

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: JJS 1.14.26 Print Date: 9/26/2025

Acct ID: 555756 MTL: 093E25DC01200 Date: 12.10.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: MaSaNh: 01 06 000 Unit: 146457 Year: 2025

Last Date Appraised: 02/08/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)
 Owner: TURECK, SHANNON M Last Sales Date: 02/29/2016 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO NSP AV: 251620
 RMV Land: 244990 RMV Imp: 361660 RMV Total: 606650 MAV: 251620 MSAV: 0 SAV: 0
 Comment: 24/25 L4 2/8/24 CLUKE
 24-25 L2 10/5/23 CLUKE
 23-24 L2 1/12/23 CLUKE
 22-23: L4 12.30.21 WV

DBOF @ 50% (138)
 OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	56490	0

Land
 Site: 1 Code Area: 56490 Size: 0.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 194990 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Per BES part total with 555752 as it is unbuildable.
 17-18: BOPTA LOWERS LAND RMV, CHG LAND SCHED / 16-17: SV #94 NO CHG// 2003-04 REAPPRAISAL. //08-09: PT OF R55757,R55752,R55756 PER #36.
 R55752 IS UNBUILDABLE BECAUSE OF SHAPE AND R55756 IS PT BECAUSE NO MORE HOMES ARE ALLOWED ON THIS ROAD

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 56490 Stat Class: 132 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2134 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 361660
 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	Exception
First Floor	3	Finished	1408	1	FB-1/ HB-1	2022	2022	FP - 1, BTH - 1, BATH - 1, HVAC, KIT, ROOF	Exception: Y N
Attic	3	Finished	726	2	FB-1	2022	2022	HVAC, BATH - 1	Exception: Y N
Garage Attached	3	Finished	689	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	0	2022	31779	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000195	83554	MARION COUNTY	NEW CONSTRUCTION	GARAGE/CARPORT	120031	0	R	Fire - 44 X 33 Garage /Hobby Room/ Bathroom w/ Upstairs Storage

138 DBOF w/ Finished office + ATTU EXC 2025 NOW 50%



12/10/25
@ 50%



Oct
2025

Percent Complete Form

Account # 555756

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: DBOF w/ Finished JFLW

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

APPR <u>555</u>	Date <u>12/10/25</u>	YR For <u>26/27</u>	% COMP <u>50</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

ACCOUNT # SSS756 DATE: 12.10.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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 D60F
 STAT / CLASS 128
 SIZE 495+712
+957
 FAIR
 AVERAGE
 GOOD
EXCELLENT
 BATH 1
 YR BLT 2015
 EFF YR 2025
 % COMP 50
 EXCEPT Y N
 MISC: _____

COMMENT: Hobby room, A+C, green

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: _____

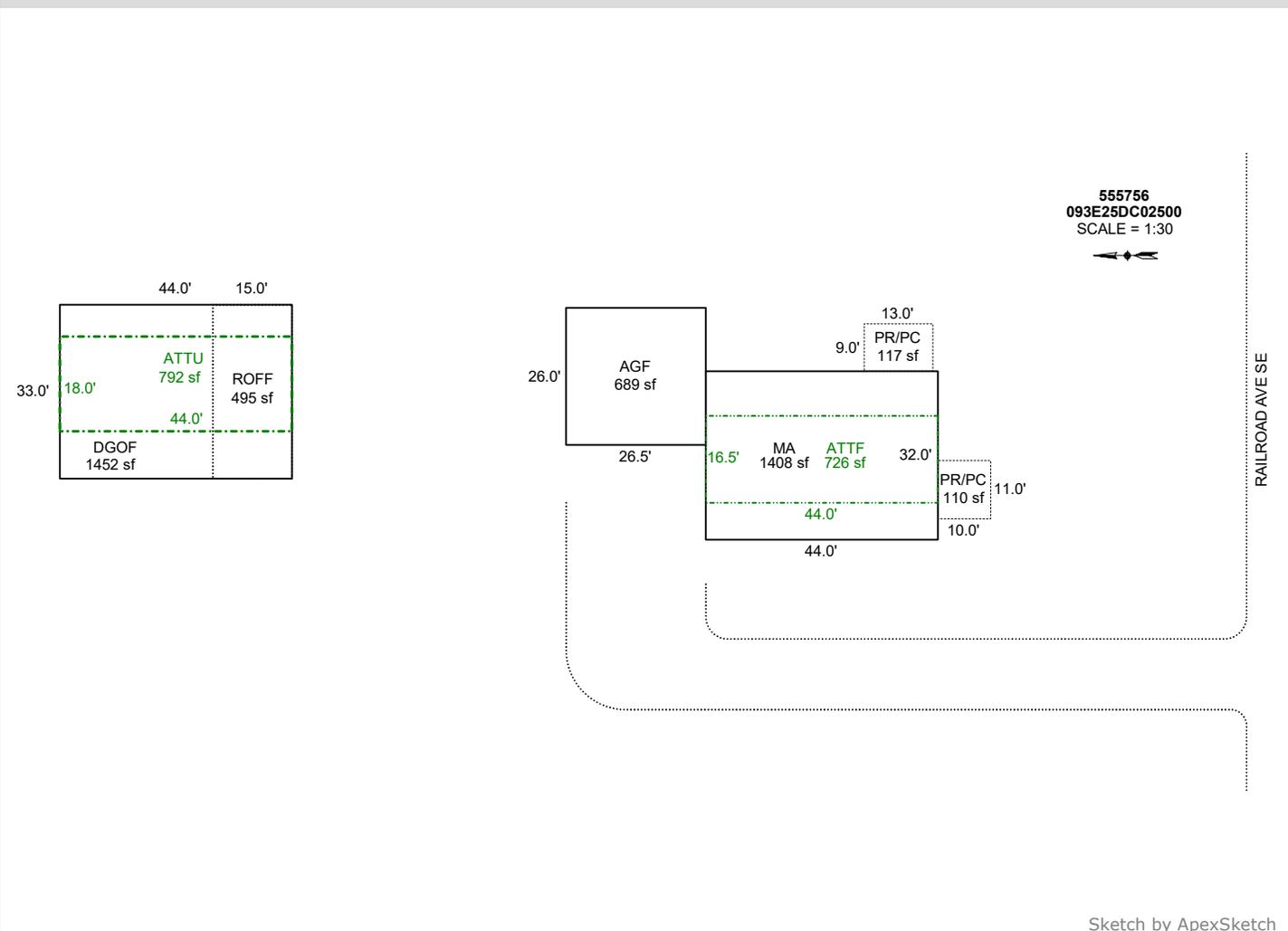
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 555756 Parcel No.: 093E25DC02500
 Property Address: 33693 RAILROAD AVE SE
 City: GATES County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTU	1.0	792.0	124.0	792.0
GLA1	MA	1.0	1408.0	152.0	1408.0
GLA2	ATTF	1.0	726.0	121.0	726.0
GAR	AGF	1.0	689.0	105.0	
	DGOF	1.0	1452.0	154.0	2141.0
MA	ROFF	1.0	495.0	96.0	495.0
P/P	PR/PC	1.0	110.0	42.0	
	PR/PC	1.0	117.0	44.0	227.0
	Net LIVABLE	cnt	1 (rounded)		2,629
	Net BUILDING	cnt	2 (rounded)		2,933

COMMENT TABLE 1

Apex 9/24/2012 Jane
 UPDATED BY CJURAN 12/17/2021, 10/5/2022 555-22-0
 UPDATED BY CJURAN 01/19/2023
 UPDATED BY CLOBERG 02/25/25 25-000195 DGF
 UPDATED BY WWILLIAMS 1/13/26

COMMENT TABLE 2

HOUSE DESTROYED BY
 #10 CL 01/12/2023
 12.10.25 JJS

COMMENT TABLE 3

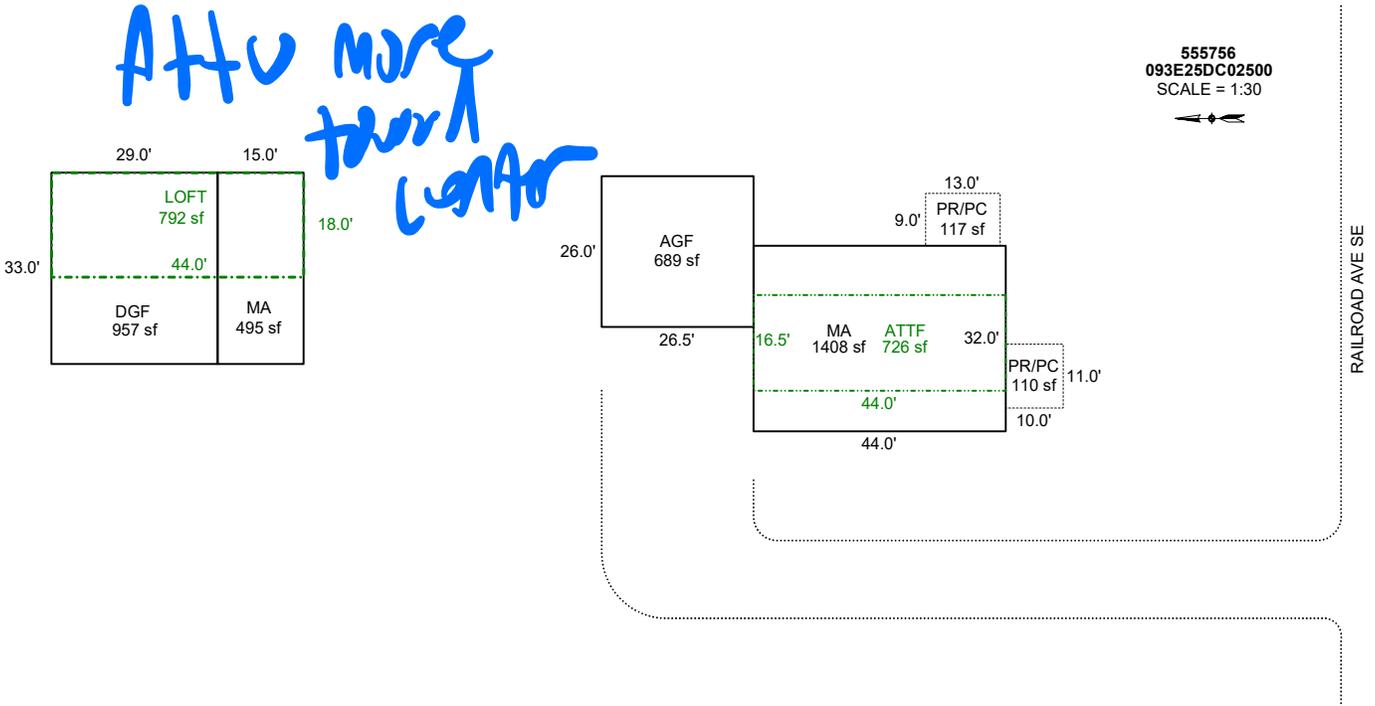
2020 WILDFIRE
 TAGS L2
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 555756 Parcel No.: 093E25DC02500
 Property Address: 33693 RAILROAD AVE SE
 City: GATES County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	LOFT	1.0	792.0	124.0	792.0
GLA1	MA	1.0	1408.0	152.0	1408.0
GLA2	ATTF	1.0	726.0	121.0	726.0
GAR	AGF	1.0	689.0	105.0	
	DGF	1.0	957.0	124.0	1646.0
MA	MA	1.0	495.0	96.0	495.0
P/P	PR/PC	1.0	110.0	42.0	
	PR/PC	1.0	117.0	44.0	227.0
	Net LIVABLE	cnt	1 (rounded)		2,629
	Net BUILDING	cnt	1 (rounded)		792

COMMENT TABLE 1

Apex 9/24/2012 Jane
 UPDATED BY CJURAN 12/17/2021
 UPDATED BY CJURAN 10/5/2022 555-22-001396
 UPDATED BY CJURAN 10/5/2022 555-22-001396 REV
 UPDATED BY CJURAN 01/19/2023
 UPDATED BY CLOBERG 02/25/25 25-000195 DGF

COMMENT TABLE 2

HOUSE DESTROYED BY
 #10 CL 01/12/2023

JJS 12-10-25

COMMENT TABLE 3

2020 WILDFIRE
 TAGS L2

TAGS L3

