

Summary

Lead Appr: WW 12/1

Clerk:

Lead Clerk:

Appr: HGL Impact

Print Date: 9/26/2025

Acct ID: 561368

MTL: 092W06D001600

Date: 11/20/25

Appr: HGL

Prop Class: 451

RMV Prop Class: 451

Situs: 4254 RIDGEWAY DR SE TURNER OR 97392

MaSaNh: 07 06 000

Unit: 118812

Year: 2025

Last Date Appraised: 03/06/2019

Appraiser: MATT LORD

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Addition)

Owner: WHITE FAM TR & WHITE, WILLIAM C TRE &

Last Sales Date: 10/30/1981

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 100280

RMV Land: 235120

RMV Imp: 4920

RMV Total: 240040

MAV: 100280

MSAV: 0

SAV: 0

Comment:

should have been on 561369 Permit moved

Land

2627 : Deck Replacement (bommar) N/C

Site: 1

Code Area: 05590

Size: 4.00 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Rural Restrictive

Description:

RMV: 235120

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 00500190: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY //05-06: DISQ FARM USE, PAT LIAB

Improvements - Accessory Buildings

Bldg: 1

Code Area: 05590

Stat Class: 351

Year Blt: 2001

Eff Year Blt: 2001

Sq.Ft: 672

% Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 24x28

RMV: 4920

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

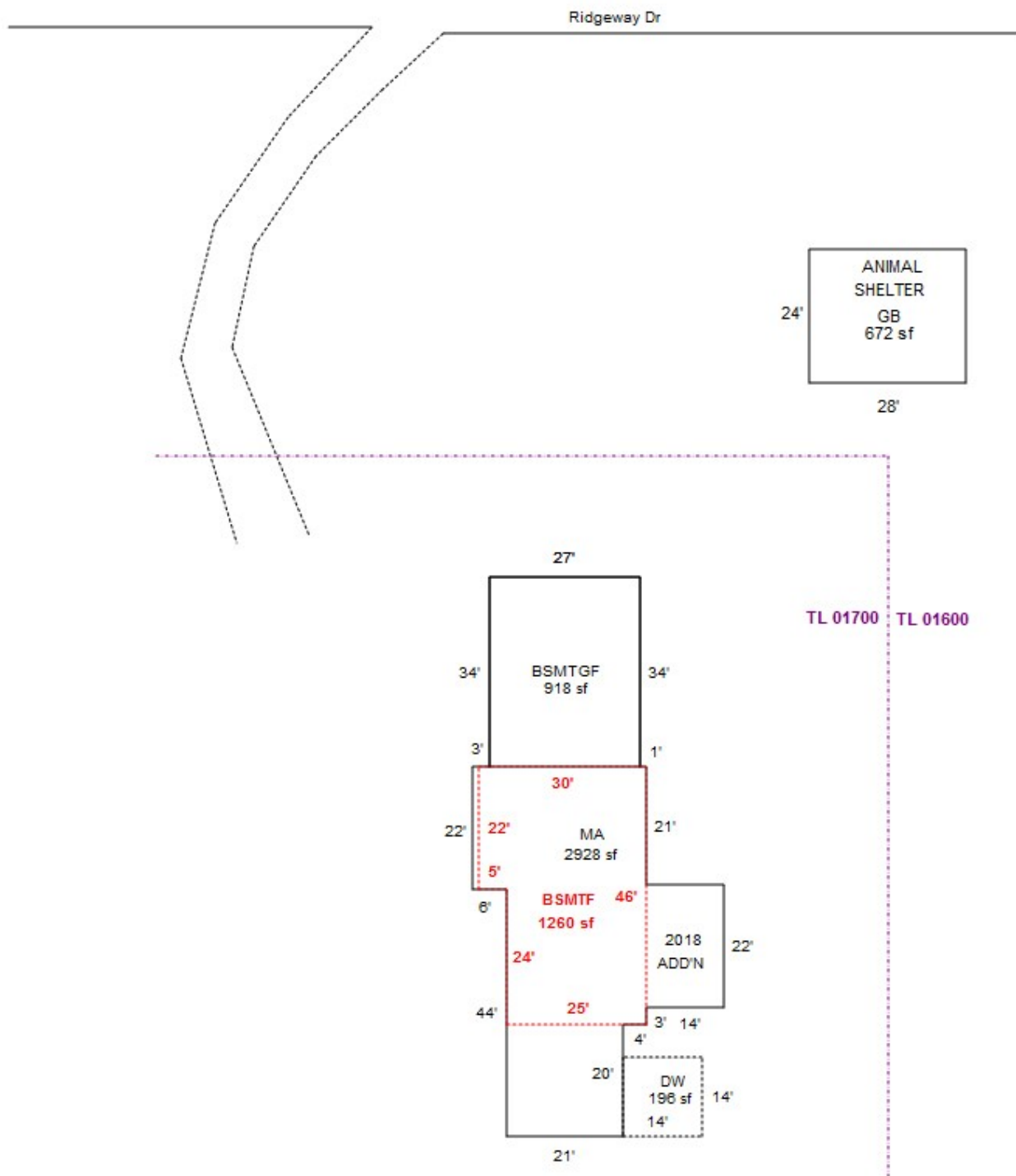
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	672	0	0	2001	2001	Exception: Y N

