

Summary

Lead Appr: ww 11/13 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input  
11/12/25

Print Date: 9/26/2025

Acct ID: 606653 MTL: 092W06B003600 Date: 10/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 9371 DONALD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147237 Year: 2025

Last Date Appraised: 01/03/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: VALENZUELA, CARLA Last Sales Date: 12/30/2023 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 471420

RMV Land: 299340 RMV Imp: 751310 RMV Total: 1050650 MAV: 442610 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG

OSDs

26-27 ' Solar 100% \$30,500

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	05590	11930

Land

Site: 0 Code Area: 05590 Size: 0.09 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 11790 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 24-25 RESET MAV  
23-24: Disqual STF/DFL

Site: 0 Code Area: 05590 Size: 1.91 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 227550 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 24-25 RESET MAV  
23-24: Disqual STF/DFL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 142 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3699 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 751310

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16880 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4 +	Finished	2595	2	FB-2/ HB-1	2023	2023	BATH - 2, BTH - 1, ROOF, FP - 1, HVAC+, KIT+	Exception: Y N
Second Floor	4 +	Finished	1104	2	FB-2	2023	2023	BATH - 2, HVAC+	Exception: Y N
Garage Attached	4 +	Finished	816	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	0	2023	42800	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002729	83525	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	30500	0	R	SOLAR ARRAY 24.4 Kw ON RES ROOF @ \$30,500

## SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 606653

Parcel No.: 092W06B003600

Property Address: 9371 DONALD LANE SE

City: TURNER

County:

State: OR

ZipCode: 97392

Owner:

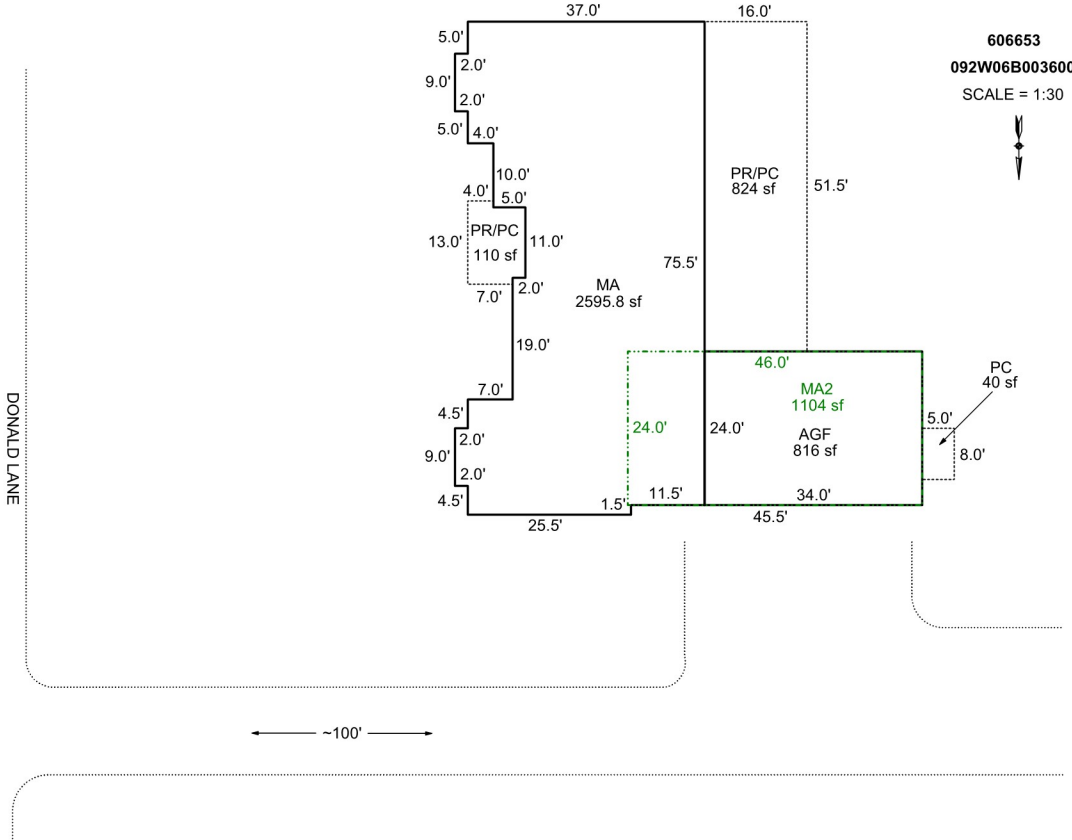
Client:

