

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MNL Taped 12/11/25

Print Date: 9/29/2025

Acct ID: 609531 MTL: 092W07C002203 Date: 10/21/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401

Situs: 10810 LYON LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147831 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)

Owner: MURRELL, ZACHARY CHARLES Last Sales Date: 06/06/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 218750

RMV Land: 286640 RMV Imp: 171810 RMV Total: 458450 MAV: 0 MSAV: 0 SAV: 0

Comment: 25-26: L2 MDL 12.17.24 TAG Sold 735,000

OSDs

26-27 Sales

Bring To 100% For 11/26

MLS 826551

DOM 83

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	05590	16700

Land

Site: 0 Code Area: 05590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 120070

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 251640 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments: 25-26 RESET MAV

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1805 % Complete: 45.00

Desc: One Story Only Dimensions: RMV: 171810

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 81980 Adjust: Adjust RMV: 0

100

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	1805	3	FB-2	2024	2024	BATH - 2, ROOF, KIT, HVAC	Y N
Garage Attached	4	Finished	420	0	0	2024	2024	ROOF	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 609531

Parcel No.: 092W07C002203

Property Address: 10810 LYONS LN SE

City: TURNER

County: Marion

State: OR

ZipCode:

Owner:

Client:

Client Address:

Appraiser Name:

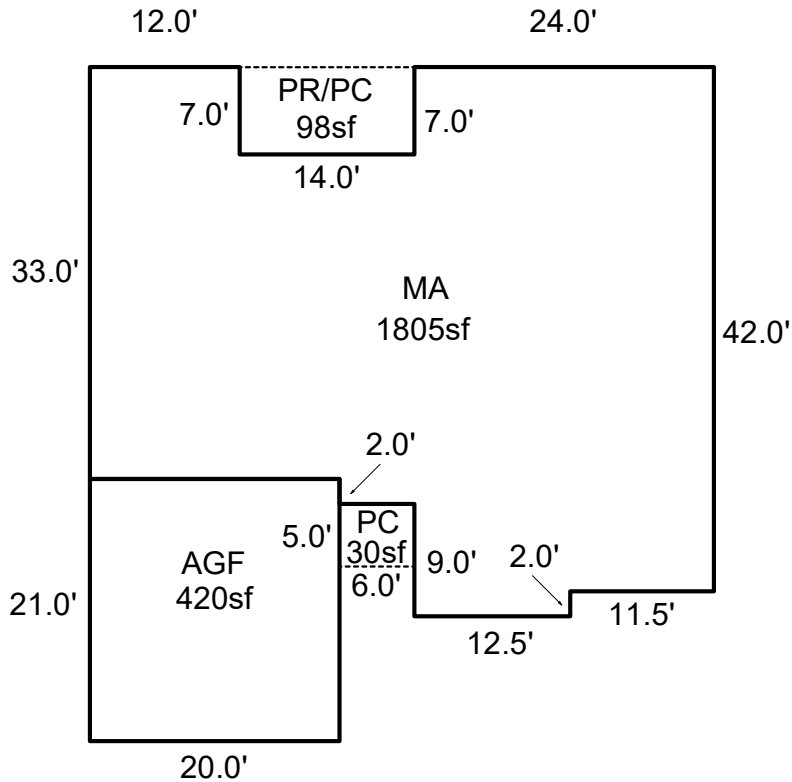
Inspection Date:

SKETCH

609531

092W07C002203

SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	420.0	82.0	420.0
MA	MA	1.0	1805.0	202.0	1805.0
P/P	PC	1.0	30.0	22.0	
	PR/PC	1.0	98.0	42.0	128.0

COMMENT TABLE 1

APEX BY CLOBERG 11/08/24 24-006674 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,805
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10/21/25

Summary

Lead Appr: ww 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 12/19/2024

Acct ID: 609531 MTL: 092W07C002203 Date: 12/17/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: 10810 LYON LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147831 Year: 2025

Last Date Appraised: Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: HAND, AARON L Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 40960

RMV Land: 235180 RMV Imp: 0 RMV Total: 235180 MAV: 40960 MSAV: 0 SAV: 0

Comment: 24-006674 USFB

Notations

25-26 USFB 45% complete

No notation data available.

OSDs

OSD No Landscape

No OSD data available.

Land

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

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 235180 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments:

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 # 609531 DATE: 12/17/24 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR _____ TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
AREA 1805 EFF AREA 1805 BED 3
ROOF + HVAC +
BATH PKG: _____ BATH 2 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: _____

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 141
SIZE 420
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 # 609531

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

MDL

Date

12/17/24

YR For

25-26

% COMP

45%

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.: 609531

Parcel No.: 092W07C002203

Property Address: 10810 LYONS LN SE

City: TURNER

County: Marion

State: OR

ZipCode:

Owner:

Client:

Client Address:

Appraiser Name:

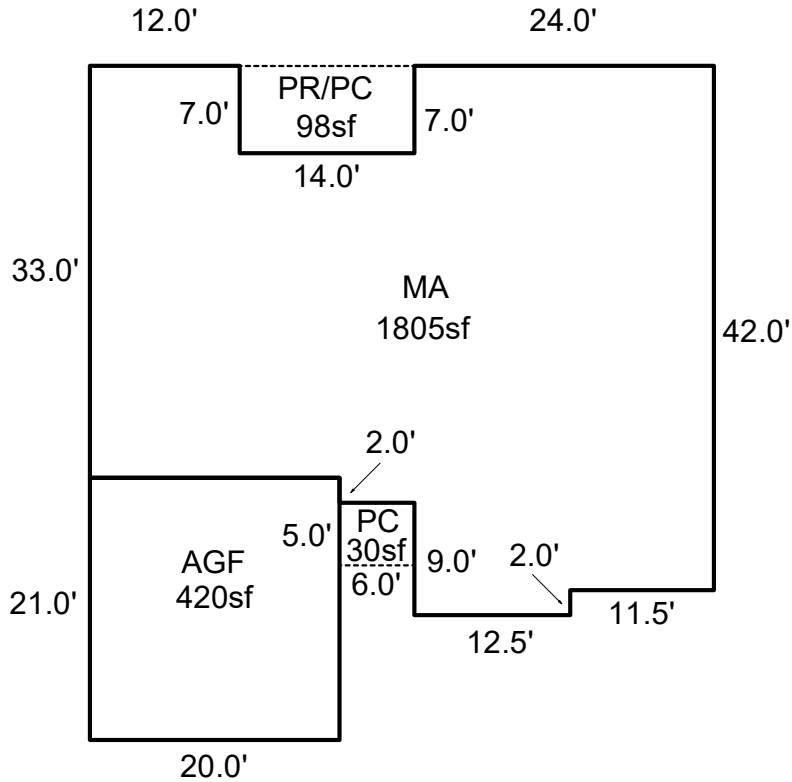
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12/17/24