

Summary

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

Print Date: 9/29/2025

Acct ID: 561760 MTL: 092W18A000500 Date: 10/21/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 4156 SUNSET HILLS DR SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 129965 Year: 2025

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

Owner: MIDDLETON, STEVE Last Sales Date: 05/22/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 387420

RMV Land: 406010 RMV Imp: 305240 RMV Total: 711250 MAV: 387420 MSAV: 0 SAV: 0

Comment:

30

OSDs 26-27 Sales MLS 824850 DOM 118

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

Land

Site: 1 Code Area: 05590 Size: 7.46 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: RMV: 356010 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1986 Sq.Ft: 1708 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 300700

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	4	Finished	1708	3	FB-1/ HB-1	1976	<u>1986</u>	<u>W,F,P</u> BTH - 1, FP - 1, HVAC, ROOF, KIT+, BATH - 1	Exception: Y N
Garage Basement	4	Unfinished	700	0	0	1976	1976		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	1	1976	24396	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1080 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 4070

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	5	Finished	1080	0	0	1976	1976	<u>Fair</u>	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 354 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 360 % Complete: 100.00

Desc: Lean-to Light (LTL) Dimensions: 36x10 RMV: 390

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	
Lean-to Light Duty	4	Finished	360	0	0	1976	1976	<u>Fair</u>	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 354 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 100 % Complete: 100.00

Desc: Lean-to Light (LTL) Dimensions: 10x10 RMV: 80

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	
Lean-to Light Duty	4	Finished	100	0	0	1976	1976		Exception: Y N

Accessories

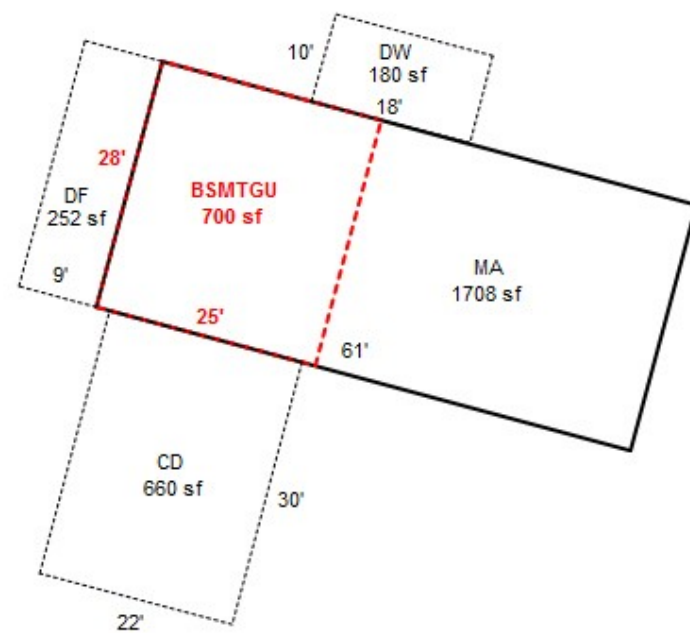
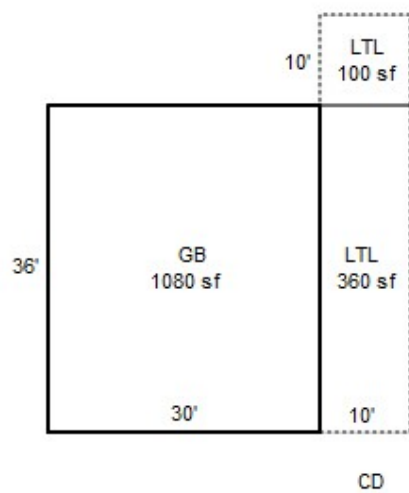
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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092W18A 00500