Client Address:

Appraiser Name:

Inspection Date:

## SKETCH



Sketch by Apex Sketch

## AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2595.8	254.0	2595.8
GLA2	MA2	1.0	1104.0	140.0	1104.0
GAR	AGF	1.0	816.0	116.0	816.0
P/P	PR/PC	1.0	110.0	44.0	
	PR/PC	1.0	824.0	135.0	
	PC	1.0	40.0	26.0	974.0

APEX BY CJURAN 09/07/2023 555-23-011601

## COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE

cnt

2

(rounded)

3,700

Summary

Lead Appr: WW 1.23.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606653 MTL: 092W06B003600 Date: 12/26/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 9371 DONALD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147237 Year: 2024

Last Date Appraised: 01/03/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)

Owner: VALENZUELA, CARLA Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 446050

RMV Land: 219030 RMV Imp: 698370 RMV Total: 917400 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG 22-011601

Notations

No notation data available.

25-26 MA 100% complete

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - <del>NO LANDSCAPE</del> <u>6000</u>	30000	05590	14590

Land ✓

Site: 0	Code Area: 05590	Size: 0.09 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 4530
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 9320	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	24-25 RESET MAV					
	23-24: Disqual STF/DFL					

Site: 0	Code Area: 05590	Size: 1.91 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 87380
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 179710	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	24-25 RESET MAV					
	23-24: Disqual STF/DFL					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3699	% Complete: <u>80</u>
Desc: Multi Story above grade					Dimensions:	RMV: 698370
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 339550	Adjust:	Adjust RMV: 0	<u>100</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	<u>4+</u> 5	Finished	2595	2	FB-2/ HB-1	2023	2023	BATH - 2, BTH - 1, ROOF, KIT, HVAC, FP - 1	<u>Y</u> N
Second Floor	5	Finished	1104	2	FB-2	2023	2023	HVAC, BATH - 2	Y <u>N</u>
Garage Attached	5	Finished	816	0	0	2023	2023	ROOF	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	5	0	2023	37800	1	<u>Y</u> N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

## SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 606653

Parcel No.: 092W06B003600

Property Address: 9371 DONALD LANE SE

City: TURNER

County:

State: OR

ZipCode: 97392

Owner:

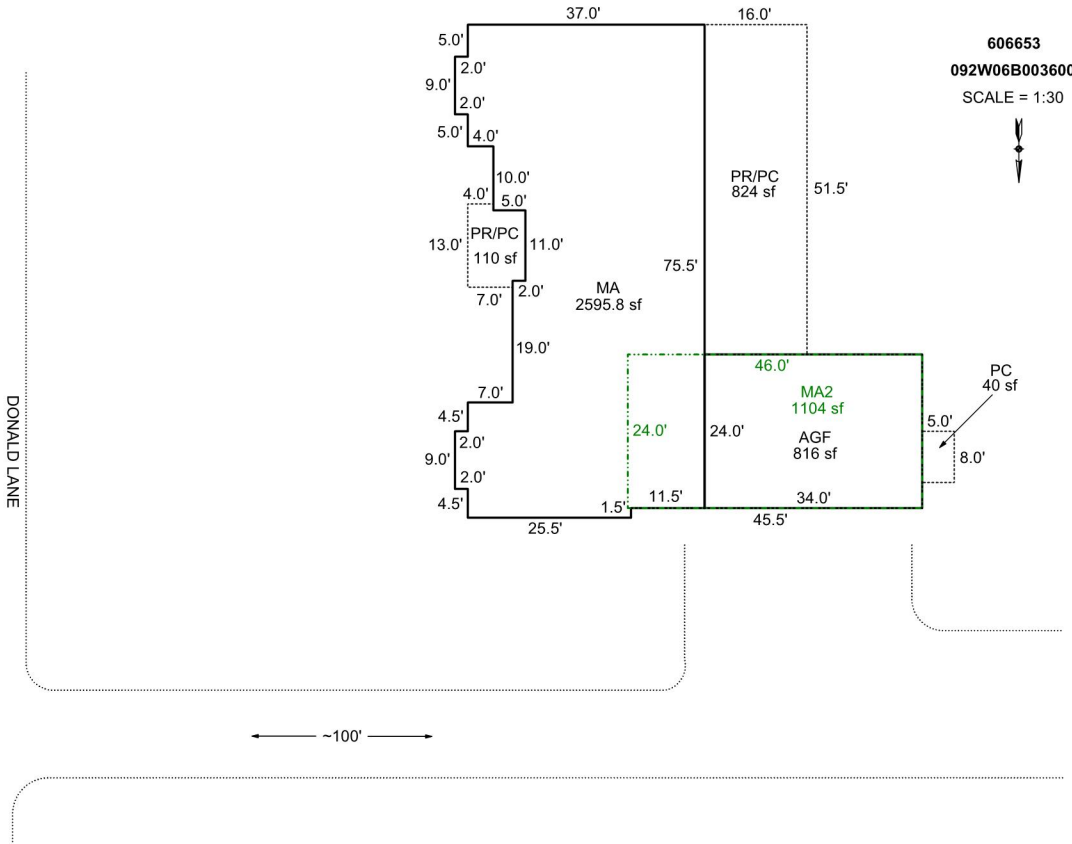
Client:

