

Summary

INPUT WW 2.26.26

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: WW

Print Date:

12/26/2025

Acct ID: 561376 MTL: 092W070000400 Date: 1-13-26 Appr: WW Prop Class: 551 RMV Prop Class: 551
Situs: 3744 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 118820 Year: 2026

Last Date Appraised: 12/02/2011 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: TYLER, TROY C Last Sales Date: 09/30/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 154490
RMV Land: 616000 RMV Imp: 151830 RMV Total: 767830 MAV: 117280 MSAV: 37210 SAV: 74462

Comment:

add NB + LTs

CWO 3/12/26

96x40 Aget next year

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

farm

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 55000 | 05590 | 0 |

getting cows in spring

Land

Site: 1 Code Area: 05590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 13790 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 00500190/ 02-03: REAPPRAISAL

hay, garden

Site: 2 Code Area: 05590 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 38050 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 00500190/ 02-03: REAPPRAISAL 06-19-02: CORR LAND SCHED PER DK #87.

Site: 3 Code Area: 05590 Size: 4.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 62250 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 00500190: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY / 02-03: REAPPRAISAL

Site: 4 Code Area: 05590 Size: 14.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 193050 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 00500190/ 02-03: REAPPRAISAL

Site: 5 Code Area: 05590 Size: 1.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 16690 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981

Site: 6 Code Area: 05590 Size: 17.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 237170 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 132 Year Blt: 1920 Eff Year Blt: 1948 Sq.Ft: 1960 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 111840
 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 | 1624 | <u>2</u> | FB-1 | 1920 | 1920 | BATH - 1, HVAC, ROOF, KIT- | Exception: Y N |
| Attic | 3 | Finished | 336 | <u>0</u> | 0 | 1920 | 1920 | <u>hvac</u> | Exception: Y N |

S/P/W same as 2011

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|---------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS AVERAGE | 3 | 1 | 1920 | 8471 | 1 |

Bldg: 2 Code Area: 05590 Stat Class: 138 Year Blt: 1976 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 30400
 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 | 576 | 0 | 0 | 1976 | 1976 | ROOF <u>R/W/ep</u> | Exception: Y <u>N</u> |

26x24

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1896 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 79x24 RMV: 5070
 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 | 4 | Finished | 1896 | 0 | 0 | 1980 | 1980 | 80 x 24 fair | N |

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 720 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3230
 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 | 720 | 0 | 0 | 1980 | 1980 | fair | N |

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 240 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 24x10 RMV: 210
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|----------------|
| Lean-to Light Duty | 4 | Finished | 240 | 0 | 0 | 1970 | 1970 | 30% 10 x 18 | N |

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 120 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 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 | Exception: Y/N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 120 | 0 | 0 | 1970 | 1970 | 30% fair | N |

Accessories

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

Bldg: 7 Code Area: 05590 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 440 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 22x20 RMV: 520
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|---------------------|----------------|
| Lean-to Light Duty | 4 | Finished | 440 | 0 | 0 | 1970 | 1970 | 30% FA/R 40 x 10 | 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 |
|---------------|-----------|---------------|------------------|-------------|----------------|------------|-----------|--|
| 25-007805 | 85599 | MARION COUNTY | NEW CONSTRUCTION | OUTBUILDING | 0 | 0 | R | AGEX 96x60 BLDG FOR FARM USE, TRACTOR, HAY, EQUIPMENT STORAGE, NO PLMB |



