Sum	Except Code/Year N/C	Comments				
Seg.Type AGU	Seg. # 1.2	Method: R05	Class 3	Area 528	Eff Area 528	
Length 24	Width 22	Roof Cover COMP	Plumbing		Heat	
Fireplace		Inter. Comp:			Bedrooms	
Year Built 1955	Eff. Year Built 1955		Cond. P F A G E			
Adj Codes RLCM3		Qty	% Comp	Func	Econ	RMV: 12,790
Lump Sum	Except Code/Year	Comments				
Seg.Type AGU	Seg. # 3.1	Method: R05	Class 3	Area 1200	Eff Area 1200	
Length 30	Width 40	Roof Cover ARCMP	Plumbing		Heat	
Fireplace		Inter. Comp:			Bedrooms	
Year Built 2007	Eff. Year Built 2007		Cond. P F A G E			
Adj Codes RLCM3		Qty 3	% Comp	Func	Econ	RMV: 33,770
Lump Sum	Except Code/Year N/C	Comments				

Accessory Improvements

Seg.Type YI3A	Seg. # 1.3	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 N/C	Comments			

Out Buildings

Seg.Type MP	Seg. # 2.1	Method: F09	Class 4	Area 180	Eff Area 180	
Length 15	Width 12	Foundation FRAME	Ex. Wall 8FT;METAL	Roof Cover METAL		
Roof Style FLAT		Floor DIRT	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 500
Lump Sum	Except Code/Year N/C	Comments				

R61360092W06D 01400Appr #:DateProp Class 551Prop Code A23Situs Address 9865 PARRISH GAP RD SEFranchise Code 42Year For: 2011-2012Owner PETERSON,JOHN &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 79,020RMV Imp: 92,820RMV Total: 171,840M50 Total: 80,520

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	FARM OSD	OSDF.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	FOUR HILL DRY	008S	0.34		

Eff Acres 3.18Companion Accounts R61362 R61363092W06D 01100;092W06D 01200

Date 3/2/12Clerk 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





10 17 01



~~AGF~~
AGU

30X40

1-22-08

29



R61360

11-28-2011

MA

Back



R61360

11-28-2011

MA

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 561360		Parcel No.: 092W06D 01400			
Property Address: 9865 Parrish Gap Rd SE					
City: Turner		County:	State: OR	ZipCode: 97392	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			

SKETCH

561360
092W06D 01400

LT (NV)

30'

AGU
1200.0 sf

2007
Addition

40'

MA
1430.0 sf

22'

65'

PR
119 sf
17.0'

7.0'

Parrish Gap Rd.

Ridgeway Dr

Sketch by ApexSketch

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GAR	AGU	1.0	1200.0	140.0	1200.0	Edit JA 12/31/08		
P/P	PR	1.0	119.0	48.0	119.0	Edit to convert old AGU to MA 3/2/12 Jane UPDATED BY CLOBERG 01/30/25		
						COMMENT TABLE 2	COMMENT TABLE 3	
						MDL 01/08/25	TAGS L4	
Net LIVABLE						cnt	0 (rounded)	1,430