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
25-001807	83445	MARION COUNTY	NEW CONSTRUCTION	ADDITION	32000	0	R	Add Deck



R61368
092W06D 01600
SCALE=1:40

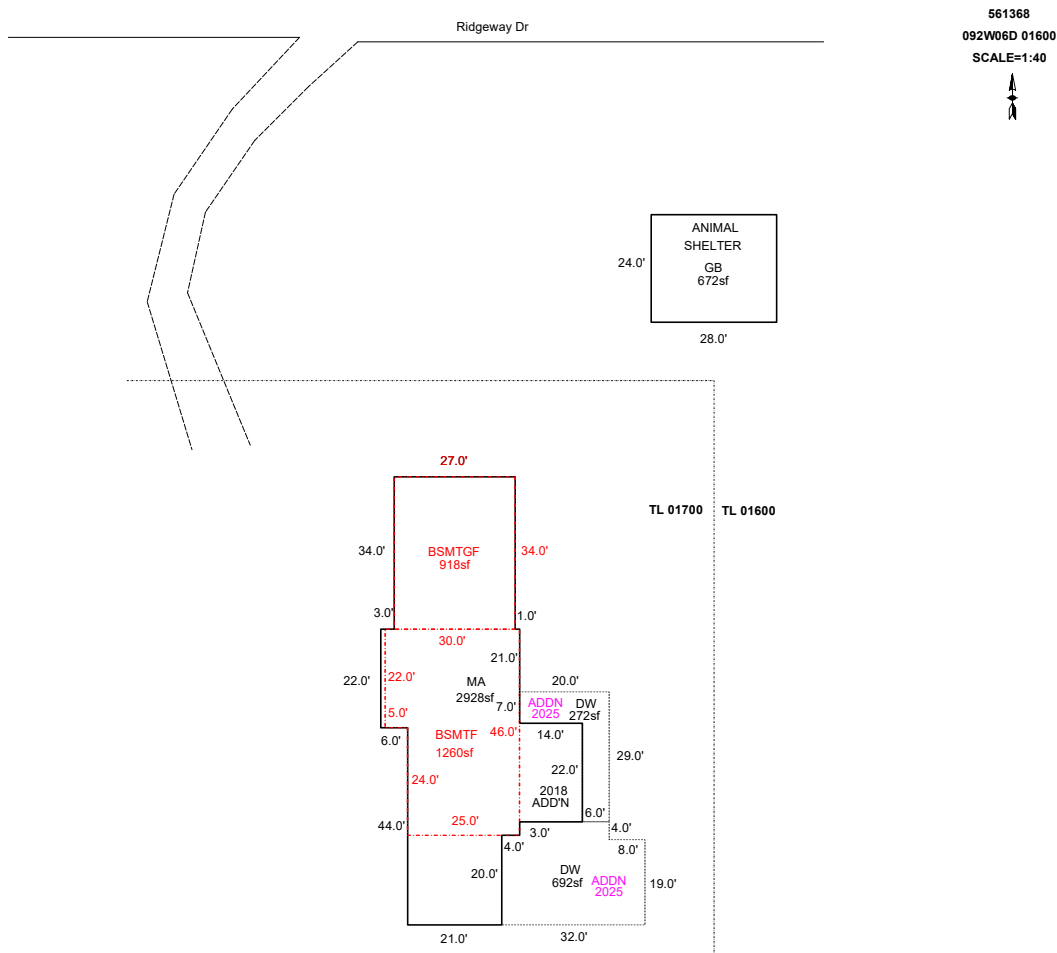


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561368 Parcel No.: 092W06D 01800
 Property Address: 4254 Ridgeway 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
GBA1	GB	1.0	672.0	104.0	672.0
GLA0	BSMTF	1.0	1260.0	152.0	1260.0
GLA1	MA	1.0	2928.0	290.0	2928.0
GAR	BSMTGF	1.0	918.0	122.0	918.0
