

Summary

Lead Appr: ww 11/3 Clerk: _____ Lead Clerk: _____ Appr: HDL Inpt

Print Date: 9/29/2025

Acct ID: 561734 MTL: 092W18B000700 Date: 10/21/25 Appr: HDL Prop Class: 401 RMV Prop Class: 401

Situs: 11021 WINTER WAY SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 149899 Year: 2025

Last Date Appraised: 09/20/2012 Appraiser: MATT LORD Tag: Y N Tag info: _____

Owner: WINBOLT, JONAS AARON Last Sales Date: 06/25/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 343350

RMV Land: 333510 RMV Imp: 527990 RMV Total: 861500 MAV: 343350 MSAV: 0 SAV: 0

Comment: 24-25 Sales Verification / MDL

30

Notations

2627 SALES HLS 826992 DOM 90

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>GOODS</u>	50000	05590	0

Land

Site: 1 Code Area: 05590 Size: 2.76 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 283510 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 151 - Year Blt: 1975 Eff Year Blt: 2000 Sq.Ft: 2590 % Complete: 100.00

Desc: One Story Only Dimensions: _____ RMV: 525850

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: Y N
First Floor	5 -	Finished	2590	3	FB-2/ HB-1	1975	2000	ROOF, FP - 1, KIT, BATH - 2, HVAC+, BTH - 1	Exception: Y N
Garage Attached	5	Unfinished	462	0	0	1975	2000	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	2000	39248	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 240 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 2140

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

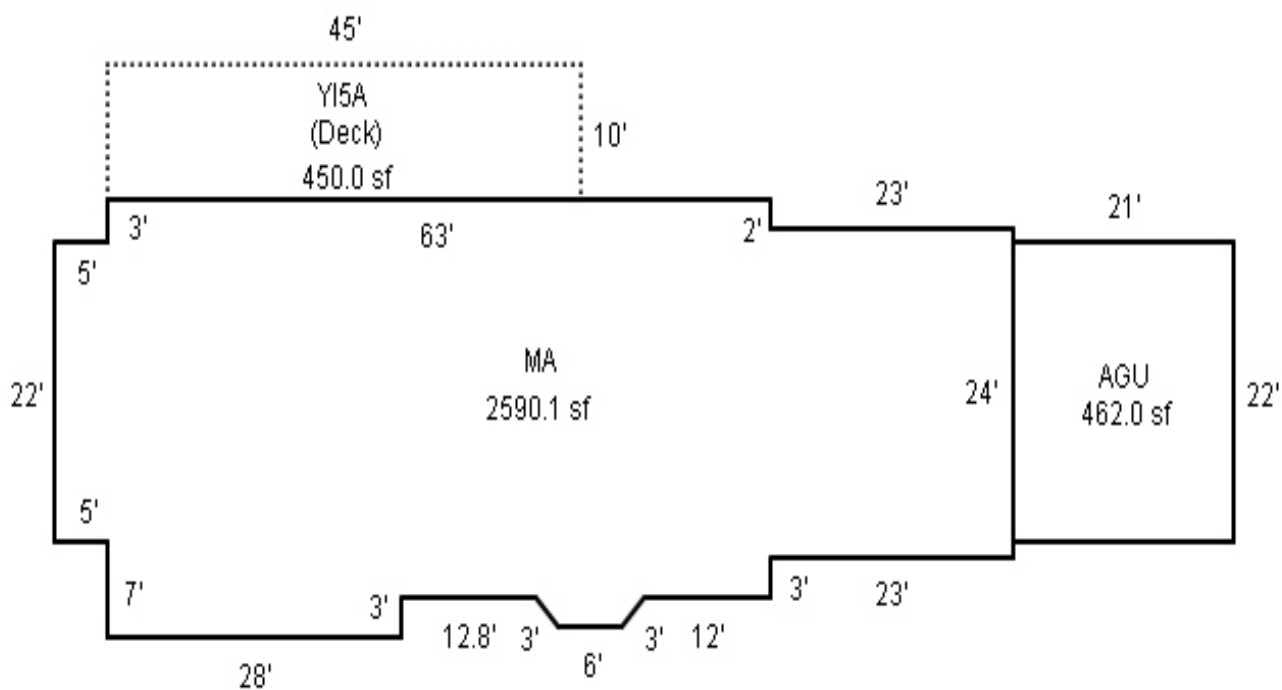
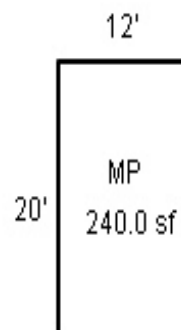
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	240	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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

