

Summary

Lead Appr: ww 11/3 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/29/2025

Acct ID: 561755 MTL: 092W18B002000 Date: 10/21/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 11209 WHISPERING TREE LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 129960 Year: 2025

Last Date Appraised: 09/21/2012 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: LEPPELMAN, ALEXANDRIA Last Sales Date: 03/12/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 386030

RMV Land: 313360 RMV Imp: 633580 RMV Total: 946940 MAV: 386030 MSAV: 0 SAV: 0

Comment: 30

OSDs 26-27 SALES MLS 818035 DOM 274

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land

Site: 1 Code Area: 05590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT 4 HI 1.55 Description: RMV: 263360 Exception: Y N

Adjustment(s): 4 HB 1.45 Fire Patrol: Description:

Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 142 + Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2872 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 633370

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	4 +	Finished	1676	1	FB-1	2004	2004	HVAC+, ROOF, KIT+, BATH - 1	Y N
Second Floor	4 +	Finished	1196	3	FB-2	2004	2004	HVAC+, BATH - 2	Y N
Garage Basement	4 +	Finished	1676	0	FB-1/ HB-1	2004	2004	BTH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK <u>YI</u>	4	960	2004	17280	1	Y N
YARD IMPROVEMENTS <u>AVERAGE</u> <u>6000</u>	4	1	2004	28890	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 100 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 210

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

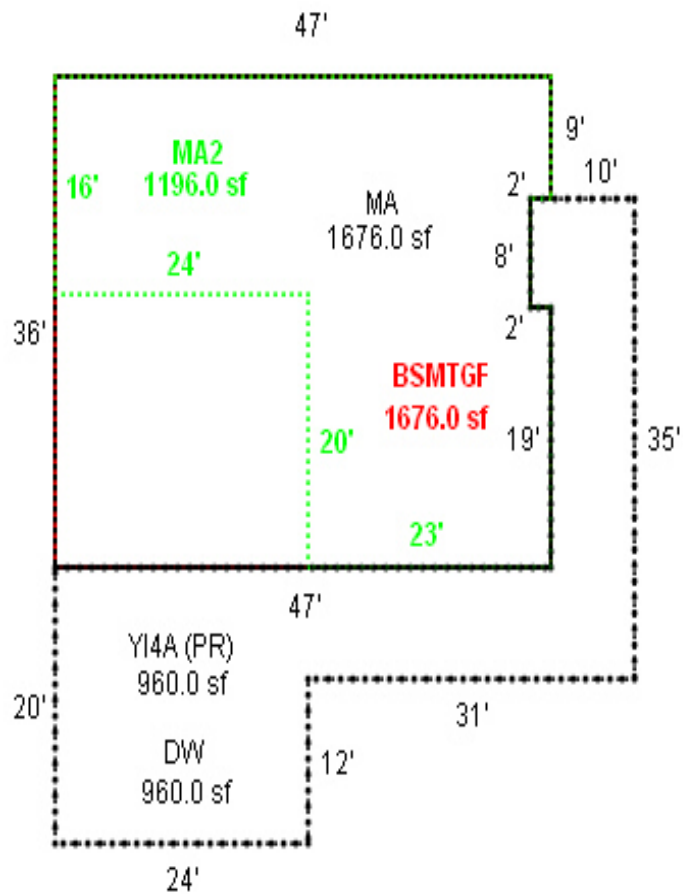
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	100	0	0	2000	2000	FAIR	Y N

Accessories

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

R61755
092W18B 02000









092W18B 02000
400 01D
00500190

R61755

SCHUELLER, WILLIAM J

2 Acres

1/30/02

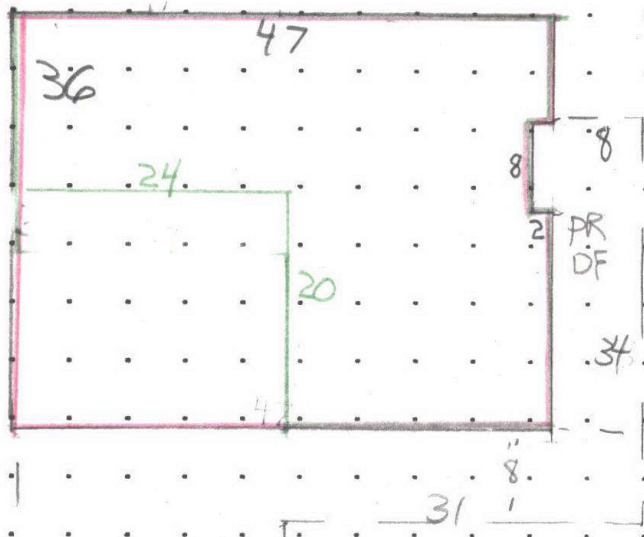
11209 Whispering Tree Ln.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R61755

MAP NO: 092W 18 B

TAX LOT: 2000



CALCULATIONS: MA $36 \times 47 - 2 \times 8 = 1676 \#$
 MA2 $(36 \times 47) - (2 \times 8) - (20 \times 24) = 1196 \#$
 BSMTGF $(36 \times 47) - (2 \times 8) = 1676 \#$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2004	ADDRESS: 11209 Whispering Tree Ln.	SALES	
DATE	BY	REMARKS:	BUILDER: Culbertson Const.	Date	Amt.
1/6/05	36				
9-20-12	73				

