

Summary

Lead Appr: *input WW 2/17/26* Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 12/26/2025

Acct ID: 535741 MTL: 092W28B000400 Date: *1-13-26* Appr: *WW* Prop Class: 401 RMV Prop Class: 401
Situs: 5877 VALLEY VIEW RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 50753 Year: 2026

Last Date Appraised: 11/21/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)

Owner: BEGGS, RALPH D & BEGGS, LINDA D Last Sales Date: Roll Type: R

Cycle *Tag* Sales Verification Other: _____ Inspection level: 1 *2* 3 4 LCB TTO INSP AV: 485240

RMV Land: 344830 RMV Imp: 438630 RMV Total: 783460 MAV: 485240 MSAV: 0 SAV: 0

Comment: 25-26: L2 MDL 11.21.24 TAG
24-25: L2 MDL 11.7.23 TAG

upd inventory, add GA

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	05530	0

Land

Site: 1 Code Area: 05530 Size: 1.97 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 171570 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 500130 //2010-11: MFS AND A HOMESITE ACRE MOVED TO R347014// 10-11: 1 ACRE SHOULD HAVE BEEN MOVED OVER TO FOUR HILL DRY//

Site: 2 Code Area: 05530 Size: 1.62 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 128260 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 05530 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2885 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 429770
 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	4	Finished	2547	3	FB-2/ HB-1	2023	2023	HVAC, KIT, ROOF, BATH - 2, BTH - 1	Y N
Attic	4	Finished	338	0	0	2023	2023	HVAC	Y N
Garage Attached	4	Finished	636	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	26879	1	Y N

gazebo 20x20 2025 New

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05530 Stat Class: 353 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 2652 % Complete: 100.00
 Desc: Machine Shed (MS) *20x63* Dimensions: RMV: 5580
 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
Machine Shed	4	Finished	2652	0	0	1961	1961	FAIR	Y N

split to MS + GB

Accessories

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

Bldg: 2 Code Area: 05530 Stat Class: 341 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 288 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) *GB 351* Dimensions: *24x12* RMV: 1380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *1680* Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	288	0	0	1961	1961	FAIR	Y N

Accessories

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

part of GB

Bldg: 4 Code Area: 05530 Stat Class: 354 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 630 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: 63x10

RMV: 560

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	630	0	0	1961	1961	20x30 Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05530 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 600 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 910

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	600	0	0	1992	1992	gone Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05530 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 280 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 430

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	280	0	0	1992	1992	gone Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007000	85539	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	13240	0	R	GAZEBO

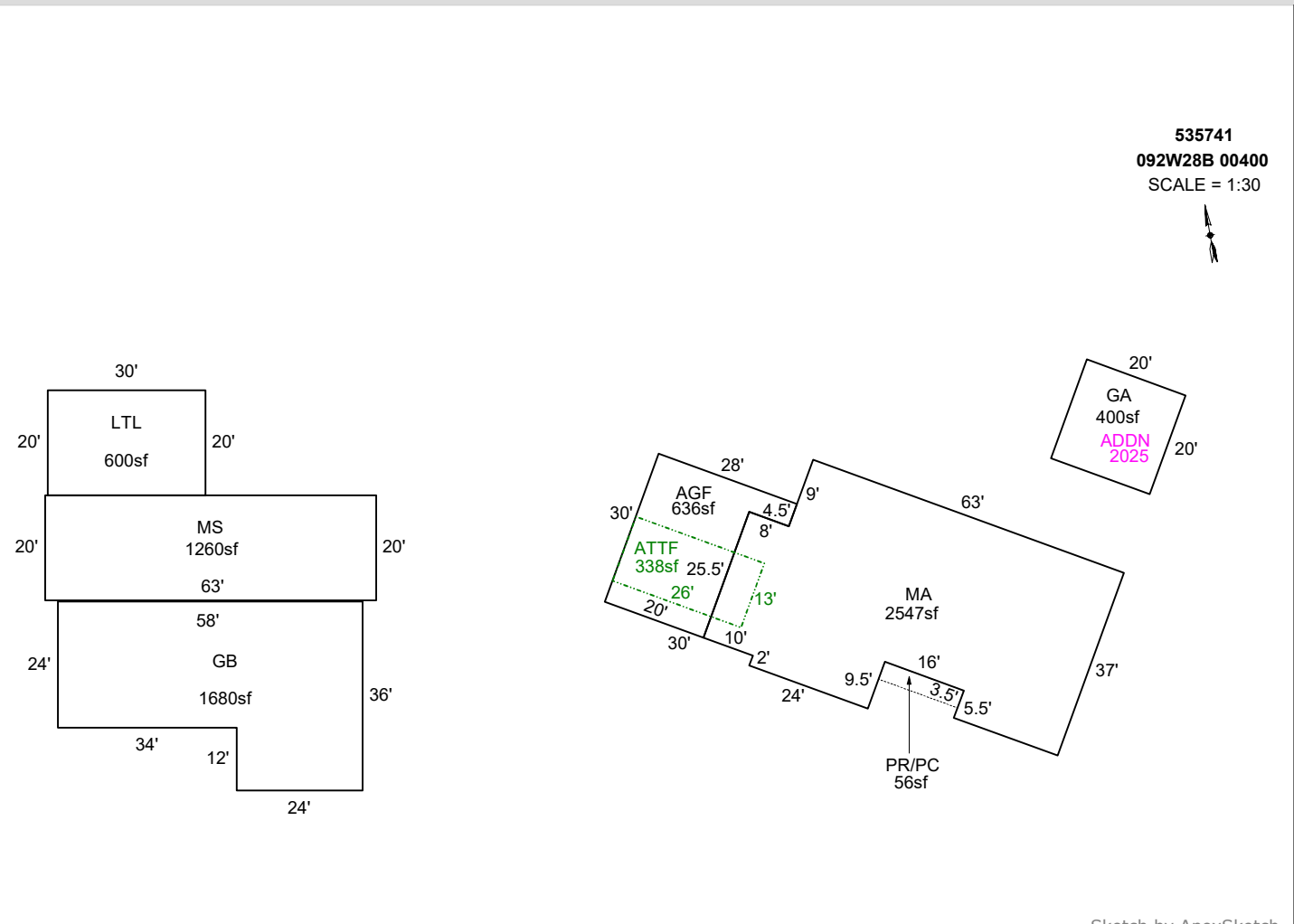


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535741 Parcel No.: 092W28B 00400
 Property Address: 5877 VALLEY VIEW RD SE
 City: TURNER 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
GLA1	MA	1.0	2547.0	235.0	2547.0
GLA2	ATTF	1.0	338.0	78.0	338.0
GA	GA	1.0	400.0	80.0	400.0
GAR	AGF	1.0	636.0	116.0	636.0
GENERA	GB	1.0	1680.0	188.0	1680.0
LEAN T	LTL	1.0	600.0	100.0	600.0
MACHIN	MS	1.0	1260.0	166.0	1260.0
P/P	PR/PC	1.0	56.0	39.0	56.0

COMMENT TABLE 1

APEX 2/10/2010 Jane
 UPDATED BY JRONDEMA 6/26/18
 UPDATED BY JRONDEMA 7/3/18
 UPDATED BY CJURAN 06/08/2023 555-23-001806
 UPDATED BY CLOBERG 12/24/25 25-007000 GA ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	0	(rounded)	2,885
Net BUILDING	cnt	4	(rounded)	4,176

Assessor Monthly Issued Permit Report

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

PERMIT#: 555-23-001806-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 2/28/2023
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 5/18/2023
 CATEGORY: Comprehensive EXPIRES: 11/14/2023

OFFICE: MC
 PARCEL#: 092W28B 00400 R35741
 ACRES: 3.59
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 5877 VALLEY VIEW RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	BEGGS, RALPH D & BEGGS, LINDA D	5877 VALLEY VIEW RD SE TURNER, OR 97392	503-559-1442
OWNER	BEGGS, RALPH D & BEGGS, LINDA D	5877 VALLEY VIEW RD SE TURNER, OR 97392	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPL 3 BDRM / 2.5 BATH SFD / 1 KITCHEN / BONUS ROOM ABOVE GARAGE

VALUATION: \$466,489.15

STORIES: 2

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 679

EXISTING:

NEW:

TOTAL SQ. FT.: 3554

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2803 Sq Ft
U Utility, misc.	VB	692 Sq Ft
U Utility, misc. - half rate	VB	59 Sq Ft