

Summary

Lead Appr: WW 12/1

Clerk:

Lead Clerk:

Appr: HNL Input

Print Date: 9/26/2025

Acct ID: 606655

MTL: 092W06B003800

Date: 11/18/25

Appr: HNL

Prop Class: 401

RMV Prop Class: 401

Situs: 9431 DONALD LN SE TURNER OR 97392

MaSaNh: 07 06 000

Unit: 147239

Year: 2025

Last Date Appraised: 12/17/2024

Appraiser: MATT LORD

Tag: Y N

Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: FOKSHA, OLEG

Last Sales Date: 03/31/2023

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 403300

RMV Land: 296260

RMV Imp: 626070

RMV Total: 922330

MAV: 197910

MSAV: 0

SAV: 0

Comment: 25-26: L3 MDL 12.17.24 TAG

24-25: L2 MDL 1.3.24 TAG

OSDs

26.27. SFD 100% Solar 100% \$27,000

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

Land

Site: 0	Code Area: 05590	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 41770	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: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 43080	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 24-25 RESET MAV						

Site: 0	Code Area: 05590	Size: 1.36 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 161410	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: 131	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 800	% Complete: 100.00
Desc: One Story Only			Dimensions:		RMV: 279440	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 40000	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	3	Finished	800	2	FB-1	2023	2023	BATH - 1, ROOF, KIT, HVAC	Exception: Y N
Garage Attached	3	Finished	1280	0	HB-1	2023	2023	BTH - 1, FP - 1, ROOF	Exception: Y N
Carport Attached	3	Unfinished	448	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	0	2023	19260	1	Exception: Y N

Bldg: 2	Code Area: 05590	Stat Class: 143 +	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 3790	% Complete: 45.00
Desc: One Story with basement			Dimensions:		RMV: 346630	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 165390	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4 +	Finished	2872	3	FB-2/ HB-1	2024	2024	HVAC+, BATH+, KIT+, ROOF, BATH - 2, BTH - 1, FP - 1	Exception: Y N
Second Floor	4 +	Finished	918	0	FB-1	2024	2024	BATH - 1, HVAC+	Exception: Y N
Garage Attached	4 +	Finished	953	0	0	2024	2024	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE - 6000	4	0	2024	14445	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002648	83531	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	27000	0	R	SOLAR ARRAY 21.6kW ON RES ROOF @ \$27,000





WILSON'S LANDSCAPE

WILSON'S LANDSCAPE

SARMIENTO
909-539-9334

WILSON'S LANDSCAPE



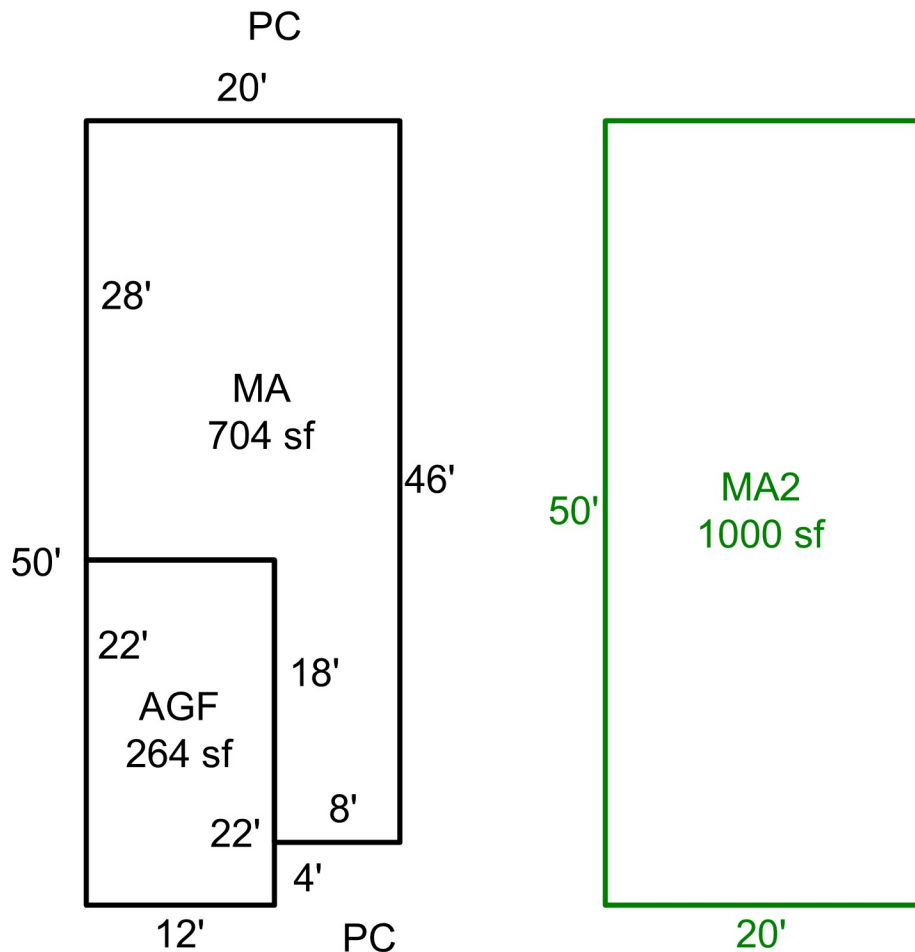
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655 Parcel No.: 092W06B003800
 Property Address: 840 LAUREL PLACE
 City: SILVERTON County: State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

