

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: W W Print Date: 9/26/2025

Acct ID: 561291 MTL: 092W06A001500 Date: 2.24.26 Appr: JJS Prop Class: 401 RMV Prop Class: 401
Situs: 9493 CLOVER LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117269 Year: 2025

Last Date Appraised: 12/18/2019 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Addition)
Owner: CORY & TERI SHELL RLT Last Sales Date: 04/10/2024 Roll Type: R
Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 377770
RMV Land: 280490 RMV Imp: 536710 RMV Total: 817200 MAV: 377770 MSAV: 0 SAV: 0
Comment: 25-001398

ADD 2021 MP WITH LTL

OSDs

25-26: ADD Living to Shop 100% Complete

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.73 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: **2BDSS** RMV: 230490 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 20-21: PER #35 ADD OSD FOR NEW RES// 18-19: SV #24 MOVE MP FROM R61291 TO R61391// 16-17: PER #31 MOVE IMPS FROM R61291 TO R61391. MP ADDED TO THIS ACCOUNT AFTERWARDS.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 142 + Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1993 % Complete: 100.00
Desc: Multi Story above grade Dimensions: RMV: 499330
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	1993	3	FB-2/ HB-1	2019	2019	ROOF, HVAC, KIT-, BATH - 2, BTH - 1	Y N
Attic	4 +	Unfinished	786	0	0	2019	2019	ROOF	Y N
Garage Attached	4	Finished	495	0	0	2019	2019	ROOF	Y N

Accessories

414A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	980	2019	3121	1	Y N
DECK	4	204	2019	4398	1	Y N
PATIO	4	146	2019	767	1	Y N
PATIO	4	174	2019	921	1	Y N
PATIO	4	544	2019	2932	1	Y N
ROOF EXTENSION OR PATIO COVER	4	204	2019	5798	1	Y N
ROOF EXTENSION OR PATIO COVER	4	544	2019	15460	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1640 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 40x41 RMV: 37380
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
General Purpose Bldg	6	Finished	1640	0	0	2019	2019	FAIR	Y N

Accessories

Addition 1st 14x40 + 14x40 Loft w/ 1 Bed, 1 Bath, Kitchen

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001398	83455	MARION COUNTY	NEW CONSTRUCTION	ADDITION	128722	0	R	ADD TO SHOP - 560SF OF LIVING SPAC BDRM, BATH, KITCHENETTE (THIS IS NOT AN ADU PER PLANNING) and 560SF OF GARAGE

341 MP 5 20X12 AVG 2021
354 LTL 6X10 2021 I/O

SKETCH/AREA TABLE ADDENDUM

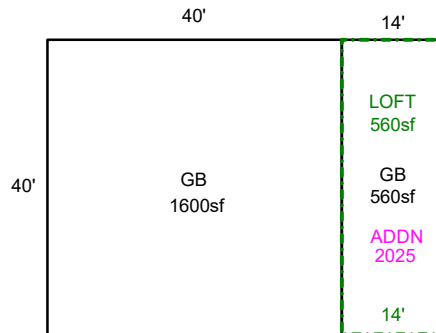
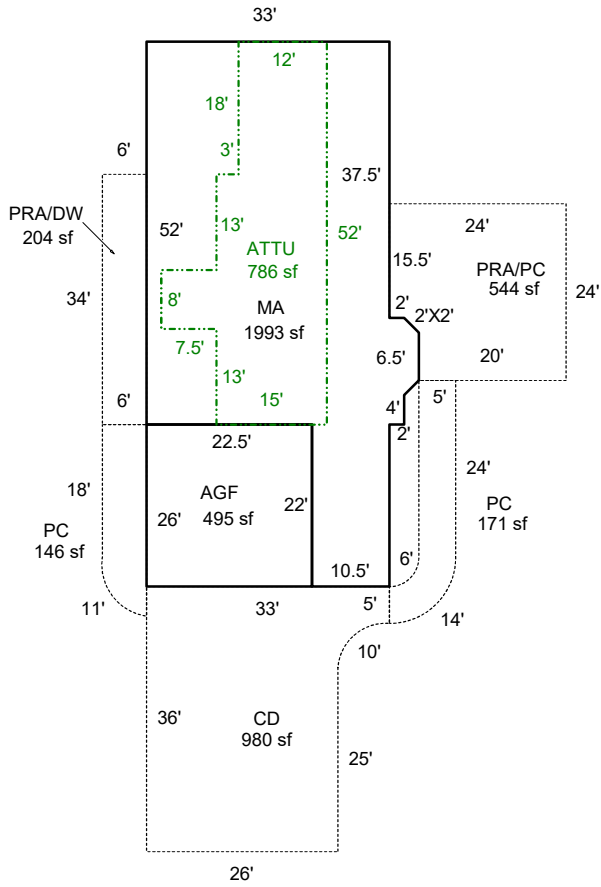
SUBJECT INFO

File No.: 561291 Parcel No.: 092W06A 01500
 Property Address:
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

561291
092W06A 01500

SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1600.0	160.0	
	GB	1.0	560.0	108.0	2160.0
GBA2	LOFT	1.0	560.0	108.0	560.0
GLA1	MA	1.0	1993.0	219.7	1993.0
GLA2	ATTU	1.0	786.0	149.0	786.0
GARG	AGF	1.0	495.0	89.0	495.0
P/P	PRA/PC	1.0	544.0	94.8	
	PRA/DW	1.0	204.0	80.0	
	CD	1.0	979.9	135.2	
	PC	1.0	171.1	78.4	
	PC	1.0	146.3	61.1	2045.2
	Net LIVABLE	cnt	0 (rounded)		2,779
	Net BUILDING	cnt	3 (rounded)		2,720

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/22/18
 UPD BY PH 02.12.20 & 02.28.20: 19-004171 & 19-0041
 UPDATED BY CLOBERG 06/06/25 25-001398 ADDN GB

COMMENT TABLE 2

12.18.19 NM #35: TAGS

JJS
2/24/26

COMMENT TABLE 3

Tays L3

Percent Complete Form

Account # 561291

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: 6TS Addition

	% 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 <u>521</u>	Date <u>2-29-14</u>	YR For <u>25-26</u>	% COMP <u>100</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____



Garage Addition - NO Access
But Finished in Oct 2025