Client Address:

Appraiser Name:

Inspection Date:

## SKETCH



Sketch by Apex Sketch

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
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GLA2	MA2	1.0	1104.0	140.0	1104.0
GAR	AGF	1.0	816.0	116.0	816.0
P/P	PR/PC	1.0	110.0	44.0	
	PR/PC	1.0	824.0	135.0	
	PC	1.0	40.0	26.0	974.0

### COMMENT TABLE 1

APEX BY CJURAN 09/07/2023 555-23-011601

## COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE

cnt

2

(rounded)

3,700




Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL

Print Date: 12/14/2023

Acct ID: 606653 MTL: 092W06B003600 Date: 1/3/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400 401

Situs: \_\_\_\_\_ MaSaNh: 07 06 000 Unit: 147237 Year: 2024

Last Date Appraised: \_\_\_\_\_ Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence) 

Owner: VALENZUELA, CARLA Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 75580

RMV Land: 200840 RMV Imp: 0 RMV Total: 200840 MAV: 75580 MSAV: 0 SAV: 0

Comment: New SFD c 80%

Notations

No notation data available.

OSDs OSD

No OSD data available.

Land

Site: 0	Code Area: 05590	Size: 0.09 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 9900	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						

Site: 0	Code Area: 05590	Size: 1.91 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 190940	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # 606653 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401  
MTL 92W 6B 3600 APPR MDL TAG Y N  
COMMENTS: \_\_\_\_\_

## RESIDENCE / MANUFACTURED STRUCTURES

## ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 544 QLTY + - FLOOR MA  
AREA 2595 EFF AREA 2595 BED 2  
ROOF + HVAC +  
BATH PKG: BATH 2 BATH + 1 1/2 BTH  
FIREPLACE: 1  
KITCHEN - +  
YR BLT 2023 EFF YR 2023 ECON  
% COMP 80 % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS F G A E  
SKIRT + LIN FT  
COMMENT:

STAT 544 QLTY + - FLOOR MA2  
AREA 1104 EFF AREA 1104 BED 2  
ROOF + HVAC +  
BATH PKG: BATH 2 BATH + 1 1/2 BTH  
FIREPLACE:  
KITCHEN - +  
YR BLT 2023 EFF YR 2023 ECON  
% COMP 80 % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS F G A E  
SKIRT + LIN FT  
COMMENT:

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE:  
KITCHEN - +  
YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON  
% COMP \_\_\_\_\_ % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT  
COMMENT:

TYPE ABF  
STAT / CLASS 44  
SIZE 816  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT 2023  
EFF YR 2023  
% COMP 80  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

MSL

Date1/3/24

YR For24-25

% COMP80

APPR

MSL

Date

YR For25-26

% COMP100%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Outbuilding Type:\_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

## SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 606653

Parcel No.: 092W06B003600

Property Address: 9371 DONALD LANE SE

City: TURNER

County:

State: OR

ZipCode: 97392

Owner:

