

Summary

INPUT WW 2/17/26

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

12/26/2025

Acct ID: 535940 MTL: 092W33A003000 Date: 1-7-26 Appr: WW Prop Class: 551 RMV Prop Class: 451  
Situs: 6358 STAYTON RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 49947 Year: 2026

Last Date Appraised: 10/22/2025 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: BENITEZ FREGOSO, OSCAR E Last Sales Date: 07/18/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 148451

RMV Land: 387450 RMV Imp: 170920 RMV Total: 558370 MAV: 108870 MSAV: 39581 SAV: 79520

Comment: 26-27: L4 MDL 10.22.25 SV  
LEVEL 4 5.17.21 CL10

Notations

Addn @ 60% 207

farm's NW owner  
put 5 removed from

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	05545	0

Land

Site: 2 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 64040 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00550040

Site: 3 Code Area: 05545 Size: 3.81 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 268410 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 0055040 //04-05: CHG OF LAND SCHEDULE PER #36

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 131 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1232 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 112030  
 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	1232	3	FB-2	1974	1974	HVAC, KIT, ROOF, BATH - 2	Y N

MA 50 65 for remodel

Accessories

Add 207 @ 60%

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1974	6788	1	Y N

Bldg: 2 Code Area: 05545 Stat Class: 138 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 31880  
 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
Garage Detached	3	Unfinished	616	0	0	1974	1974	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05545 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 576 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 24x24 RMV: 2160  
 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	576	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 3330

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
Multi-Purpose Bldg	4	Finished	120	0	0	0	0	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 05545 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 700 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 35x20 RMV: 8890  
 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	5	Finished	700	0	0	2000	2000	FAIR

Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 05545 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1008 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x28 RMV: 11990  
 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	5	Finished	1008	0	0	2000	2000	FAIR

Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 05545 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 288 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 640  
 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	288	0	0	2000	2000	

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
25-006094	85541	MARION COUNTY	NEW CONSTRUCTION	ADDITION	35171	0	R	208 SQ FT ADDITION TO SFD ENLARGING KITCHEN & LR



Percent Complete Form

Account # 535940

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

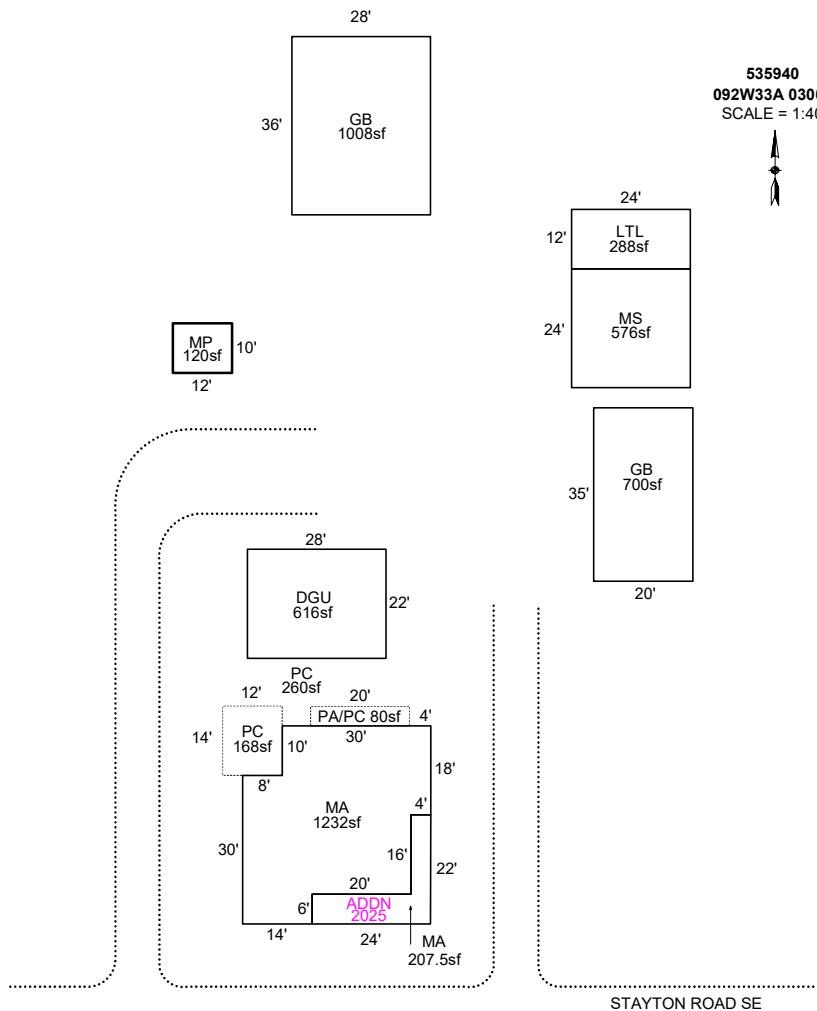
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535940 Parcel No.: 092W33A 03000  
 Property Address: 6358 STAYTON RD SE  
 City: TURNER County: State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	GB	1.0	700.0	110.0	
	MS	1.0	576.0	96.0	
	LTL	1.0	288.0	72.0	
	GB	1.0	1008.0	128.0	2692.0
GLA1	MA	1.0	1232.0	156.0	1232.0
GAR	DGU	1.0	616.0	100.0	616.0
MA	MA	1.0	207.5	92.0	207.5
P/P	PA/PC	1.0	80.0	48.0	
	PC	1.0	168.0	52.0	248.0
	Net LIVABLE	cnt	1 (rounded)		1,439
	Net BUILDING	cnt	1 (rounded)		3,308

### COMMENT TABLE 1

APEX drawn by AC 7/28/09  
 UPDATED BY CJURAN 02/14/2022  
 UPDATED BY CLOBERG 01/08/26 25-006094 ADDN

### COMMENT TABLE 2

#10 CL 05/17/2021  
 MDL 10/22/25  
 WW 1.7.26

### COMMENT TABLE 3

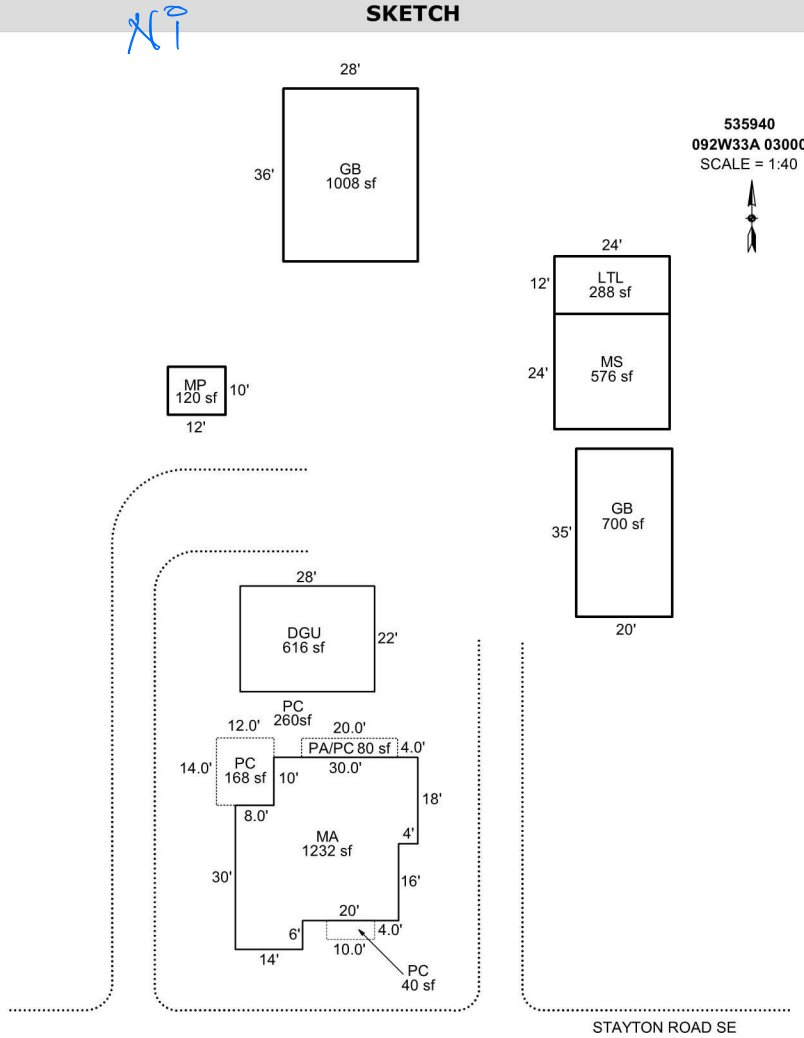
SV L4  
 SV L4  
 TAGS L2

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535940 Parcel No.: 092W33A 03000  
 Property Address: 6358 STAYTON RD SE  
 City: TURNER County: State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	GB	1.0	700.0	110.0	
	MS	1.0	576.0	96.0	
	LTL	1.0	288.0	72.0	
	GB	1.0	1008.0	128.0	2692.0
GLA1	MA	1.0	1232.0	156.0	1232.0
GAR	DGU	1.0	616.0	100.0	616.0
P/P	PA/PC	1.0	80.0	48.0	
	PC	1.0	40.0	28.0	
	PC	1.0	168.0	52.0	288.0
	Net LIVABLE	cnt	1 (rounded)		1,232
	Net BUILDING	cnt	5 (rounded)		2,692

### COMMENT TABLE 1

APEX drawn by AC 7/28/09  
 UPDATED BY CJURAN 02/14/2022

### COMMENT TABLE 2

#10 CL 05/17/2021

10-22-25 SV

### COMMENT TABLE 3

SV L4

MDL L4