P/P	DW	1.0	272.0	98.0	
	DW	1.0	692.0	110.0	964.0

COMMENT TABLE 1

APEX BY JA 1/20/12
 UPDATED BY JRONDEMA 9/20/18
 UPDATED BY JRONDEMA 4/16/19
 UPDATED BY CLOBERG 05/19/25 25-001807 DW

COMMENT TABLE 2

3.6.19 #35 NM

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 4,188
 Net BUILDING cnt 1 (rounded) 672







092W06D 01600
550 01D A24
00500190

R61368

WHITE, WILLIAM C & BEVERLY B
4 Acres
4254 RIDGEWAY DR SE

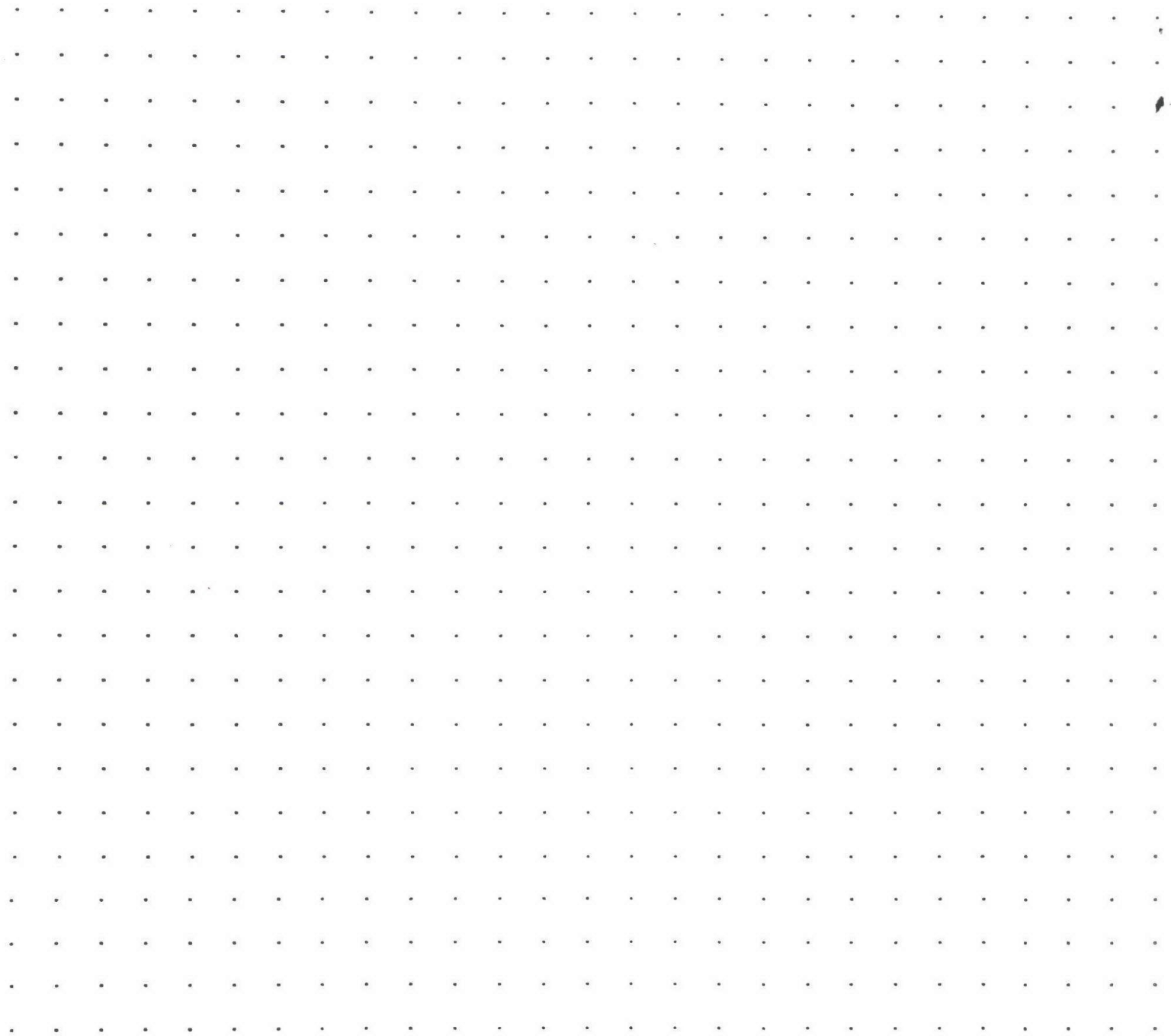
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R61368