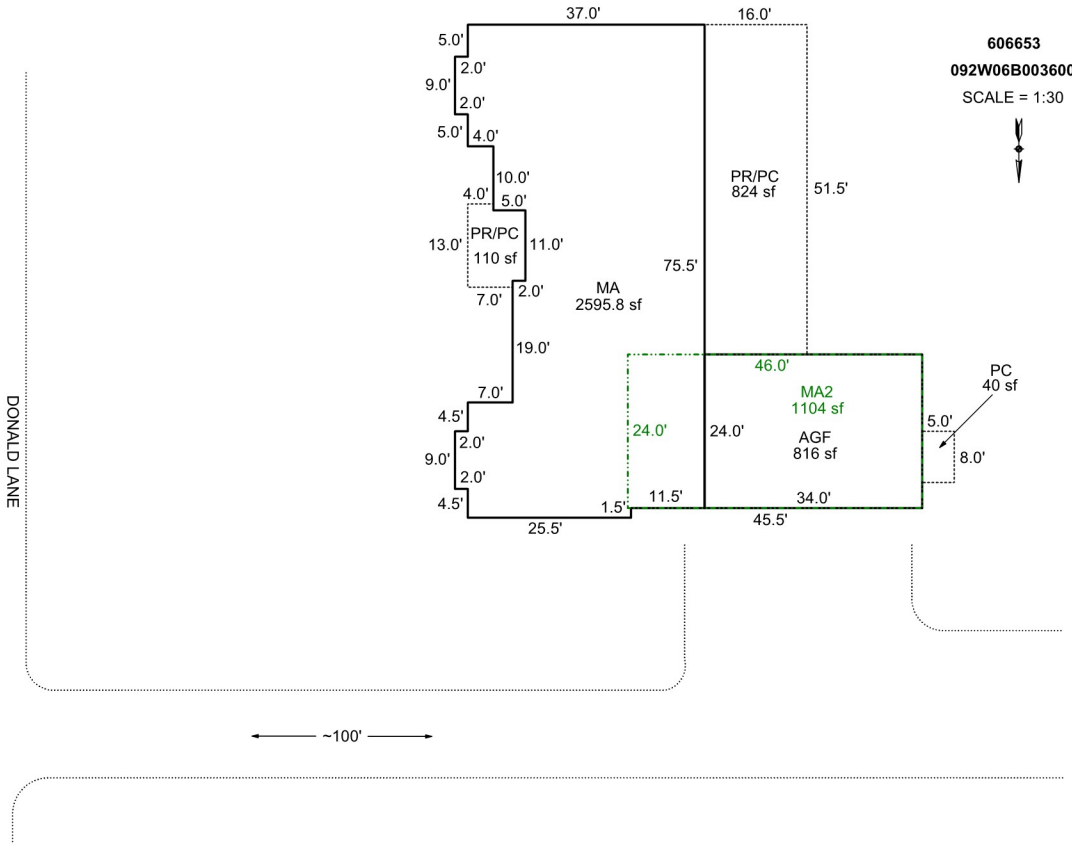
Client:

Client Address:

Appraiser Name:

Inspection Date:

## SKETCH



Sketch by Apex Sketch

## AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2595.8	254.0	2595.8
GLA2	MA2	1.0	1104.0	140.0	1104.0
GAR	AGF	1.0	816.0	116.0	816.0
P/P	PR/PC	1.0	110.0	44.0	
	PR/PC	1.0	824.0	135.0	
	PC	1.0	40.0	26.0	974.0

APEX BY CJURAN 09/07/2023 555-23-011601

## COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE

cnt

2

(rounded)

3,700



1/3/24


Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL

Print Date: 12/14/2023

Acct ID: 606653 MTL: 092W06B003600 Date: 1/3/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400 401

Situs: \_\_\_\_\_ MaSaNh: 07 06 000 Unit: 147237 Year: 2024

Last Date Appraised: \_\_\_\_\_ Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence) 

Owner: VALENZUELA, CARLA Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 75580

RMV Land: 200840 RMV Imp: 0 RMV Total: 200840 MAV: 75580 MSAV: 0 SAV: 0

Comment: New SFD c 80%

Notations

No notation data available.

OSDs

No OSD data available.