606655
092W06B003800



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	704.0	132.0	704.0
GLA2	MA2	1.0	1000.0	140.0	1000.0
GAR	AGF	1.0	264.0	68.0	264.0

COMMENT TABLE 1

DRAWN BY CEHRLIN 3/30/23

COMMENT TABLE 2

COMMENT TABLE 3

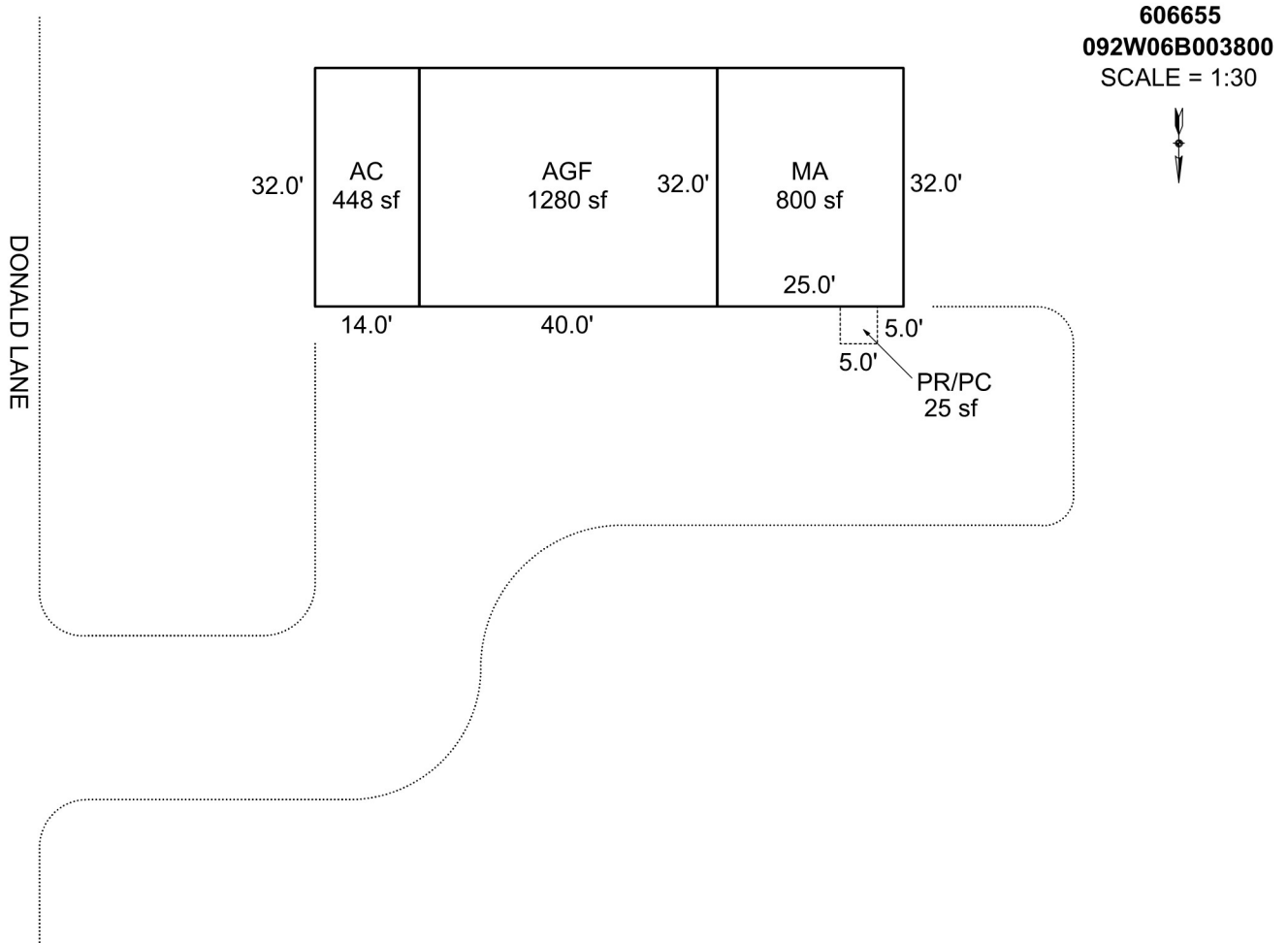
Net LIVABLE cnt 2 (rounded) 1,704

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655 Parcel No.: 092W06B003800
 Property Address: 9431 DONALD LANE SE
 City: TURNER County: 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	AC	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	800.0
GAR	AGF	1.0	1280.0	144.0	1280.0
P/P	PR/PC	1.0	25.0	20.0	25.0

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585
 UPDATED WWILLIAMS 3/20/24

COMMENT TABLE 2

MDL 01.03.24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 800
 Net BUILDING cnt 1 (rounded) 448