SCALE=1:30







092W18A 00500
401 01D F43
00500190

R61760

ETHERIDGE, JACK W & LINDA KAY
7.46 Acres
4156 SUNSET HILLS DR SE
1/30/02

0-000-88000-01701-000

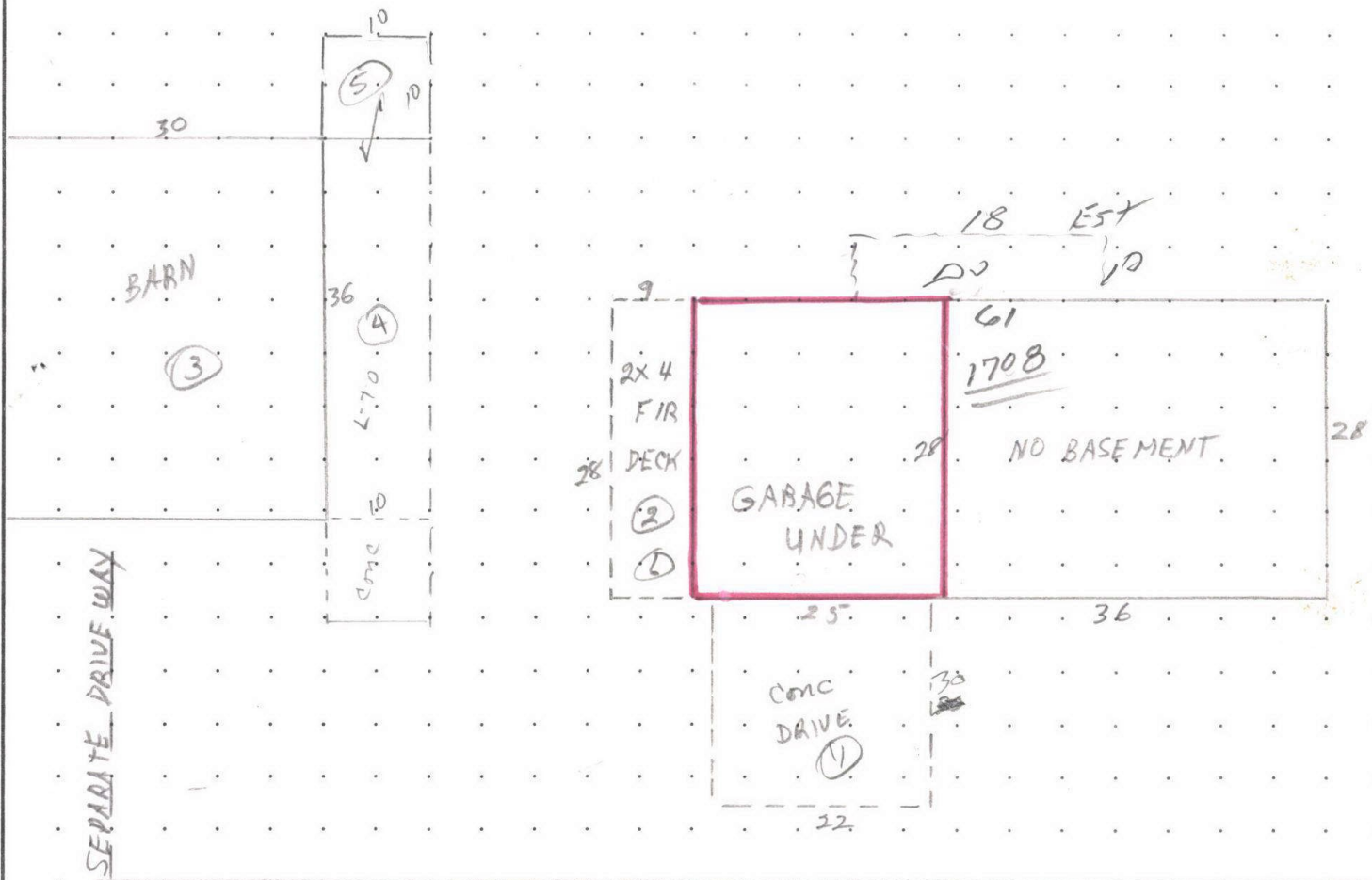
BUILDING DIAGRAM AND OUTBUILDINGS

74930-190

ACCT. NO. 20342-228

MAP NO. 18A9.2W 00500

North



4156 SUNSET HILLS DR SE. TURNED

MEASUREMENT VERIFIED

REMARKS: 1976 COMPT.

