**Summary** Lead Appr: WW Clerk: Lead Clerk: Appr: MDL Input 12/4/25 Print Date: 9/26/2025

Acct ID: 612037 MTL: 092W20B001006 Date: 12/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 4641 KAREN LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 40640 Year: 2025

Last Date Appraised: Appraiser: MATT LORD Tag: Y N Tag info: 2026 - MAV Adjust (SEG/SUB Exception)

Owner: BROOKS, RICHARD L & BROOKS, KAREN L Last Sales Date: Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 292700

RMV Land: 371140 RMV Imp: 284840 RMV Total: 655980 MAV: 292700 MSAV: 0 SAV: 0

Comment:

## OSDs

26-27: MAV Reset

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

## Land

Site: 0 Code Area: 05590 Size: 5.95 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 321140 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: 25-26: Land classes ok

## Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1445 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 275360

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 | 1445 | 3 | FB-2 | 1979 | 1979 | BATH - 2, KIT, ROOF, HVAC | Exception: Y N |
| Garage Attached | 4 | Unfinished | 500 | 0 | 0 | 1979 | 1979 | ROOF | Exception: Y N |

### Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|---|---|---|---|---|---|---|
| YARD IMPROVEMENTS ~~GOOD~~ AVb | 4 | 1 | 1979 | 33384 | 1 | Exception: Y N |

## Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 960 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 48x20 RMV: 8430

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 | 4 | Finished | 960 | 0 | 0 | 2001 | 2001 | FAIR | 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: 2001 Eff Year Blt: 2001 Sq.Ft: 480 % Complete: 100.00

Desc: Lean-to Light (LTL) Dimensions: 48x10 RMV: 1050

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 | 480 | 0 | 0 | 2001 | 2001 | | Exception: Y N |

### Accessories

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