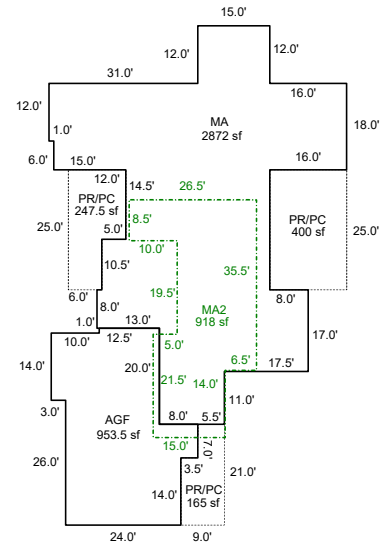
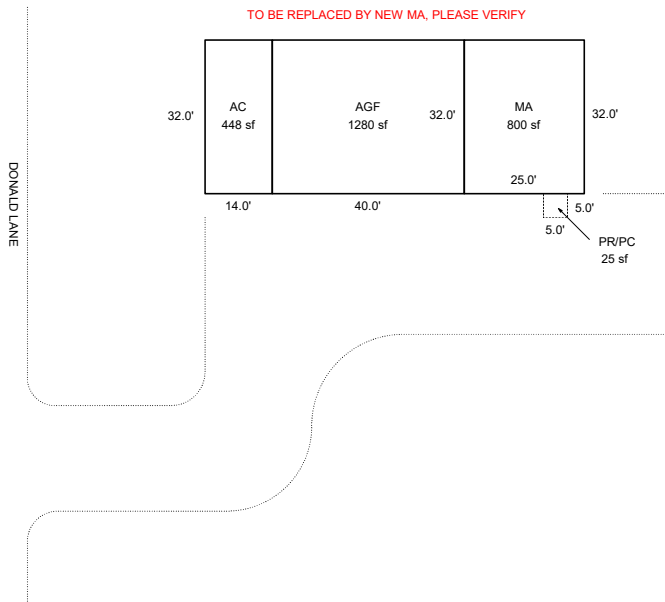
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655 Parcel No.: 092W06B003800
 Property Address: 9431 DONALD LANE SE
 City: Salem County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

606655
 092W06B003800
 SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AC	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	
	MA	1.0	2872.0	318.0	3672.0
GLA2	MA2	1.0	918.3	162.0	918.3
GAR	AGF	1.0	1280.0	144.0	
	AGF	1.0	953.5	143.0	2233.5
P/P	PR/PC	1.0	25.0	20.0	
	PR/PC	1.0	165.2	60.0	
	PR/PC	1.0	400.0	82.0	
	PR/PC	1.0	247.5	74.0	837.7
	Net LIVABLE	cnt	3	(rounded)	4,590
	Net BUILDING	cnt	1	(rounded)	448

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585
 UPDATED W WILLIAMS 3/20/24
 UPDATED BY CLOBERG 09/06/24 24-003890 MA

COMMENT TABLE 2

MDL 01.03.24

COMMENT TABLE 3

TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655

Parcel No.: 092W06B003800

Property Address: 9431 DONALD LANE SE

City: TURNER

County:

State: OR

ZipCode: 97392

Owner:

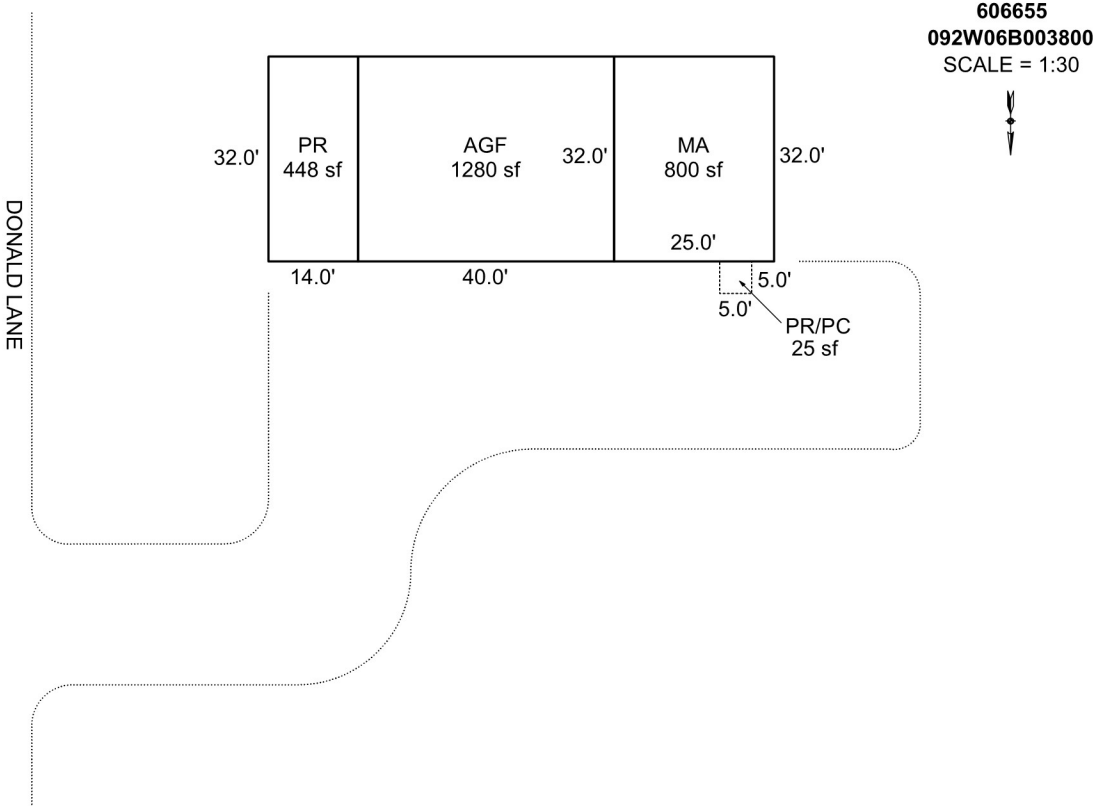
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PR	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	800.0
GAR	AGF	1.0	1280.0	144.0	1280.0
P/P	PR/PC	1.0	25.0	20.0	25.0

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	800
Net BUILDING	cnt	1	(rounded)	448

Summary

Lead Appr: WW 2.10.25

Clerk:

Lead Clerk:

Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606655

MTL: 092W06B003800

Date: 12/17/24

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 9431 DONALD LN SE TURNER OR 97392

MaSaNh: 07 06 000

Unit: 147239

Year: 2024

Last Date Appraised: 01/03/2024

Appraiser: MATT LORD

Retag: Y (N)

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FOKSHA, OLEG

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 211570

RMV Land: 239480

RMV Imp: 195670

RMV Total: 435150

MAV: 0

MSAV: 0

SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG 24-003890 GA #ed / From road

Notations

No notation data available.

1/8/25 100% complete shop w/ living / New SFD 45%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	21880

Land ✓ OUR OSD

Site: 0

Code Area: 05590

Size: 0.32 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 16040

Class: 2HD

Value Source: Rural at MKT

Description: TWO HILL DRY

RMV: 32990

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: 0.33 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 16540

Class: 2HD

Value Source: Rural at MKT

Description: TWO HILL DRY

RMV: 34020

Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: 24-25 RESET MAV

Site: 0

Code Area: 05590

Size: 1.36 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 61980

Class: 4HD

Value Source: Rural at MKT

Description: FOUR HILL DRY

RMV: 127470

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: 131	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 800	% Complete: 70
Desc: One Story Only			Dimensions:		RMV: 195670	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 95130	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	800	2	FB-1	2023	2023	BATH - 1, ROOF, KIT, HVAC	Y N
Garage Attached	3	Finished	1280	0	HB-1	2023	2023	BTH - 1, FP - 1, ROOF	Y N
Carport Attached	3	Unfinished	448	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	3	0	2023	11718	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # _____ DATE: 12/17/24 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR MDL TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
AREA 2872 EFF AREA 2872 BED 3
ROOF + HVAC +
BATH PKG: 2.5+ BATH + BATH + 1/2 BTH
FIREPLACE: 1
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 45 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT MA2 QLTY + - FLOOR MA2
AREA 918 EFF AREA 918 BED 1
ROOF + HVAC +
BATH PKG: _____ BATH 1 BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 45 % 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 142
SIZE 953
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2024
EFF YR 2024
% COMP 45
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

APPR

APPR

APPR

MDL

Date

12/17/24

Date

Date

Date

YR For

25-26

YR For

YR For

YR For

% COMP

45%

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

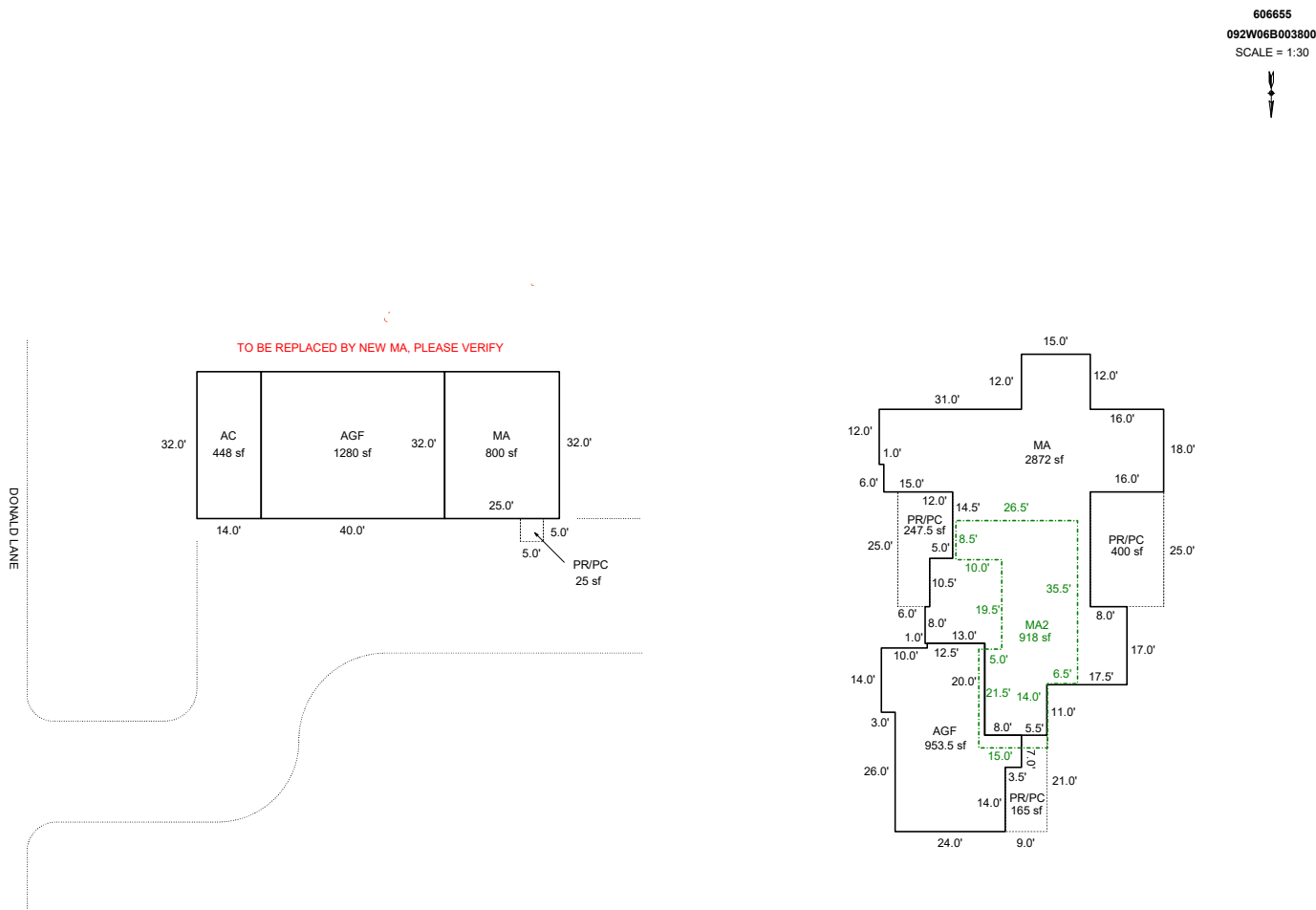
% COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655 Parcel No.: 092W06B003800
 Property Address: 9431 DONALD LANE SE
 City: Salem County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AC	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	
	MA	1.0	2872.0	318.0	3672.0
GLA2	MA2	1.0	918.3	162.0	918.3
GAR	AGF	1.0	1280.0	144.0	
	AGF	1.0	953.5	143.0	2233.5
P/P	PR/PC	1.0	25.0	20.0	
	PR/PC	1.0	165.2	60.0	
	PR/PC	1.0	400.0	82.0	
	PR/PC	1.0	247.5	74.0	837.7
	Net LIVABLE	cnt	3	(rounded)	4,590
	Net BUILDING	cnt	1	(rounded)	448

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585
 UPDATED W WILLIAMS 3/20/24
 UPDATED BY CLOBERG 09/06/24 24-003890 MA

COMMENT TABLE 2

MDL 01.03.24

COMMENT TABLE 3

TAGS L2

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: HDL

Print Date: 7/31/2023

Acct ID: 606655 MTL: 092W06B003800 Date: 1/3/24 Appr: HDL Prop Class: 400-401 RMV Prop Class: 400-401

Situs: _____ MaSaNh: 07 06 000 Unit: 147239 Year: 2023

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

Owner: MICHAEL & KERRI SEAMAN LT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 143360

RMV Land: 159260 RMV Imp: 0 RMV Total: 159260 MAV: 10630 MSAV: 0 SAV: 0

Comment: _____

Notations 24-25: NSFD 2BD/2BA 23-002585

No notation data available.

OSDs OSDA

No OSD data available.

Land

Site: 0	Code Area: 05590	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 23390
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 23390	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments: 23-24: Disqual STF/DFL						

Site: 0	Code Area: 05590	Size: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 26530	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:	Description:		
Comments:						

Site: 0	Code Area: 05590	Size: 1.36 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 109340
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 109340	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.



Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: HDL

Print Date: 7/31/2023

Acct ID: 606655 MTL: 092W06B003800 Date: 1/3/24 Appr: HDL Prop Class: 400-401 RMV Prop Class: 400-401

Situs: _____ MaSaNh: 07 06 000 Unit: 147239 Year: 2023

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

Owner: MICHAEL & KERRI SEAMAN LT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 143360

RMV Land: 159260 RMV Imp: 0 RMV Total: 159260 MAV: 10630 MSAV: 0 SAV: 0

Comment: _____

Notations 24-25 : NSFD 2BD/2BA 23-002585

No notation data available.

OSDs OSDA

No OSD data available.

Land

Site: 0	Code Area: 05590	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 23390
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 23390	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	23-24: Disqual STF/DFL					

Site: 0	Code Area: 05590	Size: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 26530	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:						

Site: 0	Code Area: 05590	Size: 1.36 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 109340
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 109340	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 # 606655 DATE: 1/3/24 RMV CLASS 401 PROP CLASS 401
MTL 126063 3800 APPR MDL TAG Y N
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 3 QLTY + - FLOOR MA
AREA 800 EFF AREA 800 BED 2
ROOF + HVAC +
BATH PKG: BATH 1 BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2023 EFF YR 2023 ECON 2023
% COMP 70 % 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: _____

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: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ABF
STAT / CLASS 3
SIZE 1280
FAIR
AVERAGE
GOOD
EXCELLENT

BATH .5
1 Fireplace
YR BLT 2023
EFF YR 2023
% COMP 70
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 AC
STAT / CLASS 3
SIZE 448
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT 2023
EFF YR 2023
% COMP 70
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 # 606655

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%	85%
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