DATE

BY

12-20-76 WAK (14)

$$15'7" (28 \times 61) = 1708$$

$$Basmt = (25 \times 28) = 700$$

1-18-84 REYES 1708

8-28-91 KEN 82 28x61=1708#

3-22-02 REYES 1708

9-21-12 13

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W18A 00500

File No R61760

Property Address 4156 SUNSET HILLS DR SE

City TURNER

County MARION

State OR

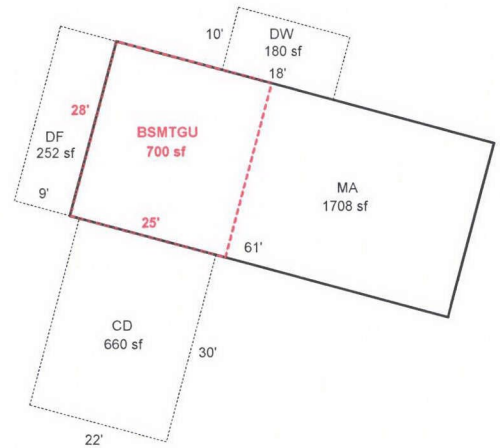
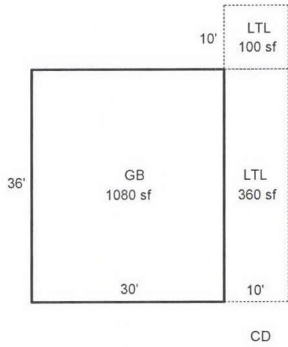
Zip 97392

Owner

Client

Appraiser Name

R61760
092W18A 00500
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1708	178	1708
GBA1	GB	1.00	1080	132	
	LTL	1.00	360	92	
	LTL	1.00	100	40	1540
GAR	BSMTGU	1.00	700	106	700
P/P	DW	1.00	180	56	
	DF	1.00	252	74	
	CD	1.00	660	104	1092
Net LIVABLE Area		(rounded w/ factors)			1708
Net BUILDING Area		(rounded w/ factors)			1540

Comment Table 1

DRAWN BY JRONDEMA 5/30/18

Comment Table 2

Comment Table 3

R61760092W18A 00500Appr #: 73Date 7-21-12Prop Class 401Prop Code F43

Situs Address 4156 SUNSET HILLS DR SEFranchise Code 73Year For: 2012-2013

Owner ETHERIDGE,JACK W &

Notes: ADHTagsCycleSales VerificationOther: n n/c

RMV Land: 189,960	RMV Imp: 120,780	RMV Total: 310,740	M50 Total: 263,880		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1708	Eff Area 1708
Length	Width	Roof Cover COMP <i>ARCMP</i>	Plumbing BATH1.5		Heat FA
Fireplace SGL-P		Inter. Comp: RNG;DW;H&F;DSP			Bedrooms 3
Year Built 1976	Eff. Year Built 1976		Cond. P F A G E		
Adj Codes RLCM4		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 89,270
Lump Sum	Except Code/Year <i>INV</i>	Comments			
Seg.Type BSMTGU	Seg. # 1.2	Method: R05	Class 4	Area 700	Eff Area 700
Length	Width	Roof Cover	Plumbing		Heat
Fireplace		Inter. Comp:			Bedrooms
Year Built 1976	Eff. Year Built 1976		Cond. P F A G E		
Adj Codes RLCM4		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 21,980
Lump Sum	Except Code/Year <i>n/c</i>	Comments			

Accessory Improvements

Seg.Type YI4A	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: 6,000
Lump Sum	Except Code/Year <i>n/c</i>	Comments			

Out Buildings

Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 1080	Eff Area 1080
Length 36	Width 30	Foundation POST	Ex. Wall 10FT;METAL	Roof Cover METAL	
Roof Style		Floor DIRT	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1976
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____ Econ ____		RMV: 3,130
Lump Sum	Except Code/Year <i>n/c</i>	Comments			
Seg.Type LTL	Seg. # 3.1	Method: F09	Class	Area 360	Eff Area 360
Length 36	Width 10	Foundation POST	Ex. Wall	Roof Cover METAL	
Roof Style		Floor CONC	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1976
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____ Econ ____		RMV: 310
Lump Sum	Except Code/Year <i>n/c</i>	Comments			
Seg.Type LTL	Seg. # 4.1	Method: F09	Class	Area 100	Eff Area 100
Length 10	Width 10	Foundation POST	Ex. Wall	Roof Cover METAL	
Roof Style		Floor DIRT	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1976
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____ Econ ____		RMV: 90
Lump Sum	Except Code/Year <i>n/c</i>	Comments			

