

Acct ID: 535047 MTL: 092W030001600 Date: 2.24.26 Appr: JJS Prop Class: 551 RMV Prop Class: 501
 Situs: 9696 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 34445 Year: 2025

Last Date Appraised: 01/14/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - %COMPLETE (Completion)
 Owner: COLEMAN, SEAN Last Sales Date: 06/13/1995 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 156688
 RMV Land: 339330 RMV Imp: 177710 RMV Total: 517040 MAV: 113040 MSAV: 43648 SAV: 83432
 Comment: 25-26: L2 MDL 1.14.25 TAG LEVEL 2 7.22.21 CL10 24-006619

Addition @ 100%, UDM E4B, Add LTH
26-27; Addition Remodel @ 100%

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 7290 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 05595 Size: 38.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 281690 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 1974

Site: 4 Code Area: 05595 Size: 1.61 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 350 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 141 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 1520 % Complete: 65.00
 Desc: One Story Only Dimensions: RMV: 103970
 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	1156	2	FB-2	1940	1940	KIT, ROOF, HVAC, BATH - 2	Y N
First Floor	4	Finished	364	0	0	1940	1940		Y N
Garage Attached	3	Unfinished	480	0	HB-1	1940	1940	BTH - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1940	13161	1

Bldg: 2 Code Area: 05595 Stat Class: 121 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 480 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 51170
 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	2	Finished	480	0	FB-1	1957	1957	BATH - 1, HVAC, ROOF, KIT-	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05595 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1104 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 24x46 RMV: 7090
 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	4	Finished	1104	0	0	1995	1995	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05595 Stat Class: 351 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 1680 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x28 RMV: 7000
 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	1680	0	0	1963	1963	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05595 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 16 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 4x4 RMV: 0
 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	
Pump House	0	Finished	16	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05595 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 260 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 26x10 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 Heavy Duty	4	Finished	260	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05595 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1104 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 2320
 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	1104	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 05595 Stat Class: 355 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1196 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 3390
 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 Heavy Duty	4	Finished	1196	0	0	1995	1995		Exception: Y N

Accessories

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

Bldg: 9 Code Area: 05595 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 600 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1020
 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	1995	1995	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 05595 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 280 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 480
 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	5	Finished	280	0	0	1995	1995	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 05595 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 280 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 360
 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	5	Finished	280	0	0	1990	1990	Exception: Y N

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 7/22/21 BY #10 FARM USE OK - WHEAT