Land						
Site: 0	Code Area: 05590	Size: 0.09 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 9900	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 23-24: Disqual STF/DFL						
Site: 0	Code Area: 05590	Size: 1.91 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 190940	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 23-24: Disqual STF/DFL						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # 606653 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401  
MTL 92W 6B 3600 APPR MDL TAG Y N  
COMMENTS: \_\_\_\_\_

## RESIDENCE / MANUFACTURED STRUCTURES

## ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA  
AREA 2595 EFF AREA 2595 BED 2  
ROOF + HVAC +  
BATH PKG: BATH 2 BATH + 1 1/2 BTH  
FIREPLACE: 1  
KITCHEN - +  
YR BLT 2023 EFF YR 2023 ECON  
% COMP 80 % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS F G A E  
SKIRT + LIN FT  
COMMENT:

STAT 5 QLTY + - FLOOR MA2  
AREA 1104 EFF AREA 1104 BED 2  
ROOF + HVAC +  
BATH PKG: BATH 2 BATH + 1 1/2 BTH  
FIREPLACE:  
KITCHEN - +  
YR BLT 2023 EFF YR 2023 ECON  
% COMP 80 % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS F G A E  
SKIRT + LIN FT  
COMMENT:

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE:  
KITCHEN - +  
YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON  
% COMP \_\_\_\_\_ % GOOD FUNC  
EXCEPT Y N LUMP SUM:  
MISC:  
YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT  
COMMENT:

TYPE ABF  
STAT / CLASS 5  
SIZE 816  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT 2023  
EFF YR 2023  
% COMP 80  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

TYPE  
STAT / CLASS  
SIZE  
FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH  
YR BLT  
EFF YR  
% COMP  
EXCEPT Y N  
MISC:

COMMENT:

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

MSL

Date

1/3/24

YR For

24-25

% COMP

80

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
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Insulation	3%	65%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Outbuilding      Type:\_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP



## SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 606653

Parcel No.: 092W06B003600

Property Address: 9371 DONALD LANE SE

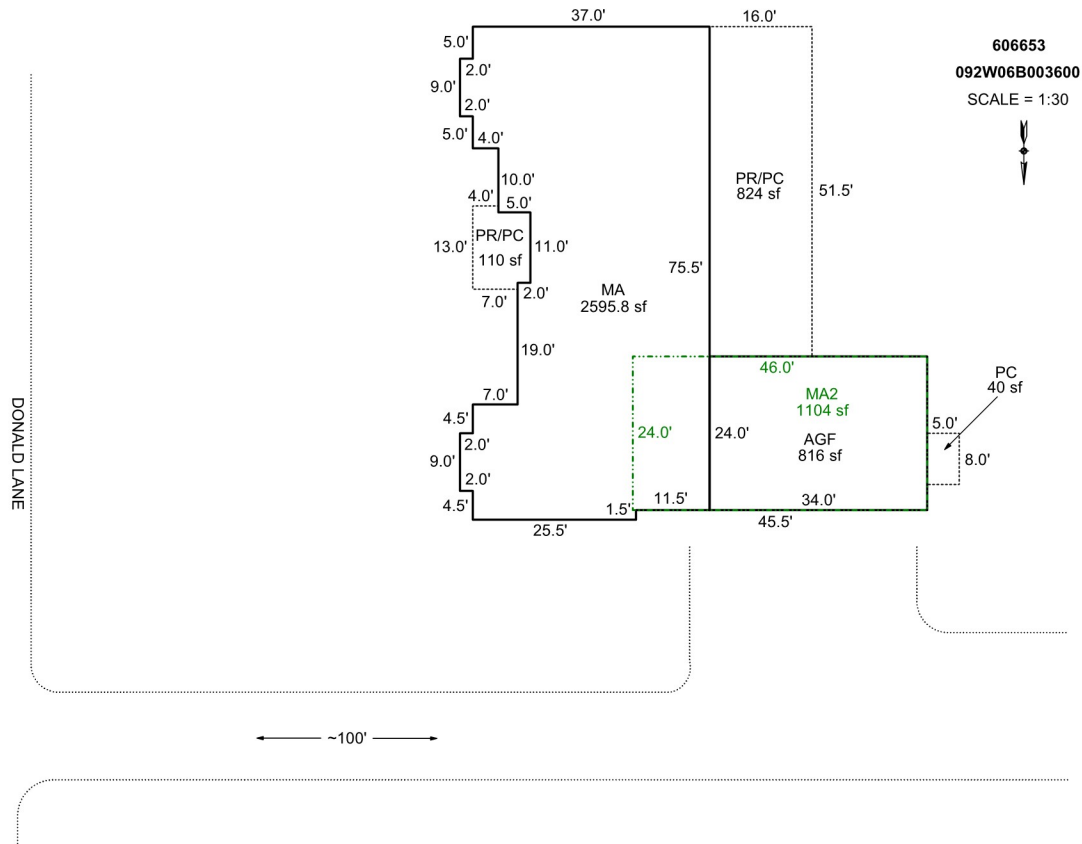
ZipCode: 97392

Owner:

Client Address:

Inspection Date:

### SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
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GLA2	MA2	1.0	1104.0	140.0	1104.0
GAR	AGF	1.0	816.0	116.0	816.0
P/P	PR/PC	1.0	110.0	44.0	
	PR/PC	1.0	824.0	135.0	
	PC	1.0	40.0	26.0	974.0

### COMMENT TABLE 1

APEX BY CJURAN 09/07/2023 555-23-011601

## COMMENT TABLE 2

**COMMENT TABLE 3**

Net LIVABLE

cnt

2

(rounded)

3,700



1/3/24



Marion County  
5155 Silverton Rd NE  
Salem, OR 97305  
503-588-5147  
Fax: 503-588-7948

## Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 555-22-011601-DWL

IVR Number: 555087604038

Web Address: [www.co.marion.or.us](http://www.co.marion.or.us)

Email Address: [building@co.marion.or.us](mailto:building@co.marion.or.us)

Permit Issued: February 16, 2023

Application Date: December 22, 2022

### TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$648,430.68

Description of Work: NSFD 4 BDRM / 5 BATH

### JOB SITE INFORMATION

**Worksite Address**

9371 DONALD LN SE  
TURNER OR 97392

**Parcel**

TEMP MC

**Owner:**

MICHEAL SEAMAN

**Address:**

MICHEAL.SEAMAN@PARTNE  
RS.MCD.COM  
MICHEAL.SEAMAN@PARTNE  
RS.MCD.COM

### LICENSED PROFESSIONAL INFORMATION

**Business Name**

FOKSHA HOMES INC - Primary

**License**

CCB

**License Number**

202644

**Phone**

503-999-8068

### SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov)

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 555087604038

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

# BUILDING INFORMATION

## APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

## PROJECT TYPE

NEW SINGLE FAMILY RESIDENCE

AREA	
MAIN FLOOR	2996 SQ. FT.
UPPER FLOOR	104 SQ. FT.
GARAGE	845 SQ. FT.
TOTAL LIVING AREA	9700 SQ. FT.
ROOF DRAINAGE AREA	3015 SQ. FT.

## DESIGN LOADS

A. ROOF LIVE LOAD	= 20 P.S.F.
B. WIND LOAD	= 120 MPH EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1000 P.S.F.

APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (§15) (UPC 10.501) (ORD774)

A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 9" IN HEIGHT.

ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY. ACCESS, MATERIALS, FINISHES, AND GRADE UP TO BUILDERS DISCRETION.

NOTE: ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS

## GENERAL NOTES

- THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
- HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
- PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES AS REQUIRED BY BUILDING OFFICIALS.
- HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILDING OFFICIALS.
- TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.

## BUILDING COMPONENTS:

MAXIMUM ALLOWABLE AREA	NO LIMIT
WINDOW GLASS	U = 0.25
DOORS, OTHER THAN ENTRY	U = 0.20
MAIN ENTRY DOOR	U = 0.20
(MAX. 24 SQ. FT.)	
WALL INSULATION	R-25
UNDERFLOOR INSULATION	R-25
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-50
SKYLIGHT GLASS	U = 0.50
SKYLIGHT AREA	LESS THAN 2%
PERIMETER WALLS	R-2
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-5