MAP NO: 092W06D

TAX LOT: 01600



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

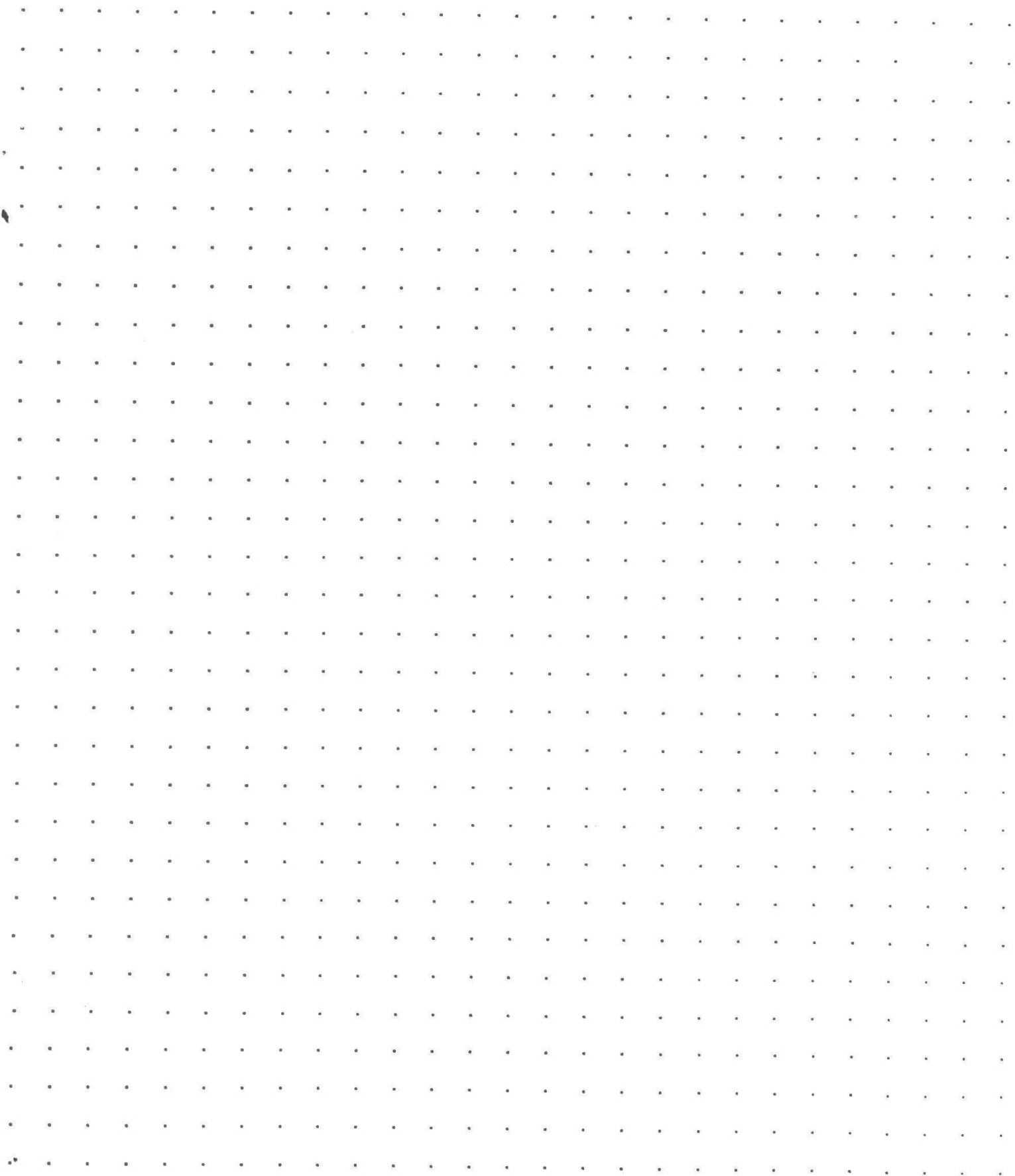
ADDRESS:

