

Summary Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: \_\_\_\_\_

INPUT MDL 3.23.26

9/26/2025

Acct ID: 535921 MTL: 092W33B000100 Date: 11/5/26 Appr: GRH Prop Class: 559 RMV Prop Class: 409  
Situs: 13977 DUCKFLAT RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 42972 Year: 2025

Last Date Appraised: 01/14/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)

Owner: OLSON, RANDY D Last Sales Date: 09/03/2004 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 185860

RMV Land: 451550 RMV Imp: 341570 RMV Total: 793120 MAV: 47790 MSAV: 30480 SAV: 53349

Comment: 25-26: L2 MDL 1.14.25 TAG 23-006442 GATED  
24-25: L3 MDL 2.6.24 TAG

Notations 26-27: 100% MSFD MA 100% - Appears over 90% complete OK to call it 100%

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05530	0
1	WELL	PRIVATE WELL	13000	05530	0

Land

Site: 1 Code Area: 05530 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: 22330 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Updated land classes  
 / 08-09: APPROVED OR SPECIAL ASSESSMENT// 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION// 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 3 Code Area: 05530 Size: 5.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 136110 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 4 Code Area: 05530 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 106090 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 24-25 SOIL CORRECTIONS/UPDATES 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 5 Code Area: 05530 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 89350 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 6 Code Area: 05530 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 44670 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05530 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1972 Sq.Ft: 1904 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 59540  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1904	3	FB-2	1979	1972	KIT-, HVAC+, SKIRT, ROOF+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	792	1979	5069	1	Y N
ROOF EXTENSION OR PATIO COVER	5	432	1979	4009	1	Y N

Bldg: 6 Code Area: 05530 Stat Class: 141 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2604 % Complete: 55.00  
 Desc: One Story Only Dimensions: RMV: 220790 100  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 105350 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	2604	3	FB-2/ HB-1	2024	2024	HVAC, KIT, ROOF, BATH - 2, BTH - 1, FP - 1
Exception: Y N								
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
YARD IMPROVEMENTS AVERAGE	4	0	2024	17655	1	Exception: Y N		

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 05530 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 120 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 3380  
 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	6	Finished	120	0	0	2002	2002	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 3 Code Area: 05530 Stat Class: 311 Year Blt: 2006 Eff Year Blt: 2011 Sq.Ft: 6720 % Complete: 100.00  
 Desc: Feeder Barn (FB) Dimensions: 80x84 RMV: 51360  
 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
Feeder Barn	5	Finished	6720	0	0	2006	2011	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 4 Code Area: 05530 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 160 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x8 RMV: 4010  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 2240 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	160	0	0	2020	2020	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 5 Code Area: 05530 Stat Class: 311 Year Blt: Eff Year Blt: 2015 Sq.Ft: 200 % Complete: 100.00  
 Desc: Feeder Barn (FB) Dimensions: 20x10 RMV: 2490  
 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
Feeder Barn	5	Finished	200	0	0	0	2015	FAIR
Exception: Y N								

