

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 3.30.26 Print Date: 9/26/2025

Acct ID: 535314 MTL: 092W150000800 Date: 2.25.26 Appr: JJS Prop Class: 551 RMV Prop Class: 451
Situs: 11912 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 44201 Year: 2025

Last Date Appraised: 01/13/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)
Owner: VELAZQUEZ, OSCAR RODRIGUEZ & Last Sales Date: 10/16/2019 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 237473
RMV Land: 392140 RMV Imp: 423080 RMV Total: 815220 MAV: 81750 MSAV: 30233 SAV: 54289
Comment: 25-26: L3 MDL 1.13.25 TAG LEVEL 2 1.28.21 CL10// 24-005857

Notations

MA to 70% bump to 100% on 11/27
Final Inspection completed 3/11/26

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	05545	0

Land

Site: 1 Code Area: 05545 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: 30500 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: Liability year - 2009

25-26 CORR SOILS 08-09: CYCLE WORK PER #49 CHG OSDA.RUR TO OSDN.RUR// 02-03: REAPP

Site: 3 Code Area: 05545 Size: 7.71 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: 235140 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: Liability year - 1980 / 550040/ 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 10.71 TTL ACRES/ 02-03: reapp, move 3 acres from 4bench to woodlot

Site: 4 Code Area: 05545 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDSS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 91500 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 550040: 02-03: REAPP, MOVE 3 ACRES FROM 4BENCH IRR TO WOODLOT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 121 Year Blt: 1940 Eff Year Blt: 1998 Sq.Ft: 820 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 97980
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	820	2	FB-1	1940	1998	BATH - 1, KIT-, HVAC, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	2	0	1998	9309	1	Y N

Bldg: 5 Code Area: 05545 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2972 % Complete: 40.00
Desc: Multi Story above grade Dimensions: RMV: 263000
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 125490 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1680	1	FB-1/ HB-1	2024	2024	HVAC+, BATH - 1, BTH - 1, KIT, ROOF	Y N
Second Floor	4	Finished	1292	2	FB-1	2024	2024	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	1920	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2024	12840	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 1728 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 18010

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	1728	0	0	1995	1999	FAIR	

Accessories

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

Bldg: 3 Code Area: 05545 Stat Class: 355 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3732 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 23180
 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 Heavy Duty	4	Finished	1540	0	0	2020	2020		
Lean-to Heavy Duty	4	Finished	2192	0	0	2020	2020		

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2322 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 27x86 RMV: 20910
 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	4	Finished	2322	0	0	2020	2020	FAIR	

Accessories

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

Farm Notes

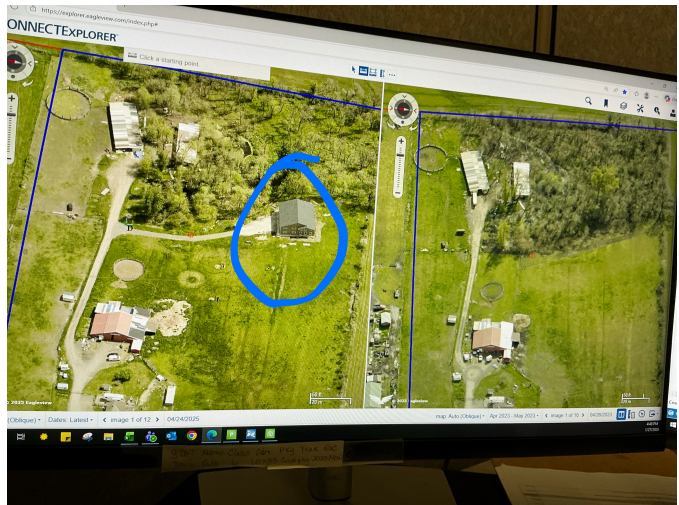
2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 1/28/21 BY #10 FARM USE OK - GOATS AND CATTLE