DATE

BY

REMARKS:

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W06D 01800

File No R61368

SUBJECT

Property Address 4254 Ridgeway Dr SE

City Turner

County MARION

State OR

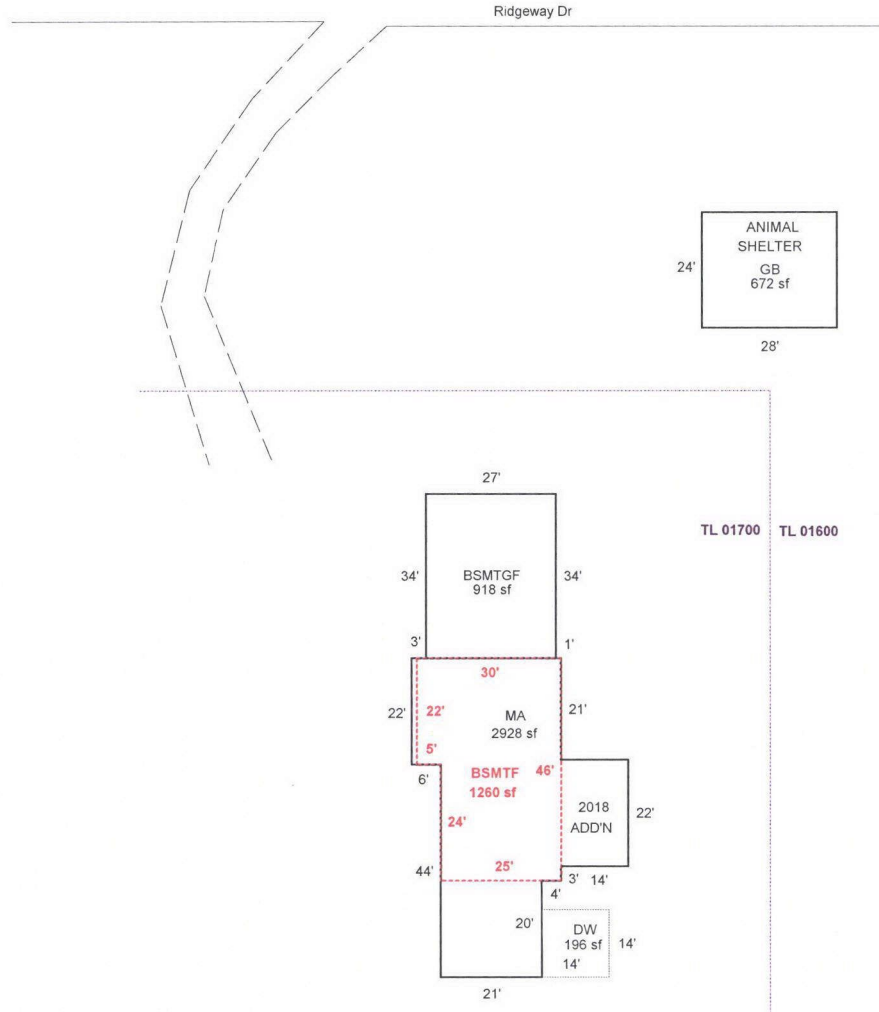
Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R61368
092W06D 01600
SCALE=1:40



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2928	290	2928
GLA0	BSMTF	1.00	1260	152	1260
GBA1	GB	1.00	672	104	672
GAR	BSMTGF	1.00	918	122	918
P/P	DW	1.00	196	56	196

Net LIVABLE Area (rounded w/ factors)
Net BUILDING Area (rounded w/ factors)