GB way out back

R61760092W18A 00500

Appr #: _____ Date _____

Prop Class 401

Prop Code F43

Situs Address 4156 SUNSET HILLS DR SE

Franchise Code 73

Year For: 2012-2013

Owner ETHERIDGE,JACK W &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 189,960

RMV Imp: 120,780

RMV Total: 310,740

M50 Total: 263,880

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	7.46	TREED 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Date _____ Clerk _____

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 _____

☐ Reviewed by lead appraiser/comments _____





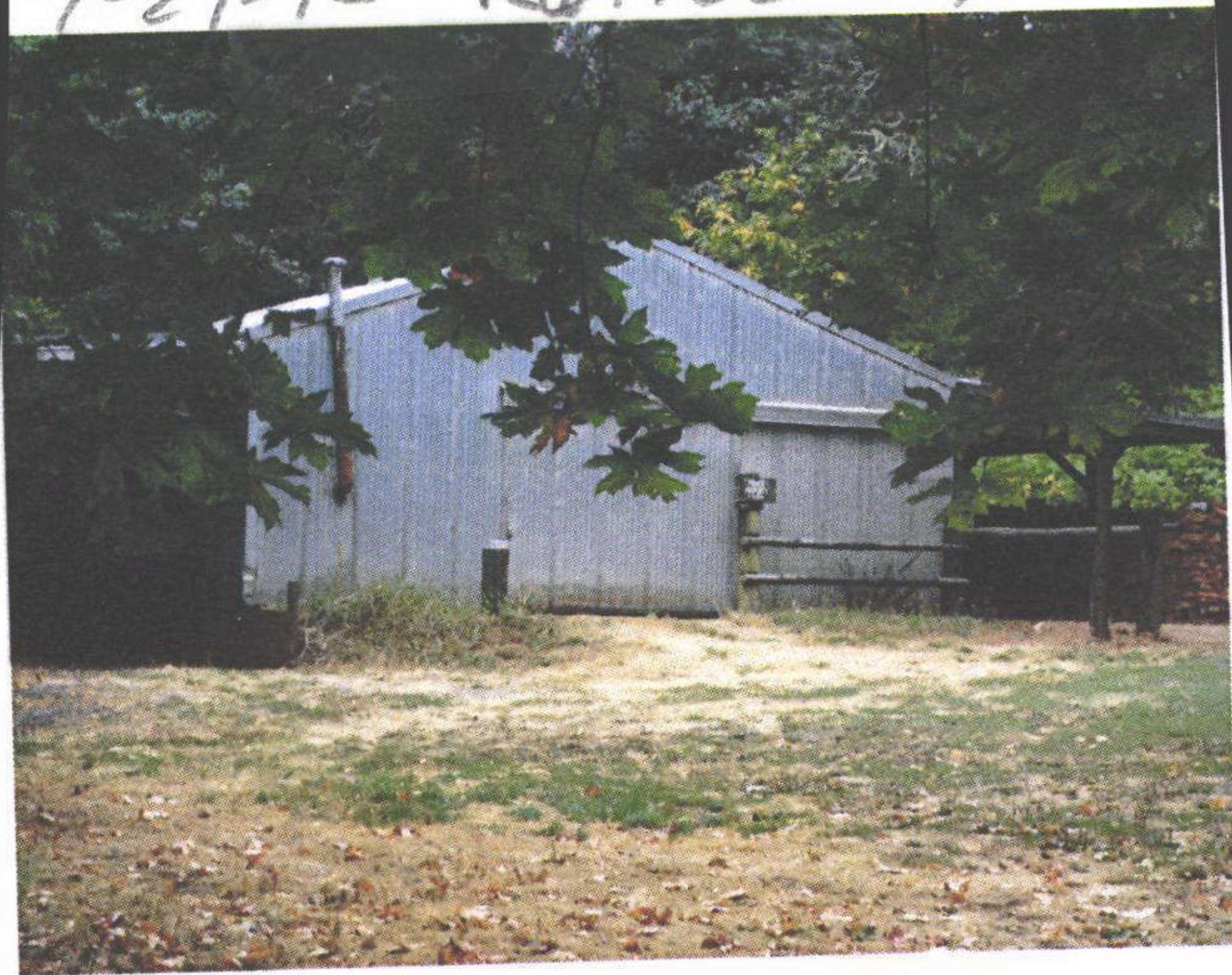






R61760 9-21-12

9-21-12 R61760 GB



9-21-12 R61760
BACK