2025FARM

2/5/25: Inspected by CWO L4, farm use ok - horses, cows

351 GB 108x34 2021 I/O



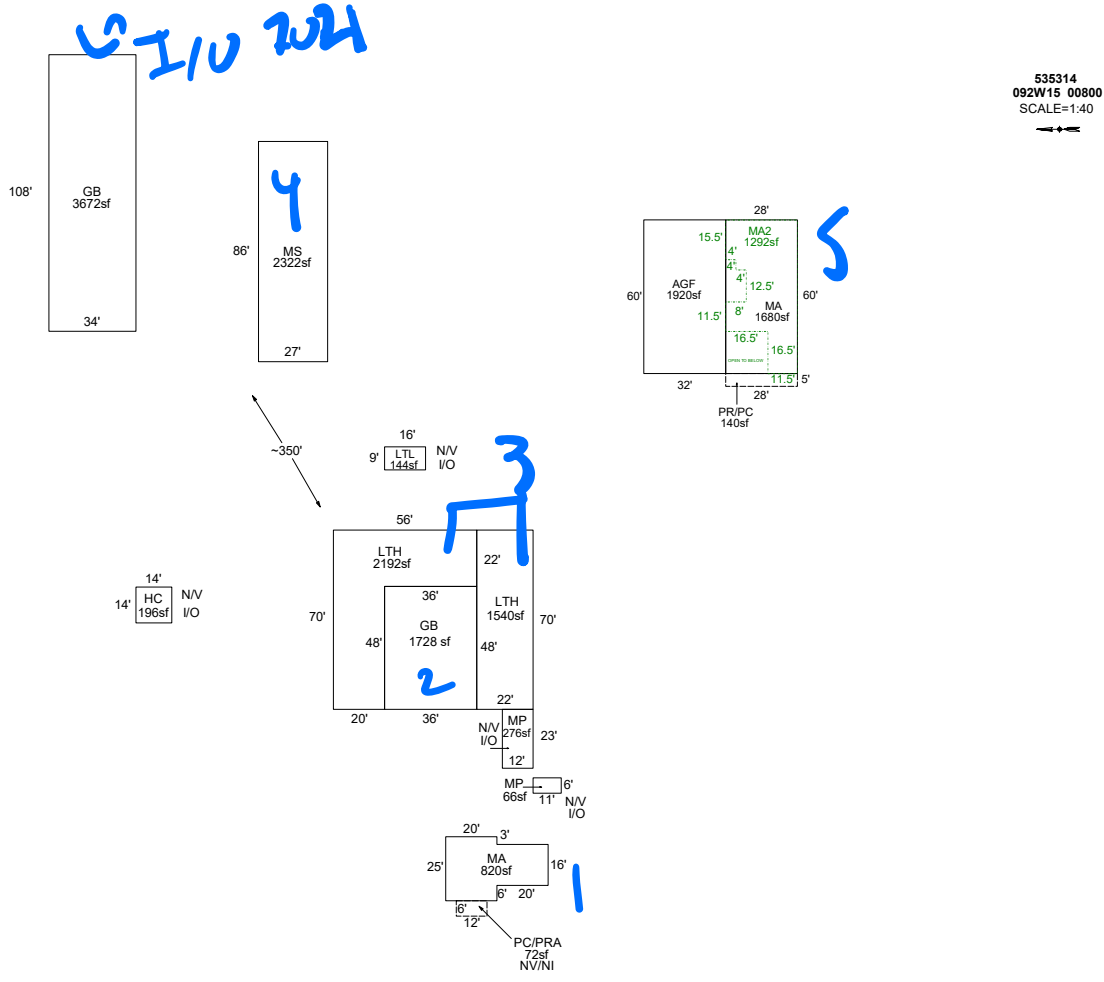


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535314 Parcel No.: 092W15 00800
 Property Address: 11912 MARION RD SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1728.0	168.0	
	LTH	1.0	2192.0	252.0	
	GB	1.0	3672.0	284.0	
	MS	1.0	2322.0	226.0	
	LTL	1.0	144.0	50.0	
	HC	1.0	196.0	56.0	
	LTH	1.0	1540.0	184.0	
	MP	1.0	276.0	70.0	
	MP	1.0	66.0	34.0	12136.0
	GLA1	MA	1.0	820.0	130.0
GLA2	MA	1.0	1680.0	176.0	2500.0
	MA2	1.0	1291.8	192.0	1291.8
GAR	AGF	1.0	1920.0	184.0	1920.0
P/P	PC/PRA	1.0	72.0	36.0	
	PR/PC	1.0	140.0	66.0	212.0
	Net LIVABLE	cnt	0 (rounded)		3,792
	Net BUILDING	cnt	9 (rounded)		12,136

DRAWN BY JRONDEMA 5/29/18
 UPDATED BY CJURAN 03/23/2021
 UPDATED BY CLOBERG 10/09/24 24-005857 MA
 UPDATED BY CLOBERG 01/30/25

COMMENT TABLE 2

COMMENT TABLE 3

#10 CL 02/18/2020
 #10 CL 01/28/2021
 MDL 01/13/25

SSV
 TAGS L2
 TAGS L3

JSS
2.25.26

TAGS L3

ACCOUNT # 535314 DATE: 1/13/25 RMV CLASS _____ PROP CLASS 551
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1680 EFF AREA 1680 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1.5 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS 142
 SIZE 1930
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

STAT 142 QLTY + - FLOOR MA2
 AREA 1292 EFF AREA 1292 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

YR BLT 2024
 EFF YR 2024
 % COMP 40
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ 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 _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Final Inspection
 completed 3/11/24
 per A/C/LN - bump to
 100% on 6/1/27

Percent Complete Form

Account # 535314

Additions

New Homes

Additions		New Homes			
% Item	% Sum	No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	55%	3%	65%
3%		3%		2%	
2%		2%		1%	
	80%	1%	60%	1%	65%
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	85%
2%	95%	4%	85%	3%	90%
3%		7%	90%	6%	95%
2%	100%	7%	95%	6%	100%
		2%	100%	2%	100%
		1%		1%	

APPR MSL Date 1/13/25 YR For 25-26 % COMP 40%
 APPR JSS Date 2-25-26 YR For 26-27 % COMP 70%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

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

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

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

Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#: 555-24-005857-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/29/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 9/3/2024
 CATEGORY: Comprehensive EXPIRES: 3/12/2025

OFFICE: MC
 PARCEL#: 092W150000800 R35314
 ACRES: 11.71
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 11912 MARION RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	NW & CENTRAL CONSTRUCTION LLC	11912 MARION RD NE TURNER, OR 97392	5033746939
CCB	NW & CENTRAL CONSTRUCTION LLC	11912 MARION RD NE TURNER, OR 97392	5033746939
OWNER	VELAZQUEZ, OSCAR RODRIGUEZ	3778 HAWTHORNE AVE NE SALEM, OR 97301	
SITE CONTACT	NW & CENTRAL CONSTRUCTION LLC	11912 MARION RD NE TURNER, OR 97392	5033746939

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT SFD 3 BED/ 3 BATH WITH FAMILY AND PLAYROOM

VALUATION: \$620,439.98

STORIES: 0

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 2179

EXISTING:

NEW:

TOTAL SQ. FT.: 4894

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2974 Sq Ft
U Utility, misc.	VB	1920 Sq Ft
U Utility, misc. - half rate	VB	140 Sq Ft