4188
672

Comment Table 1

APEX BY JA 1/20/12
UPDATED BY JRONDEMA 9/20/18
UPDATED BY JRONDEMA 4/16/19

Comment Table 2

3.6.19 #35 NM

Comment Table 3

Bill White

cel

503

910 - 2232

R 61368



672

92W 06 D 1600

4254 Ridgeway Dr.

R61368

092W06D 01600

Prop Class: 451

Prop Code:

Fran: 35

Appr #: 35

Date: 03/06/19

Situs Address

4254 RIDGEWAY DR SE

☐ TTO

☒ LCB

☒ Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner

WHITE FAM TR &

☐ Pictom

Other:

RMV Land: 129,840

RMV Imps: 0

RMV Total: 129,840

M50 Total: 81,640

For: 2019-2020

Notes:

please note that GB is moving from R61369.

Accessory Improvements

Out Buildings

R61368092W06D 01600Prop Class: 451Prop Code: Fran: 35Appr #:Date:

Situs Address 4254 RIDGEWAY DR SEOwner WHITE FAM TR &TTO LCB Insp Cycle Tags Farm Forest Sales VerifPictomOther:

RMV Land: 129,840RMV Imps: 0RMV Total: 129,840M50 Total: 81,640For: 2019-2020

Notes:

Segment					Land
Class	GB				
Dim/Size	4				
Foundation	24x28				
Exter Wall	POST				
Wall Height	METAL				
Inter Finish					
Roof Cover					
Roof Style	METAL				
Flooring	GABLE				
Plumbing	DIRT				
Electric					
Misc.					
Yr Blt					
Eff Yr	2001				
Cond.	2001				
% Good					
% Comp					
Lump Sum					
Except.Code					

CORS
moving from R61369.

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	4.00		
Eff Acres	5.00	Companion Accounts	R61369	092W06D 01700	

Zone: SA

Date: 4/17/19Clerk: ChrisRouting SlipClerk Comments:

Appraiser Response: 4/29/19 #35

☐ Return to appraiser after input☐ Review by lead appraiser

R61368

092W06D 01600

Appr #: 73

Date 11/28/11

Prop Class 451

Prop Code

Situs Address 4254 RIDGEWAY DR SE

Franchise Code 42

Year For: 2011-2012

Owner WHITE, WILLIAM C &

Tags	Cycle	Sales Verification	Other: _____
Notes: _____			
RMV Land: 111,810	RMV Imp: 0	RMV Total: 111,810	M50 Total: 64,480

Accessory Improvements

Out Buildings

R61368092W06D 01600

Appr #: _____ Date _____

Prop Class 451

Prop Code _____

Situs Address 4254 RIDGEWAY DR SE

Franchise Code 42

Year For: 2011-2012

Owner WHITE, WILLIAM C &

TagsCycleSales VerificationOther: _____

Notes: _____

RMV Land: 111,810

RMV Imp: 0

RMV Total: 111,810

M50 Total: 64,480

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 RESTRICTIVE	008S	4.00		

Eff Acres 5.00

Companion Accounts R61369092W06D 01700

ROUTING SLIP

Date _____ Clerk _____

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 _____

Assessor Monthly Issued Permit Report

For 3/1/2025 to 3/31/2025

PERMIT#: 555-25-001807-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 3/12/2025
SUB-TYPE: Structural ISSUED: 3/25/2025
CATEGORY: Comprehensive EXPIRES: 9/21/2025

OFFICE: MC
PARCEL#: 092W06D001700 R61368
ACRES: 1
SUBDIV: SUNNYSIDE FRUIT FARMS NO 5
LOT/BLOCK: 24 /
ADDRESS: 4254 RIDGEWAY DR SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	WHITE FAM TR & WHITE, WILLIAM C TRE	4254 RIDGEWAY DR SE TURNER, OR 97392	503-910-2232
ENGINEER	STABILITY ENGINEERING, INC	PO BOX 2646 CORVALLIS, OR	541 223-5360
OWNER	WHITE FAM TR & WHITE, WILLIAM C TRE	4254 RIDGEWAY DR SE TURNER, OR 97392	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	WHITE FAM TR & WHITE, WILLIAM C TRE	4254 RIDGEWAY DR SE TURNER, OR 97392	503-910-2232

CONST CAT: Single Family Dwelling

WORK TYPE: Other

WORK DESC: ADD DECK

VALUATION: \$32,000.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: 0

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	930 Sq Ft