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W18B 02000

File No R61755

SUBJECT

Property Address 11209 WHISPERING TREE LN SE

City TURNER

County Marion

State OR

Zip

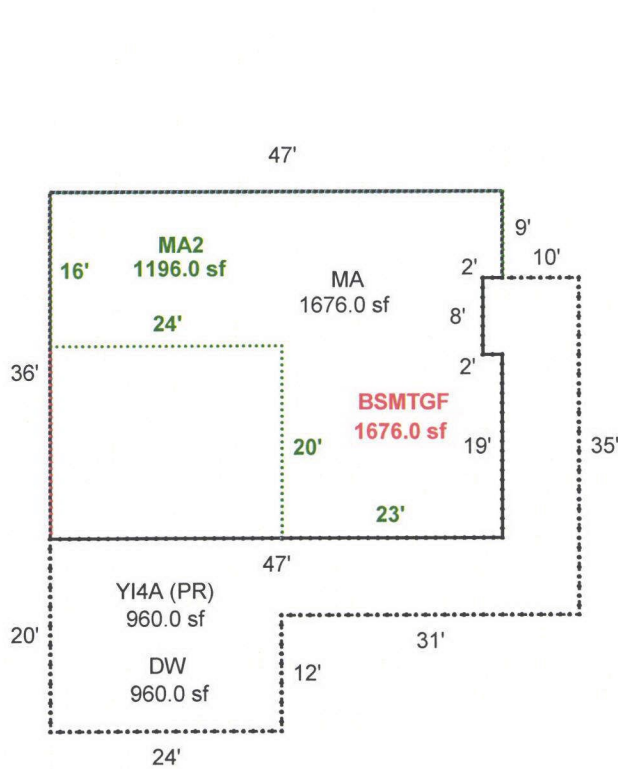
Owner

Client

Appraiser Name Morrie Efseaff

Inspection Date 2012

IMPROVEMENTS SKETCH



R61755
092W18B 02000

Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1676.0	170.0	1676.0
GLA2	MA2	1.00	1196.0	170.0	1196.0
BSMTGF	BSMTGF	1.00	1676.0	170.0	1676.0
DW	DW	1.00	960.0	208.0	960.0
YI	YI4A (PR)	1.00	960.0	208.0	960.0

Comment Table 1

APEX by AC 10/26/12

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2872

36

ASSESSOR DOCUMENT

PERMIT #: 04-07672
APP TYPE: BUILD
CLASS: 0
OCC: 28

STATUS: ISSUED
APPLIED: 9/22/2004
ISSUED: 1/11/2005
EXPIRES: 7/10/2005

out for Rural Team
Tag as 4
10/14/04

OFFICE: MC
PARCEL #: 092W18B 02000 R61755
SITE ADDRESS: 11209 WHISPERING TREE LN SE TR
ACRES: 2
SUBDIV: SUNSET HILLS ESTATES
LOT\BLOCK: 1 2
USE: R
CONST TYPE: V-N

401

RELATIONSHIP	NAME	PHONE	ADDRESS
APPLICANT	CULBERTSON CONSTRUCTION CO	541-3272496	12858 MEADOWOOD RD SE JEFFERSON, OR 97
CONTRACTOR	CULBERTSON CONSTRUCTION CO	541-3272496	12858 MEADOWOOD RD SE JEFFERSON, OR 97
OWNER	SCHUELLER, WILLIAM J &		SCHUELLER, PAM G 2433 43RD PL SE ALBANY O

WORK DESC: 978 SQ FT NEW DECK ADDITION

VALUATION: \$9,291.00

STORIES: 2

SQUARE FEET

1st FLOOR:	0
2ND FLOOR:	0
3RD FLOOR:	0
BASEMENT:	0
OTHER:	978
GARAGE:	0
TOTAL:	978

CONSTRUCTION COMPLETION PERCENTAGE GUIDE

ACCOUNT # RC1755

NATURE OF WORK	BASEMENT		NO BASEMENT	
	% ITEM	% SUM	% ITEM	% SUM
Plans/Survey/Temporary Facilities	3.2%	3.2%	2.9%	2.9%
Excavation	4.2%	7.4%	1.4%	4.3%
Foundation Poured in Place (floor included in basement)	10.1%	17.5%	2.9%	7.2%
Framing Material and Labor	20.2%	37.7%	10.7%	25.9%
Roofing and Gutters	5.3%	43.0%	6.3%	32.2%
Windows and Exterior Doors Set	6.1%	49.1%	6.9%	39.1%
Siding On	4.6%	53.7%	5.1%	44.2%
Plumbing	5.7%	59.4%	7.2%	51.4%
Electrical Wiring and Fixtures	4.1%	63.5%	4.3%	55.7%
Heating System	2.2%	65.7%	2.9%	58.6%
Insulation	1.8%	67.5%	2.3%	60.9%
Drywall (hung, taped and textured)	4.1%	3 71.6%	5.1%	66.0%
Floor Underlayment	1.0%	1 72.6%	1.1%	67.1%
Painting (interior/exterior)	3.0%	2 75.6%	4.0%	71.1%
Cabinets (hung, finished with hardware)	6.7%	6 82.3%	8.2%	79.3%
Floor Coverings and Countertops	6.2%	6, 2 88.5%	7.2%	86.5%
Finished Carpentry, Interior Doors, Trim	5.8%	2 94.3%	6.8%	93.3%
Ornamentation (brick, wallpaper, etc.)	2.7%	- 97.0%	3.2%	96.5%
Weather Stripping	.5%	.5 97.5%	.6%	97.1%
Porch	1.5%	1.5 99.0%	1.7%	98.8%
Finish Grade	1.0%	89.7 100.0%	1.2%	100.0%