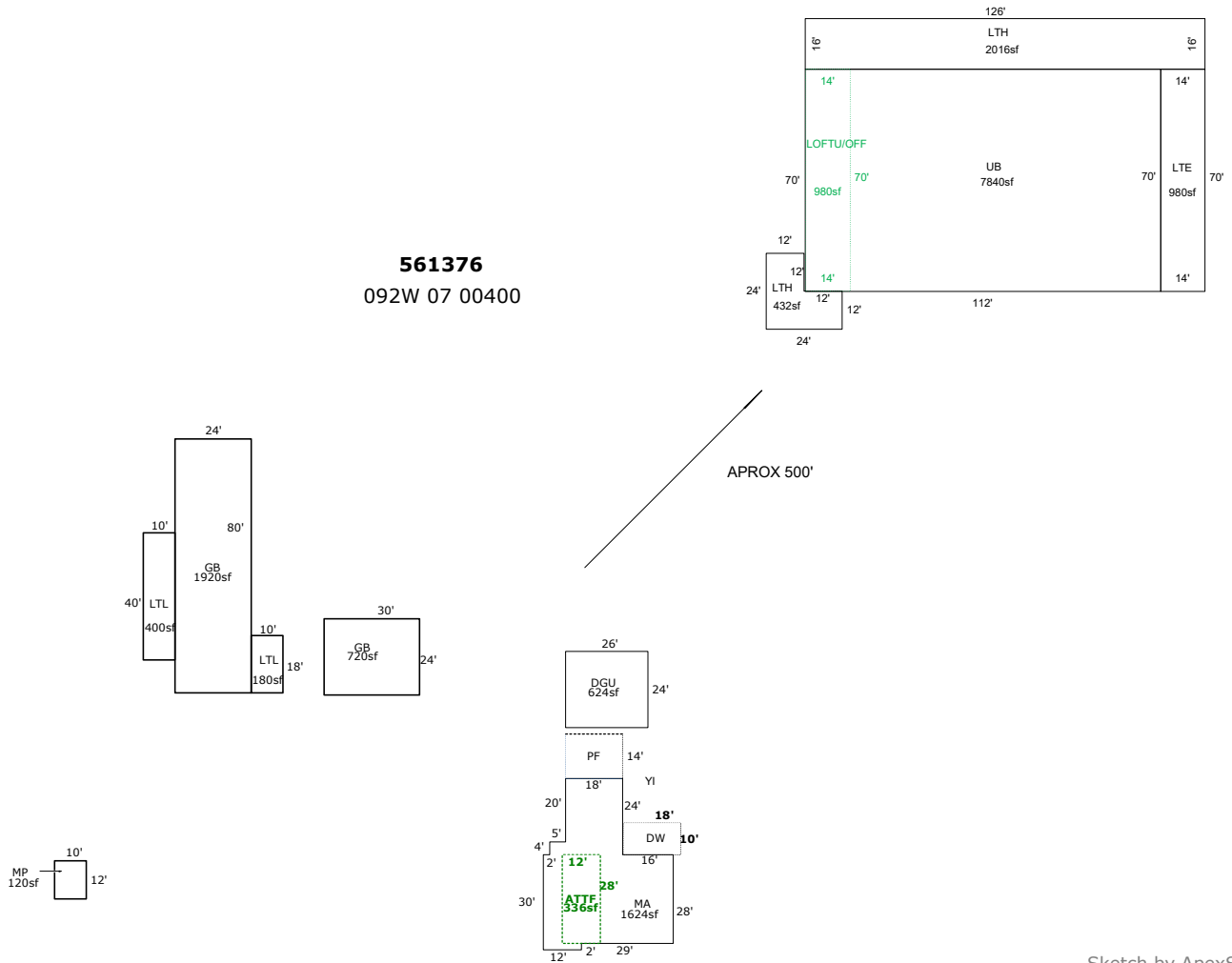
2025 352 616 112x70 AVG, 6860 good 980 18ftx 980 New
2025 355 126x16 New
2025 355 70x14 New
2025 355 432 New

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561376 Parcel No.: 092W07 00400
 Property Address: 3744 Ridgeway Dr 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 | GB | 1.0 | 1920.0 | 208.0 | |
| | GB | 1.0 | 720.0 | 108.0 | |
| | LTL | 1.0 | 400.0 | 100.0 | |
| | MP | 1.0 | 120.0 | 44.0 | |
| | LTL | 1.0 | 180.0 | 56.0 | 3340.0 |
| GLA1 | MA | 1.0 | 1624.0 | 190.0 | 1624.0 |
| GLA2 | ATTF | 1.0 | 336.0 | 80.0 | 336.0 |
| GAR | DGU | 1.0 | 624.0 | 100.0 | 624.0 |
| LEAN T | LTE | 1.0 | 980.0 | 168.0 | |
| | LOFTU/OFF | 1.0 | 980.0 | 168.0 | 1960.0 |
| LEAN T | LTH | 1.0 | 432.0 | 96.0 | |
| | LTH | 1.0 | 2016.0 | 284.0 | 2448.0 |
| P/P | Porch | 1.0 | 180.0 | 56.0 | |
| UTILITY | PF | 1.0 | 252.0 | 64.0 | 432.0 |
| | UB | 1.0 | 7840.0 | 364.0 | 7840.0 |
| | Net LIVABLE | cnt | 0 (rounded) | | 1,960 |
| | Net BUILDING | cnt | 6 (rounded) | | 16,212 |

COMMENT TABLE 1

APEX BY JA 1/25/12
 UPDATED BY WWILLIAMS 1.6.26, 2.18.26

COMMENT TABLE 2

1.13.26 WW

COMMENT TABLE 3

TAGS L1