**Accessories**

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





**Farm Notes**

2025FARM

2/24/25: Inspected by CWO L4 during tags, farm use ok - livestock



House class

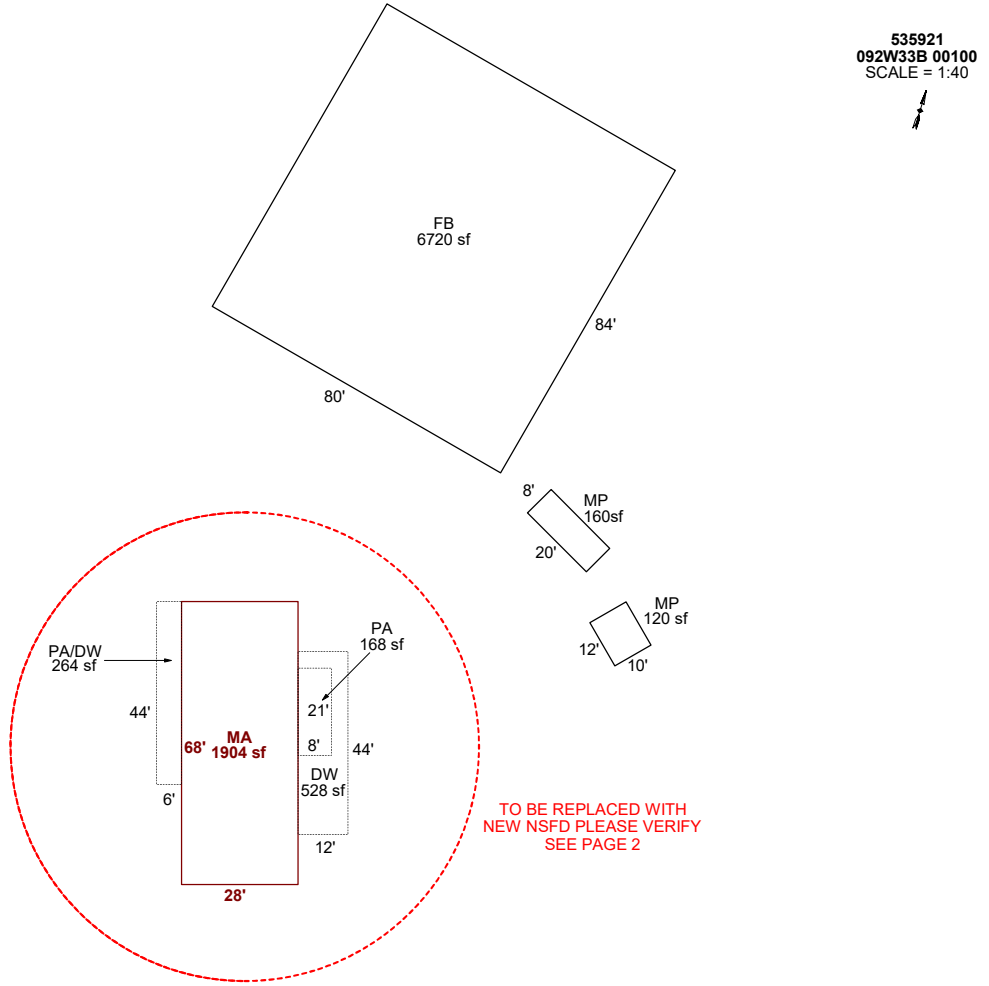
A	B	C	D	E	F	G	H
Account Number		Design		Siding			
Design	Good						
Building Code	Yes						
Size	3000						
Footprint	Rectangle						
Foundation	Yes						
Siding	Hardi_wood_minimal masonry						
Exterior Trim	Front_only						
Entry	Deck_with_roof						
Roof	Multiple_gables_or_hip	Entry		Roof			
Doors/windows	panel_doors_transoms_or_slide_light_windows						
Bedrooms	3						
Bathrooms	2.5						
Heating	AC						
CLASS	4s						
4.3	To use this tool select the drop-down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.						
To Save: Select the file tab and select print. Select PDF format as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number							

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535921 Parcel No.: 092W33B 00100  
 Property Address: 13977 DUCKFLAT 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	FB	1.0	6720.0	328.0	6840.0
GBA3	MP	1.0	160.0	56.0	160.0
GLA1	MA	1.0	1904.0	192.0	1904.0
P/P	DW	1.0	528.0	112.0	
	PA	1.0	168.0	58.0	
	PA/DW	1.0	264.0	100.0	960.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/19/18  
 UPDATED BY JRONDEMA 3/11/19  
 UPDATED BY CJURAN 10/25/2023 23-006442 MA  
 UPD BY WWILLIAMS 4.18.24  
 UPDATED BY CLOBERG 02/06/25