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401 01D F51
00500190

R61734

MAIER,BECKY LIVING TRUST

5.8 Acres

3635 SUNSET HILLS DR SE

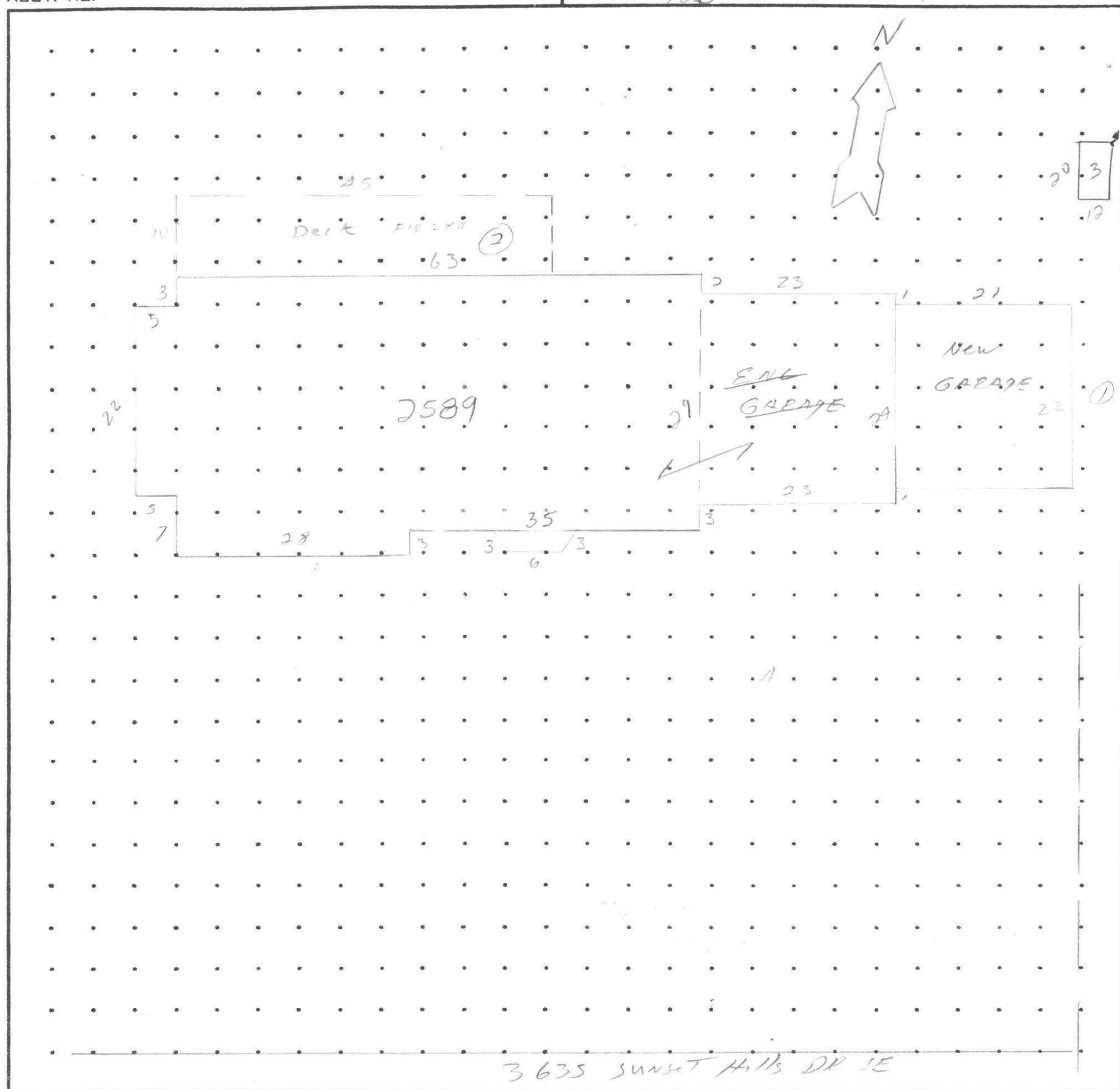
1/30/02

ACCT. NO.

MAP NO.

18A 9-2 W 700

74810 - 010



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
11-1-78	Reyer	
1-15-84	Reyer	2589
9-11-91	Ken #82	$(5 \times 22) + (28 \times 32) + (29 \times 35) + (2 \times 6) + (.5 \times 2 \times 2 \times 2) + (23 \times 24) = 2589 \#$
7-25-92	Reyer	
9-20-12	73	