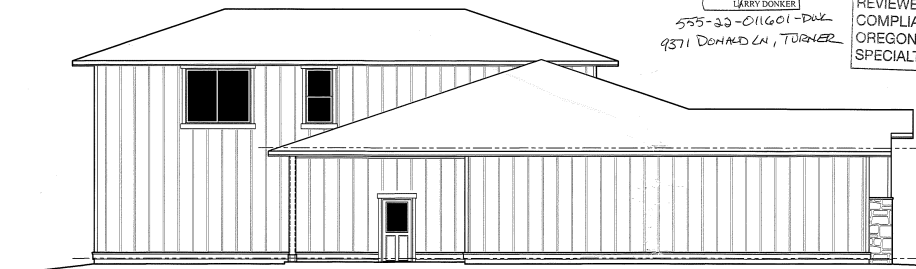
TABLE N1101.1(2) - ADDITIONAL MEASURES

1	<b>HIGH-EFFICIENCY HVAC SYSTEM*</b>
	a. Gas-fired furnace or boiler, AFUE 94 percent, or
	b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or
	c. Ground-source heat pump COP 3.5 or Energy Star rated
2	<b>HIGH-EFFICIENCY WATER HEATING SYSTEM</b>
	a. Natural gas/propane water heater with minimum UEF 0.90, or
	b. Electric heat pump water heater with minimum 2.0 COP, or
	c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and
	Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
3	<b>WALL INSULATION UPGRADE</b>
	Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	<b>ADVANCED ENVELOPE</b>
	Windows—U-0.21 (Area weighted average), and
	Flat ceiling—U-0.017/R-49, and
	Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48", R-15 for 36" or R-5 fully insulated slab)
5	<b>DUCTLESS HEAT PUMP</b>
	For dwelling units with all-electric heat, provide:
	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and
	programmable thermostat for all heaters in bedrooms
6	<b>HIGH EFFICIENCY THERMAL ENVELOPE UA*</b>
	Proposed UA is 8 percent lower than the code UA
7	<b>GLAZING AREA</b>
	Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
8	<b>3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION</b>
	Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

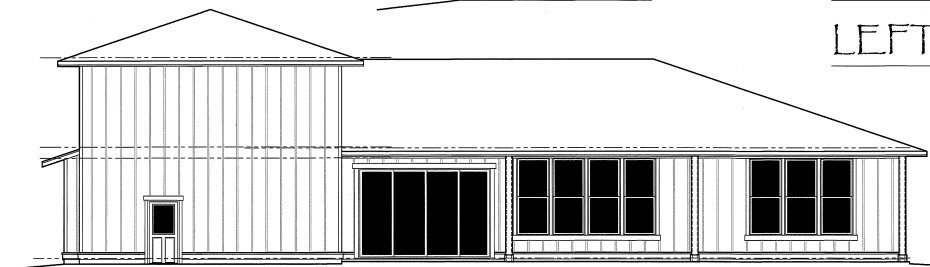
PROVIDE A SOLAR INTERCONNECTION PATHWAY PER 2021 OREC SECTION N1107.4



FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

ELEVATIONS

FILE

22-011601-DWL

RECEIVED

DEC 22 2022

MILWAUKEE COUNTY

BUILDING INSPECTION



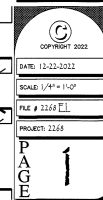
555-32-011601-DWL  
9371 DONALD LN, TURNER