2025FARM

3/20/25: Inspected by CWO L4 during tags, farm use ok - seed

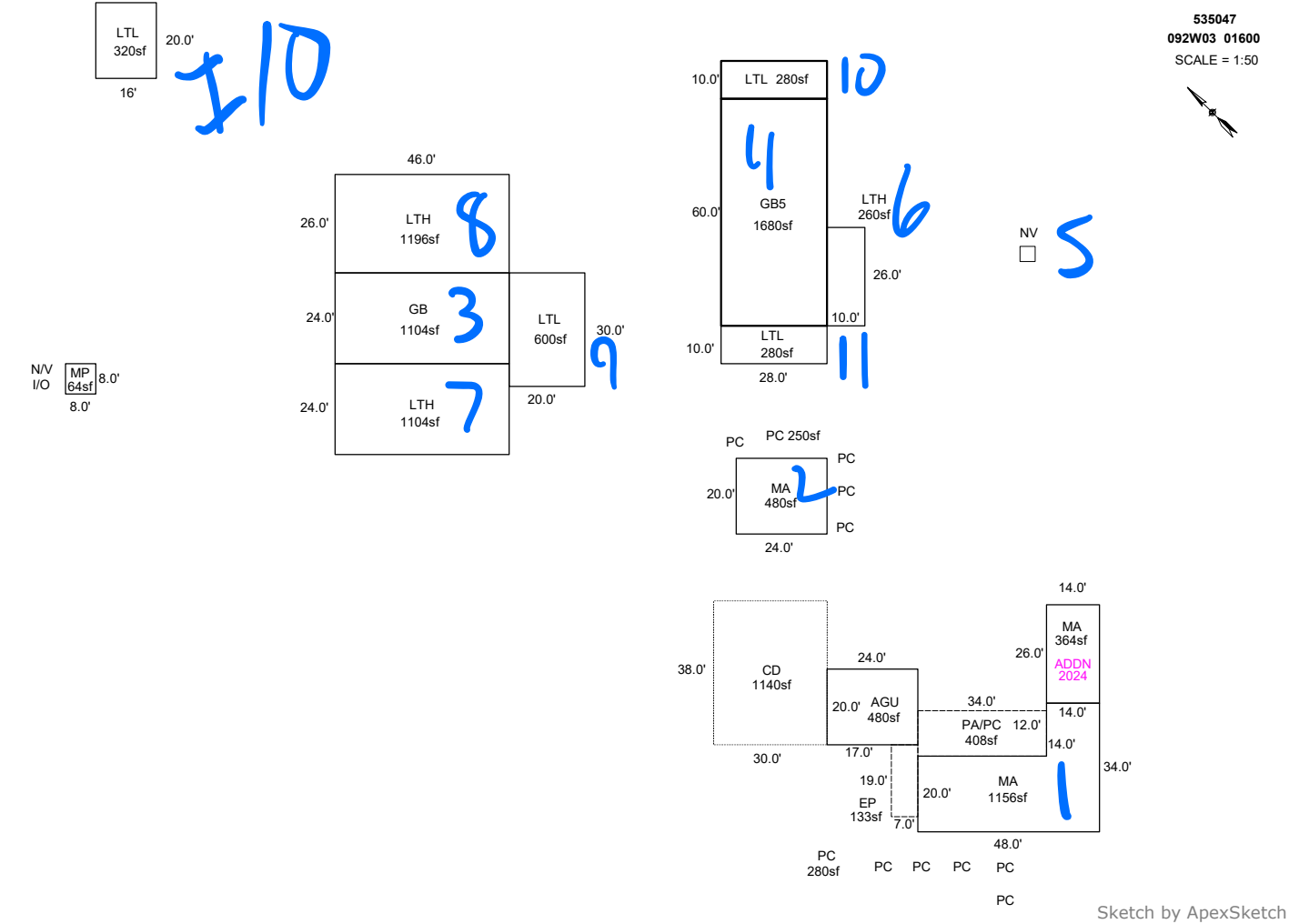


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535047 Parcel No.: 092W03 01600
 Property Address: 9696 MARION RD SE
 City: TURNER County: 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	MP	1.0	64.0	32.0	
	LTL	1.0	280.0	76.0	
	LTL	1.0	320.0	72.0	
	LTL	1.0	600.0	100.0	
	LTH	1.0	1196.0	144.0	
	LTH	1.0	1104.0	140.0	
	GB5	1.0	1680.0	176.0	
	GB	1.0	1104.0	140.0	
	LTL	1.0	280.0	76.0	
	LTH	1.0	260.0	72.0	6888.0
	GLA1	MA	1.0	1156.0	164.0
MA		1.0	480.0	88.0	2000.0
MA		1.0	364.0	80.0	480.0
GAR P/P	AGU	1.0	480.0	88.0	
	PA/PC	1.0	408.0	92.0	
	EP	1.0	133.0	52.0	
	1 addl items				
	Net LIVABLE	cnt	0 (rounded)		2,000
	Net BUILDING	cnt	10 (rounded)		6,888

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 08/30/2021
 UPDATED BY CLOBERG 10/18/24 24-006619 ADDN
 UPDATED BY CLOBERG 02/24/25

COMMENT TABLE 2

#10 CL 07/22/2021
 MDL 01/14/25
JSS 2.24.26

COMMENT TABLE 3

CYCLE L2
 TAGS L2
Tags L3