### COMMENT TABLE 2

MDL 2.6.24  
 MDL 01/14/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L2

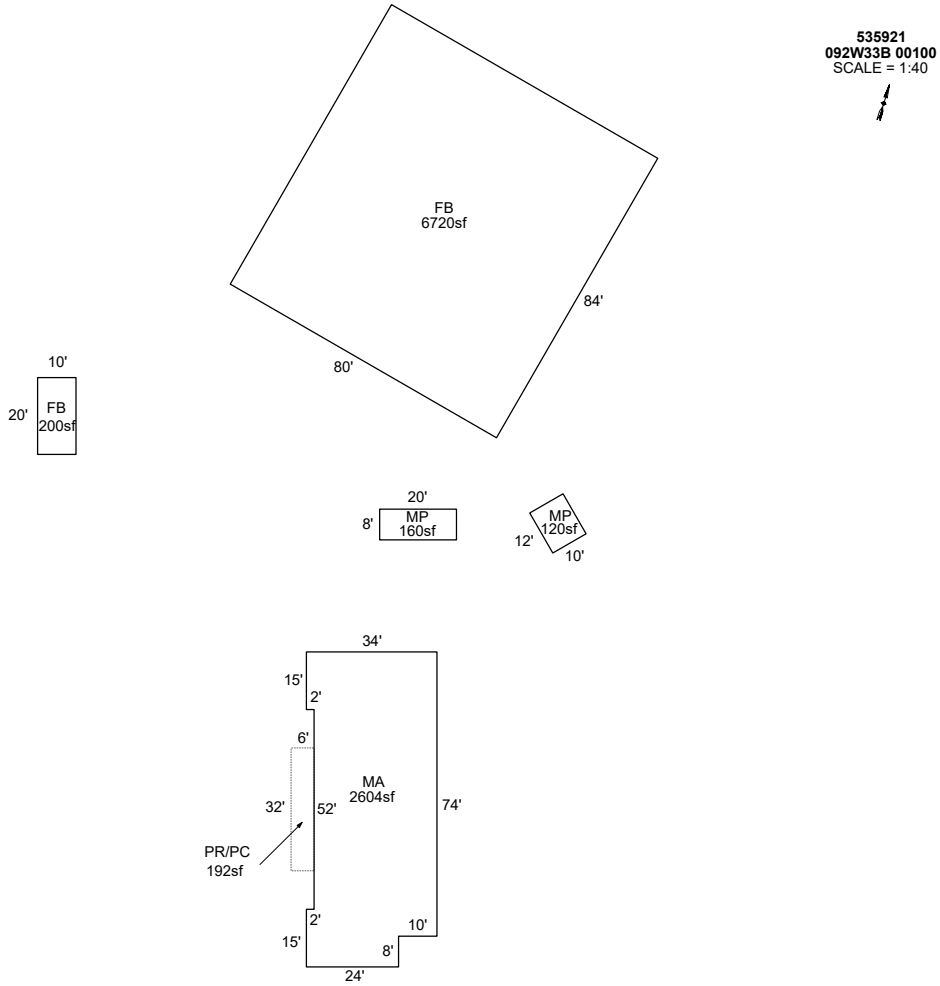
Net LIVABLE	cnt	0	(rounded)		1,904
Net BUILDING	cnt	3	(rounded)		7,000

# SKETCH/AREA TABLE ADDENDUM

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## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	6720.0	328.0	
	MP	1.0	120.0	44.0	
	MP	1.0	160.0	56.0	
	FB	1.0	200.0	60.0	7200.0
GLA1	MA	1.0	2604.0	236.0	2604.0
P/P	PR/PC	1.0	192.0	76.0	192.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/19/18  
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### COMMENT TABLE 2

MDL 2.6.24  
 MDL 01/14/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L2

Net LIVABLE	cnt	0	(rounded)		2,604
Net BUILDING	cnt	4	(rounded)		7,200

Percent Complete Form

Account # 535921

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
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%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%	85%	Insulation	3%	65%	2%	70%
5%		Drywall (Finished)	5%		4%	
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	85%	5%	80%
2%		Electrical Fixtures	3%		2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%		Floor Coverings & Countertops	7%		90%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%		2%	
	100%	Finish Grade	1%	100%	1%	100%

APPR MDL Date 1/14/25 YR For 25-26 % COMP 55%  
 APPR GTH Date 11/5/26 YR For 26-27 % COMP 90%  
 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 \_\_\_\_\_

**R35921 Manuf. MA Rear E Side**



**R35921 Manuf MA Front W Side**



**R35921 Manuf MA N-NW End**



**R35921 80x84 FB**



# Assessor Monthly Issued Permit Report

For 9/1/2023 to 9/30/2023

PERMIT#: 555-23-006442-DWL STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 7/27/2023  
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 9/22/2023  
 CATEGORY: Comprehensive EXPIRES: 3/20/2024

OFFICE: MC  
 PARCEL#: 092W33B 00100 R35921  
 ACRES: 17.54  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 13977 DUCKFLAT RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	OLSON, RANDY D	PO BOX 618 TURNER, OR 97392	503.757.1016
OWNER	OLSON, RANDY D	PO BOX 618 TURNER, OR 97392	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	OLSON, RANDY D	PO BOX 618 TURNER, OR 97392	503.757.1016

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPL DWL 3 BR, 3 BATH, 1 OFFICE

VALUATION: \$499,105.32

STORIES: 0

BATHS: 3

KITCHENS: 1

## SQUARE FEET

HABITABLE: 700

EXISTING:

NEW:

**TOTAL SQ. FT.: 2604**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2932 Sq Ft
U Utility, misc. - half rate	VB	252 Sq Ft