REVIEWED FOR CODE  
COMPLIANCE - 2021  
OREGON RESIDENTIAL  
SPECIALTY CODE



NEWHOUSE PLAN FOR:  
**VALENZUALA RESIDENCE**  
9371 DONALD LN, TURNER OR 97132

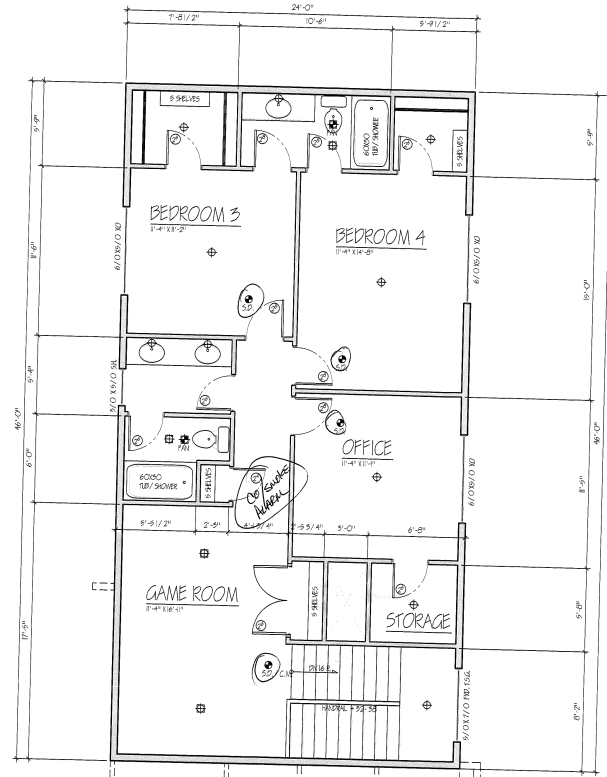
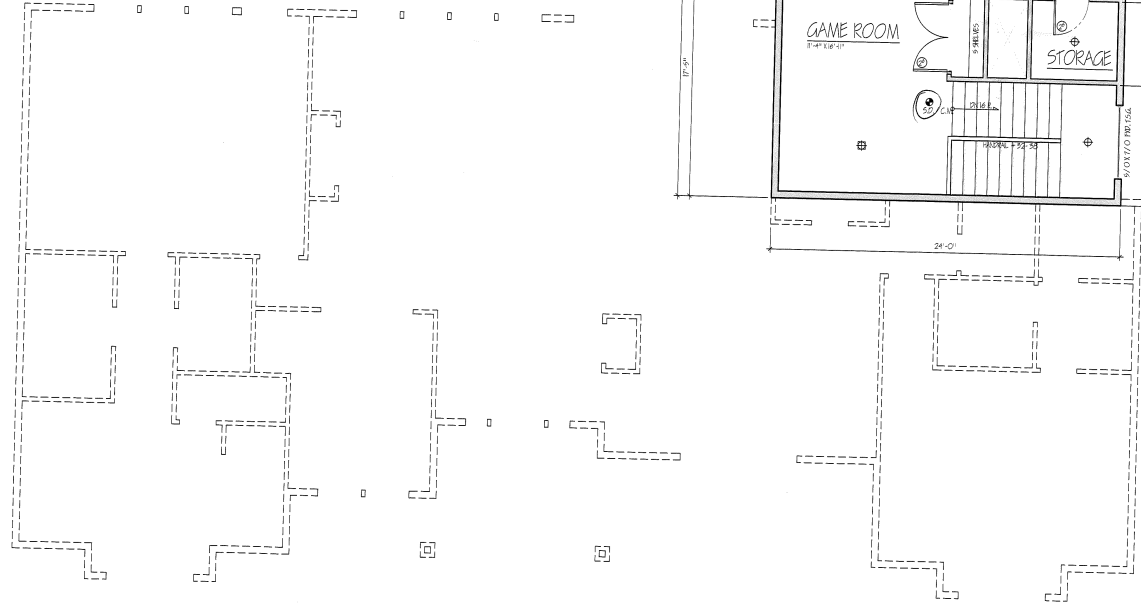
ELEVATIONS



DATE: 12-22-2022  
SCALE: 1/4" = 1'-0"  
PLN # 2209 EL  
PROJECT 2209  
PAGE 1



NEW HOUSE PLAN FOR:



UPPER FLOOR AREA - 1104 SQ.FT.  
UPPER FLOOR PLAN

UPPER FLOOR  
FRAMING PLAN

NEW HOUSE PLAN FOR

VALENZUALA RESIDENCE  
9341 DONALD AVE. TURNER, OR

HDG  
HURLEY DESIGN GROUP  
541-791-9880

COPYRIGHT 2022	
DATE:	12-22-2022
SCALE:	1/8" = 1'-0"
FILE #	2204 (UP)
PROJECT:	2204

PAGE  
5

Assessor Monthly Issued Permit Report

For 5/1/2025 to 5/31/2025

PERMIT#: 555-25-002729-STR

STATUS: Permit Issued

PERMIT TYPE: Residential

APPLIED: 4/15/2025

SUB-TYPE: Structural

ISSUED: 5/15/2025

CATEGORY: Comprehensive

EXPIRES: 11/11/2025

OFFICE: MC

PARCEL#: 092W06B003600

606653

ACRES: 2

SUBDIV: FIELD OF DREAMS ESTATES

LOT/BLOCK: 4 /

ADDRESS: 9371 DONALD LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5413274090
APPLICANT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524
CCB	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
OWNER	VALENZUELA, CARLA	2669 EASTLAKE DR S SALEM, OR 97306	
SITE CONTACT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE Add 24.4kW Roof-mounted Prescriptive Path PV Solar Array

VALUATION: \$30,500.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

0

NEW:

0

TOTAL SQ. FT.: