

Summary

Lead Appr: WW 12/1 Clerk: _____ Lead Clerk: _____ Appr: MDL Inspr

Print Date: 9/26/2025

Acct ID: 609531 MTL: 092W07C002203 Date: 11/30/25 Appr: MDC 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 24-006674

OSDs

26-27 : OSD 100% complete

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE <u>AUG</u>	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

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	HVAC, KIT, ROOF, BATH - 2	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

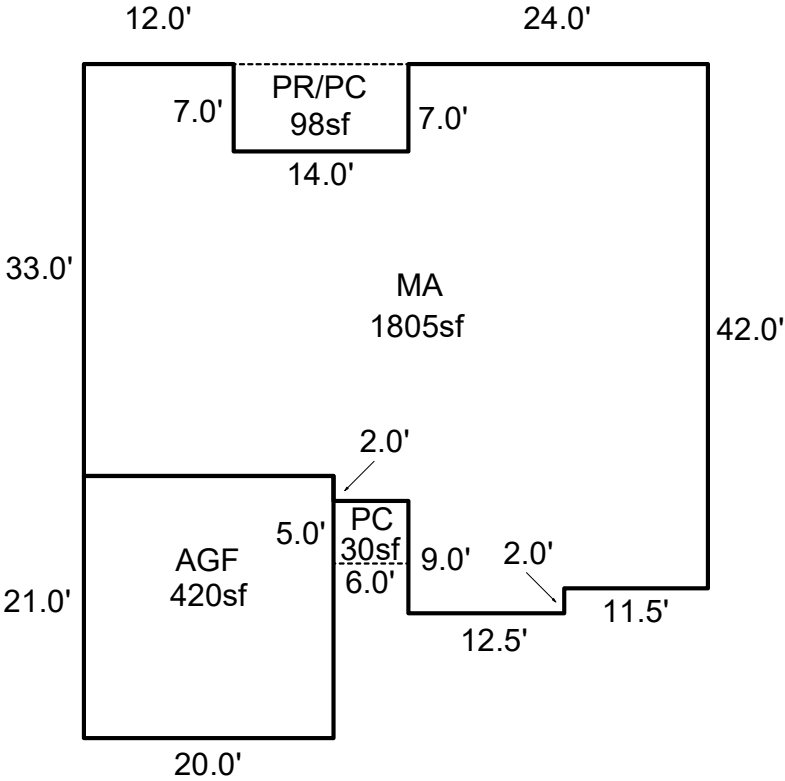
SKETCH/AREA TABLE ADDENDUM

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



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:

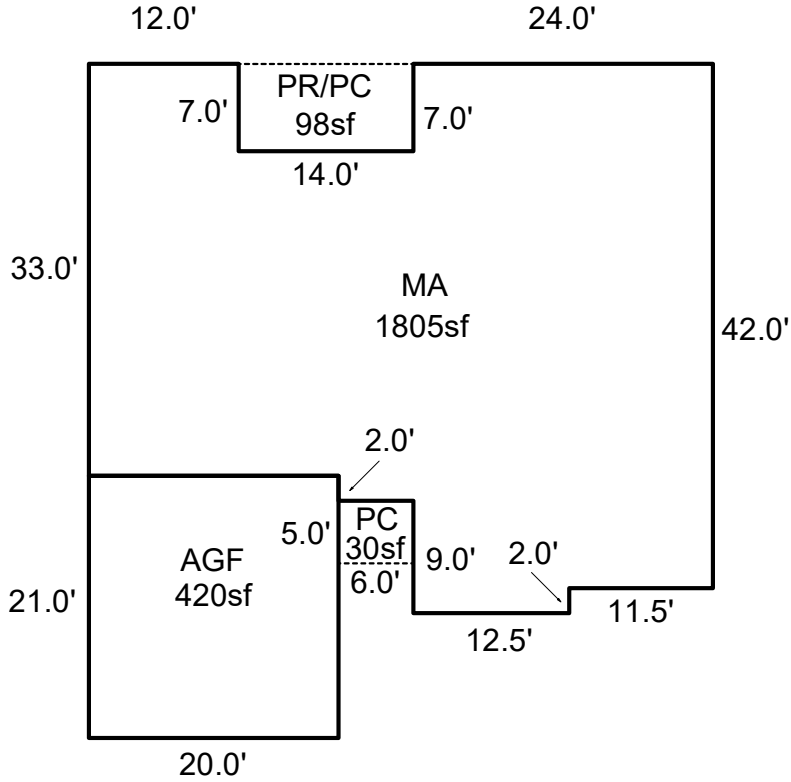
Inspection Date:

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



12/17/24

Assessor Monthly Issued Permit Report**For 10/1/2024 to 10/31/2024**

PERMIT#: 555-24-006674-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 8/22/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 10/4/2024
 CATEGORY: Comprehensive EXPIRES: 4/26/2025

OFFICE: MC
 PARCEL#: 092W07C002203 609531
 ACRES: 2
 SUBDIV: PP 2024-016
 LOT/BLOCK: 1 /
 ADDRESS: 10810 LYON LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
(QP) QUALIFIED PERSON			
(QP) QUALIFIED PERSON	ALPINE TRUSS	155 HARLEM AVE GLENVIEW, IL 60025	916 387-0116
APPLICANT		2464 NW GLACIER PLACE SUITE 110 REDMOND, OR 97756	9712541161
CCB	SIMPLICITY HOMES LLC	2464 SW GLACIER PL 110 REDMOND, OR 97756	5419236607
CCB	PACIFIC AIR COMFORT INC	PO BOX 790 ROSEBURG, OR 97470	5416729510
CCB	GARNER ELECTRIC CO	2890 SE BROOKWOOD AVE HILLSBORO, OR 97123	5036484552
CCB	READY ROOTER DRAIN CLEANING & REPAIR SERVICE INC	90557 LINK RD EUGENE, OR 97402	5417447991
OWNER	HAND, AARON L	10854 SUMMIT LOOP SE TURNER, OR 97392	
SITE CONTACT		2464 NW GLACIER PLACE SUITE 110 REDMOND, OR 97756	9712541161

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: CONSTR. NSFD 3 BDRM 2 BATH
 VALUATION: \$330,101.67
 STORIES: 1
 BATHS: 2 KITCHENS: 1

SQUARE FEET

HABITABLE: 1805
 EXISTING:
 NEW:
TOTAL SQ. FT.: 2225