APPRAISER <u>36</u>	DATE <u>1/6/05</u>	YR FOR <u>05-06</u>	% COMP. <u>90%</u>
APPRAISER <u>36</u>	DATE <u>5/11/06</u>	YR FOR <u>06-07</u>	% COMP. <u>100%</u>
APPRAISER _____	DATE _____	YR FOR _____	% COMP. _____
APPRAISER _____	DATE _____	YR FOR _____	% COMP. _____

APPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST WHOLE NUMBER.

REMEMBER THIS IS MERELY A GUIDE.

%COMGUID.WQ1
05-03-93

R61755092W18B 02000Appr #: 73Date 9-21-12Prop Class 401Prop Code F47

Situs Address 11209 WHISPERING TREE LN SEFranchise Code 73Year For: 2012-2013

Owner SCHUELLER, WILLIAM J &

Notes: STOTagsCycleSales VerificationOther: ADD MP

RMV Land: 140,450		RMV Imp: 234,240		RMV Total: 374,690		M50 Total: 262,930	
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1676	Eff Area 1676		
Length	Width	Roof Cover ARCMP Plumbing BATH1			Heat HP		
Fireplace	Inter. Comp: CKTP;DSP;DW;H&F;OVEN-S;MICRO			Bedrooms 1			
Year Built 2004	Eff. Year Built 2004	Cond. P F A G E					
Adj Codes RLCM4;R4+QLTY	Qty	% Comp	Func	Econ	RMV: 107,630		
Lump Sum	Except Code/Year	Comments					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 1196	Eff Area 1196		
Length	Width	Roof Cover Plumbing BATH2			Heat HP		
Fireplace	Inter. Comp:			Bedrooms 3			
Year Built 2004	Eff. Year Built 2004	Cond. P F A G E					
Adj Codes RLCM4;R4+QLTY	Qty	% Comp	Func	Econ	RMV: 58,530		
Lump Sum	Except Code/Year	Comments					
Seg.Type BSMTGF	Seg. # 1.3	Method: R05	Class 4	Area 1196	Eff Area 1196		
Length	Width	Roof Cover Plumbing BATH.5			Heat 1676		
Fireplace	Inter. Comp:			Bedrooms APET			
Year Built 2004	Eff. Year Built 2004	Cond. P F A G E					
Adj Codes RLCM4;R4+QLTY	Qty	% Comp	Func	Econ	RMV: 44,620		
Lump Sum	Except Code/Year	Comments					

Accessory Improvements

Seg.Type DW	Seg. # 1.4	Method: R05	Class	Area 935	Eff Area 935
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built 2004	Eff. Year Built: 2004	Cond. P F A G E	% Comp	Econ	RMV: 17,460
Lump Sum	Except Code/Year	Comments			

Seg.Type YI4A	Seg. # 1.5	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: 6,000
Lump Sum	Except Code/Year	Comments			

Out Buildings

R61755 092W18B 02000 Appr #: _____ Date _____ Prop Class 401 Prop Code F47
Situs Address 11209 WHISPERING TREE LN SE Franchise Code 73 Year For: 2012-2013
Owner SCHUELLER, WILLIAM J &
Tags Cycle Sales Verification Other: _____

Notes: _____
RMV Land: 140,450 RMV Imp: 234,240 RMV Total: 374,690 M50 Total: 262,930

Segment	MPC						Land
Class	6						
Dim/Size	10 X 10						
Foundation							
Exter Wall	CAP						
Wall Height	8'						
Inter Finish							
Roof Cover	ARCUR						
Roof Style	GABLE						
Flooring							
Plumbing							
Electric	110V						
Misc.							
Yr Blt							
Eff Yr	2000						
Cond.							
% Good	100						
% Comp	100						
Lump Sum							
Except. Code	Minor						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	2.00	TREED 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 10/26 Clerk Amy ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- ☐ Data entry reviewed by/comments Please add mp to diag. Very large discrepancy in BSMTGF # (?)
- ☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- ☐ Appraiser response _____
- ☐ Reviewed by lead appraiser/comments _____



1/6/05

RG1765

36



R61755

9-20-12

MP



R61755- 9-20-12 Back

R 61755 9-20-12