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W18B 00700

File No R61734

SUBJECT

Property Address 3635 SUNSET HILLS DR SE

City TURNER

County Marion

State OR

Zip

Owner

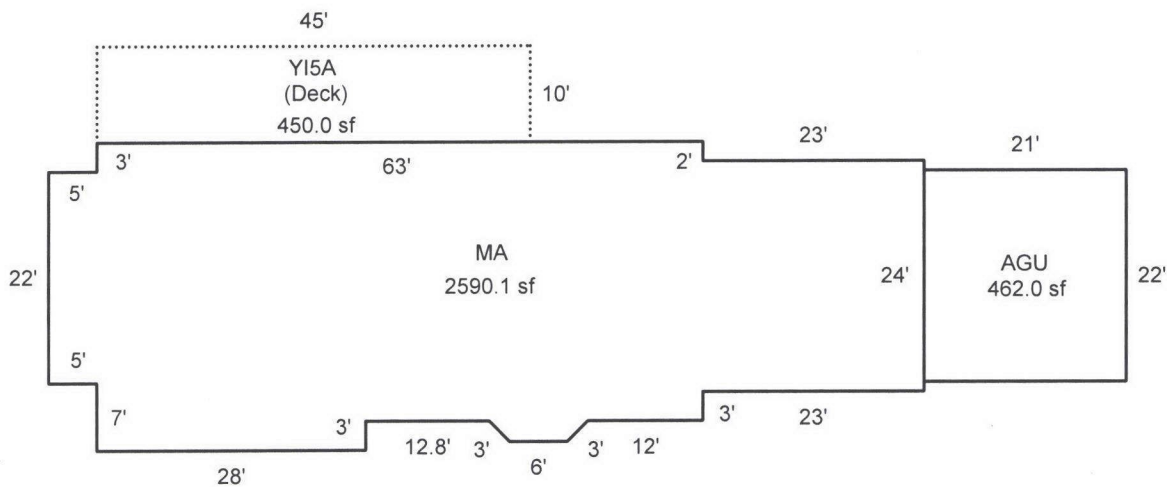
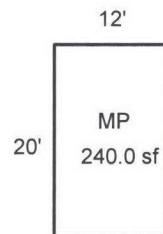
Client

Appraiser Name Morrie Efsaaff

Inspection Date 2012

IMPROVEMENTS SKETCH

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Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2590.1	247.8	2590.1
GBA1	MP	1.00	240.0	64.0	240.0
AGU	AGU	1.00	462.0	86.0	462.0
YI	YI5A	1.00	450.0	110.0	450.0

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

2590
240

Comment Table 1

APEX by AC 10/26/12

Comment Table 2

Comment Table 3

R61734092W18B 00700Appr #: 73Date 9-20-12Prop Class 401Prop Code F51

Situs Address 3635 SUNSET HILLS DR SEFranchise Code 73Year For: 2012-2013

Owner MAH,ARTHUR S &

Notes: NOH

Tags

Cycle

Sales Verification

Other:

RMV Land:	168,970	RMV Imp:	161,610	RMV Total:	330,580	M50 Total:	330,580					
Seg.Type	MA	Seg. #	1.1	Method:	R05	Class	5	Area	2589	Eff Area	2589	
Length		Width		Roof Cover	SHAKE	Plumbing	BATH2.5	Heat	HP			
Fireplace	SGL-E			Inter. Comp:	DSP;DW;H&F;RNG				Bedrooms	3		
Year Built	1975	Eff. Year Built	1975	Cond.	P	F	A	G	E			
Adj Codes	RLCM5;R5-QLTY			Qty		% Comp		Func		Econ		RMV: 132,390
Lump Sum		Except Code/Year	N/K	Comments								
Seg.Type	AGU	Seg. #	1.2	Method:	R05	Class	5	Area	462	Eff Area	462	
Length	22	Width	21	Roof Cover	SHAKE	Plumbing		Heat				
Fireplace				Inter. Comp:					Bedrooms			
Year Built	1975	Eff. Year Built	1975	Cond.	P	F	A	G	E			
Adj Codes	RLCM5			Qty		% Comp		Func		Econ		RMV: 18,290
Lump Sum		Except Code/Year	N/K	Comments								

Accessory Improvements

Seg.Type	YI5A	Seg. #	1.3	Method:	R05	Class		Area	1	Eff Area	1	
Length		Width		Foundation		Ex. Wall		Roof Cover				
Roof Style				Floor		Plumbing						
Year Built		Eff. Year Built:		Cond.	P	F	A	G	E	% Comp	Econ	RMV: 9,000
Lump Sum		Except Code/Year	N/K	Comments								

Out Buildings

Seg.Type	MP	Seg. #	2.1	Method:	F09	Class	6	Area	240	Eff Area	240	
Length	20	Width	12	Foundation	FRAME	Ex. Wall	PLYWD	Roof Cover	WOOD			
Roof Style				Floor	CONC	Plumbing						
Heat		Int. Comp.		Elect.		Yr. Blt.		Eff. Yr. Blt:	1975			
Cond.	P	F	A	G	E	Adj. Codes	FLCM	% Comp		Func	Econ	RMV: 1,930
Lump Sum		Except Code/Year	N/K	Comments								

R61734092W18B 00700Appr #:DateProp Class 401Prop Code F51Situs Address 3635 SUNSET HILLS DR SESitue Address 3635 SUNSET HILLS DR SEFranchise Code 73Year For: 2012-2013Owner MAH,ARTHUR S &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 168,970RMV Imp: 161,610RMV Total: 330,580M50 Total: 330,580

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	5.80		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Date10/26ClerkAmyROUTING 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





9-20-12

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9-20-12





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9-20-12