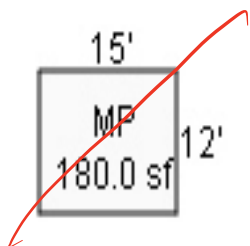
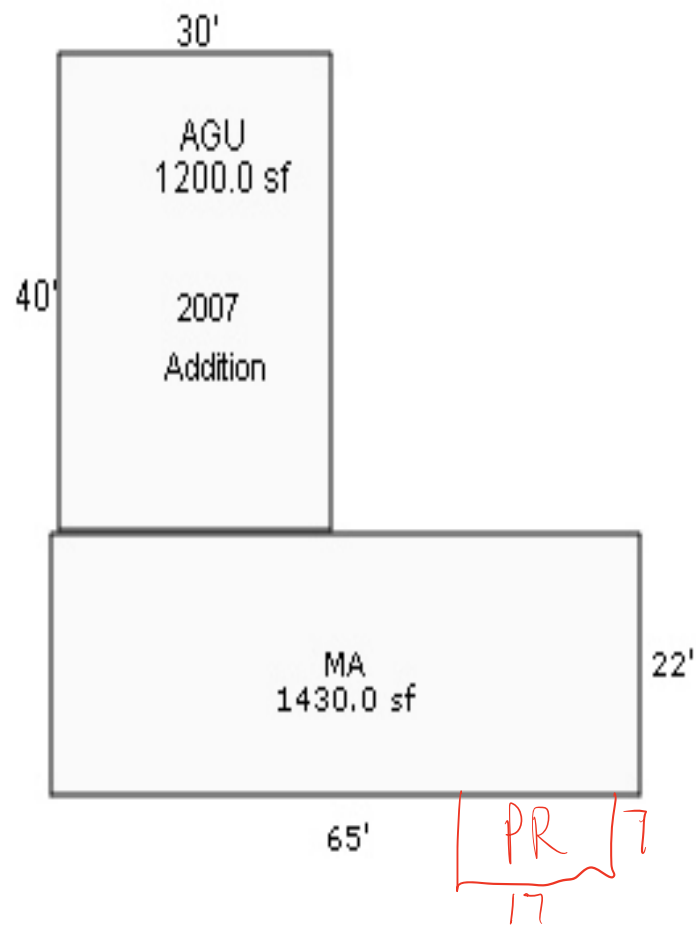
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Page 1

R61360
092W06D 01400



LT (NV)



Ridgeway Dr

Assessor Monthly Issued Permit Report**For 3/1/2025 to 3/31/2025**

PERMIT#: 555-25-001102-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 2/18/2025
 SUB-TYPE: Structural ISSUED: 3/11/2025
 CATEGORY: Comprehensive EXPIRES: 9/7/2025

OFFICE: MC
 PARCEL#: 092W06D001400 R61360
 ACRES: 1.34
 SUBDIV: SUNNYSIDE FRUIT FARMS NO 5
 LOT/BLOCK: 22 /
 ADDRESS: 9865 PARRISH GAP RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	BRS FIELD OPS LLC	1403 NORRTH RESEAERCH WAY OREM, UT 84097	3854984408
(S) ELECTRICIAN, GENERAL SUPERVISING	SHANNON DEE WHITTAKER	71 S SAMARA STREET VINEYARD, UT 840596540	4358621081
APPLICANT	BRS PERMITTING	1403 N RESEARCH WAY OREM, UT 84097	3854820045
CCB	BRS FIELD OPS LLC	1403 NORTH RESEARCH WAY OREM, UT 84097	3854820045
OWNER	PETERSON, JOHN E	9865 PARRISH GAP RD SE TURNER, OR 97392	

CONST CAT: Other

WORK TYPE: Alteration

WORK DESC: Non-Prescriptive 13.8 kW PV Solar Panel Installation on Roof

VALUATION: \$13,593.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.:

Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#: 555-24-006867-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 8/29/2024
SUB-TYPE: Structural ISSUED: 9/5/2024
CATEGORY: Comprehensive EXPIRES: 3/4/2025

OFFICE: MC
PARCEL#: 092W06D001400 R61360
ACRES: 1.34
SUBDIV: SUNNYSIDE FRUIT FARMS NO 5
LOT/BLOCK: 22 /
ADDRESS: 9865 PARRISH GAP RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	BRS FIELD OPS LLC	1403 NORRTH RESEAERCH WAY OREM, UT 84097	3854984408
APPLICANT	BRS PERMITTING	1403 N RESEARCH WAY OREM, UT 84097	3854820045
CCB	BRS FIELD OPS LLC	1403 NORTH RESEARCH WAY OREM, UT 84097	3854820045
OWNER	PETERSON, JOHN E	9865 PARRISH GAP RD SE TURNER, OR 97392	

CONST CAT: Other

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE INSTALLATION OF ROOFTOP MOUNTED PHOTOVOLTAIC SOLAR SYSTEM

VALUATION: \$13,593.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: