

Acct ID: 536065 MTL: 093W010000800 Date: *1-13-26* Appr: *WW* Prop Class: 581 RMV Prop Class: 581
 Situs: 3165 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23777 Year: 2026

Last Date Appraised: 02/18/2020 Appraiser: MATT LORD Tag: *Y* N Tag info: *MA*
 Owner: *LANCE & KELLI FELLER TR &* Last Sales Date: 09/10/1998 Roll Type: R
 Cycle: *Tag* Sales Verification Other: _____ Inspection level: 1 *2* 3 4 LCB *TTO* INSP AV: 217521
 RMV Land: 686150 RMV Imp: 180790 RMV Total: 866940 MAV: 179270 MSAV: 38251 SAV: 61894
 Comment:

Ma @ 45%

CWO 3/10/26

*Janu: Seed & Live Stock
STF*

Notations

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	92590	0

Land

Site: 1 Code Area: 92590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 9270 Exception: Y N
 Adjustment(s): GSOIL, WOOD Fire Patrol: Description:

Comments: Liability year - 2009 / 20-21: PER #103 ROLL 1.35 ACRES STF TO WOODLOT, 3.21 ACRES TO 4HD. THIS ACREAGE APPROVED FOR STF IN ERROR, NO ADD TAX./CWO/ 16-17: COMB LIKE SEGS // 00-01; REAPPRAISAL, UPDATE LAND MARKET VALUE, 2400190 08-09: CORRECTED ACREAGE ON PART TOTALS

Site: 2 Code Area: 92590 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 61190 Exception: Y N
 Adjustment(s): GSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 1981 / 0-01; REAPPRAISAL, UPDATE LAND MARKET VALUE, 2400190

Site: 3 Code Area: 92590 Size: 20.68 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 191750 Exception: Y N
 Adjustment(s): GSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 1981 / 0-01; REAPPRAISAL, UPDATE LAND MARKET VALUE, 2400190 /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 4 Code Area: 92590 Size: 38.44 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 356420 Exception: Y N
 Adjustment(s): GSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 1997, STF - 2005

Site: 6 Code Area: 92590 Size: 1.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 12520 Exception: Y N
 Adjustment(s): GSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 1997

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1948 Sq.Ft: 1404 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 111980
 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	984	1	FB-1	1901	1948	HVAC, KIT, ROOF, BATH - 1	Y N
Attic	3	Finished	420	1	0	1901	1948		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	72	1948	1030	1	Y N
DECK	3	180	1948	2574	1	Y N
ROOF EXTENSION OR PATIO COVER	3	96	1948	1810	1	Y N
ROOF EXTENSION OR PATIO COVER	3	240	1948	4524	1	Y N

413A

Bldg: 5 Code Area: 92590 Stat Class: 138 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 102 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 37330
 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: Y N
Garage Detached	3	Low Cost	716	0	FB-1	1963	1963	ROOF, BATH - 1	Exception: Y N
Lean-to Light Duty	3	Finished	102	0	0	2000	2000	ROOF <i>more to own stat</i>	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY <i>part of yard</i>	3	368	1948	777	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92590	Stat Class: 353	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 1036	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 37x28		RMV: 7380	
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: Y N
Machine Shed	5	Finished	1036	0	0	1998	1998	<i>faen</i>	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 92590	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 700	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 25x28		RMV: 8180	
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: Y N
General Purpose Bldg	5	Finished	700	0	0	1998	1998	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 92590	Stat Class: 353	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 1680	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 60x28		RMV: 15920	
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: Y N
Machine Shed	5	Finished	1680	0	0	2007	2007	<i>fair</i>	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
25-006346	85542	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	713981	0	R	REPLACEMENT 5BD, 4BA SFD W/ 2 ATTACHED GARAGES

151 - bed 5 bath 4 bp 2 roof ket 2 hvac insulation electrical plumbing



ACCOUNT # 536065 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR MA
 AREA 3438 EFF AREA _____ BED 5
 ROOF + HVAC +
 BATH PKG: 4 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 2
 KITCHEN 2 - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 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: _____

STAT _____ QLTY + - FLOOR AGE
 AREA 859 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 _____
 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: _____

STAT _____ QLTY + - FLOOR AGE
 AREA 605 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 _____
 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 # _____

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%	2%		
2%		Heating Rough-In	2%	1%		
	80%	Heating Unit	1%	60%	1%	65%
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%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR WW Date 1-13-26 YR For 26-27 % COMP 45
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

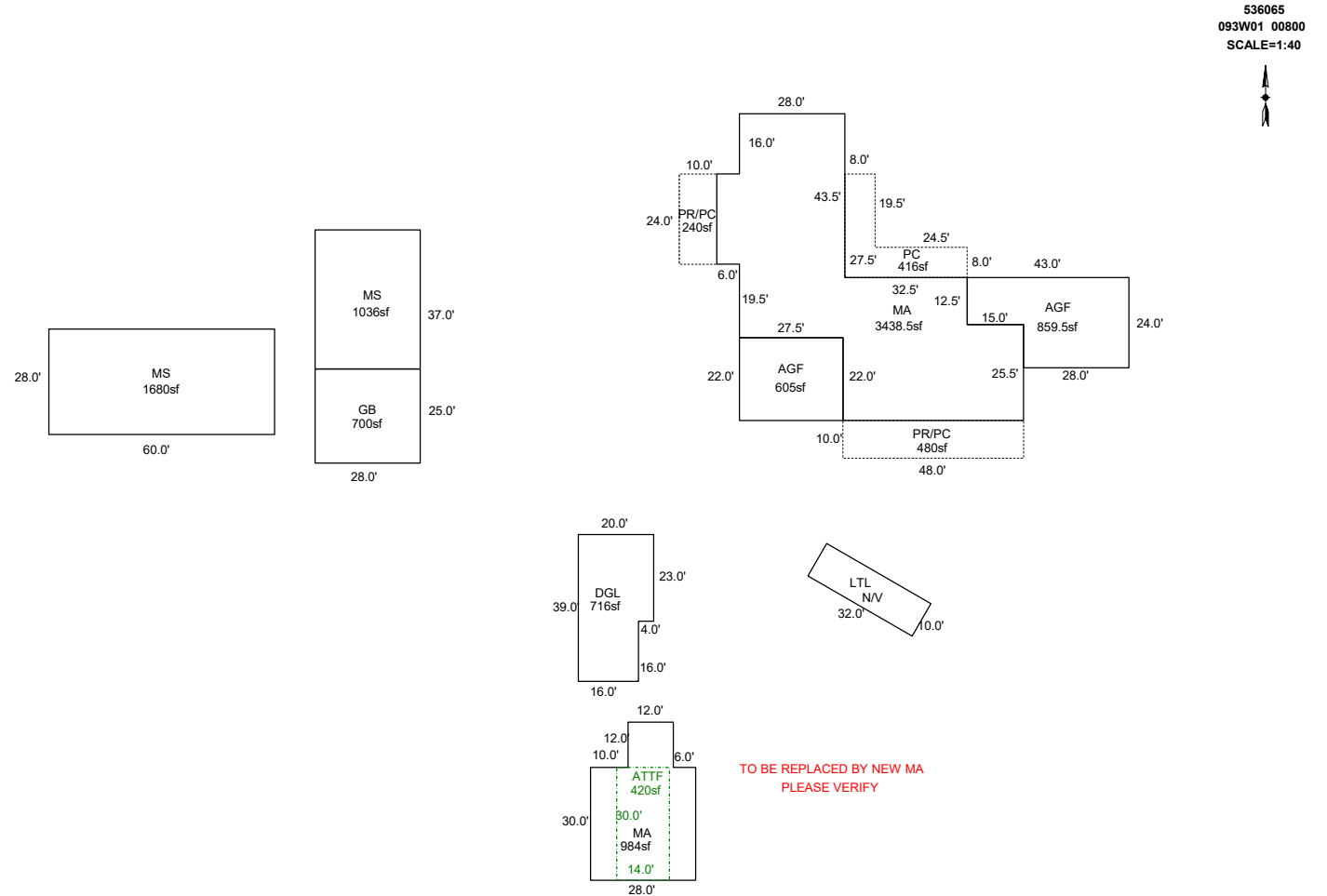
Spw owner regarding list - agreed to 45
 Contractor wanted 40

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536065 Parcel No.: 093W01 00800
 Property Address: 31656 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1036.0	130.0	
	GB	1.0	700.0	106.0	
	MS	1.0	1680.0	176.0	3416.0
GLA1	MA	1.0	984.0	140.0	984.0
GLA2	ATTFF	1.0	420.0	88.0	420.0
GAR	DGL	1.0	716.0	118.0	
	AGF	1.0	605.0	99.0	
	AGF	1.0	859.5	134.0	2180.5
MA	MA	1.0	3438.5	326.0	3438.5
PC	PC	1.0	416.0	120.0	416.0
PR/PC	PR/PC	1.0	480.0	116.0	
	PR/PC	1.0	240.0	68.0	720.0
	Net LIVABLE	cnt	4 (rounded)		7,023
	Net BUILDING	cnt	0 (rounded)		3,416

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/21/18
 UPDATED BY CLOBERG 12/16/25 25-006346 MA

COMMENT TABLE 2

COMMENT TABLE 3