MDL

Date

1/3/24

YR For

24-25

% COMP

70

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%
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.: 606655

Parcel No.: 092W06B003800

Property Address: 9431 DONALD LANE SE

City: TURNER

County:

State: OR

ZipCode: 97392

Owner:

Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

APEX UPDATED WW

606655

092W06B003800

SCALE = 1:30

AC

PR

448 sf

AGF

1280 sf

MA

800 sf

32.0'

14.0'

40.0'

32.0'

25.0'

32.0'

DONALD LANE

5.0'

5.0'

PR/PC

25 sf

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PR	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	800.0
GAR	AGF	1.0	1280.0	144.0	1280.0
P/P	PR/PC	1.0	25.0	20.0	25.0

Net LIVABLE

cnt

1

(rounded)

800

Net BUILDING

cnt

1

(rounded)

448

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585

COMMENT TABLE 2

COMMENT TABLE 3

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Page 1

Assessor Monthly Issued Permit Report**For 8/1/2024 to 8/31/2024**

PERMIT#: 555-24-003890-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/20/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 8/23/2024
 CATEGORY: Comprehensive EXPIRES: 2/19/2025

OFFICE: MC
 PARCEL#: 092W06B003800 606655
 ACRES: 2.01
 SUBDIV: FIELD OF DREAMS ESTATES
 LOT/BLOCK: 6 /
 ADDRESS: 9431 DONALD LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	FOKSHA HOMES INC	3276 DEER LAKE CT SALEM, OR 97317	5039998068
CCB	FOKSHA HOMES INC	3276 DEER LAKE CT SALEM, OR 97317	5039998068
OWNER	FOKSHA, OLEG & OKSANA	5303 DAVIS ST SE TURNER, OR 97392	
SITE CONTACT	FOKSHA HOMES INC	3276 DEER LAKE CT SALEM, OR 97317	5039998068

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: 4BD/4BTH W/ OFFICE, BONUS RM & ATTACHED GARAGE TO REPL EXISTING 2BD/2BTH SFD

VALUATION: \$756,306.11

STORIES: 0

BATHS: 4

KITCHENS: 1

SQUARE FEET

HABITABLE: 3095

EXISTING:

NEW:

TOTAL SQ. FT.: 4976

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	4045 Sq Ft
U Utility, misc.	VB	931 Sq Ft
U Utility, misc. - half rate	VB	823 Sq Ft

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-002648-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 4/11/2025
SUB-TYPE: Structural ISSUED: 4/11/2025
CATEGORY: Comprehensive EXPIRES: 10/8/2025

OFFICE: MC
PARCEL#: 092W06B003800 606655
ACRES: 2.01
SUBDIV: FIELD OF DREAMS ESTATES
LOT/BLOCK: 6 /
ADDRESS: 9431 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	TRAVIS SHEFFIELD	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
CCB	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
OWNER	FOKSHA, OLEG	5303 DAVIS ST TURNER, OR 97392	
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 21.6kW Roof-mounted Prescriptive Path PV Solar Array

VALUATION: \$27,000.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.:

Assessor Monthly Issued Permit Report

For 5/1/2023 to 5/31/2023

PERMIT#: 555-23-002585-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 3/28/2023
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 5/23/2023
CATEGORY: Comprehensive EXPIRES: 11/19/2023

OFFICE: MC
PARCEL#: 092W06B 03800
ACRES: 0
SUBDIV: FIELD OF DREAMS ESTATES
LOT/BLOCK: 6 /
ADDRESS: 9431 DONALD LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	HURLEY DESIGN GROUP	440 1ST AVE SE SUITE #1 ALBANY, OR 97321	941-791-9880
CCB	FOKSHA HOMES INC	3276 DEER LAKE CT SALEM, OR 97317	5039998068
OWNER	CARLILE, JASON S & CARLILE, PAMELA J	975 W ARNEZ ST MERIDIAN, ID 83646	
SITE CONTACT	FOKSHA HOMES INC	3276 DEER LAKE CT SALEM, OR 97317	5039998068

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD - 2BD / 2BTH

VALUATION: \$210,856.61

STORIES: 0

BATHS: 2

KITCHENS: 2

SQUARE FEET

HABITABLE: 814

EXISTING:

NEW:

TOTAL SQ. FT.: 2079

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	814 Sq Ft
U Utility, misc.	VB	1265 Sq Ft
U Utility, misc. - half rate	VB	384 Sq Ft