

Acct ID: 560025 MTL: 092W20B003000 Date: *3-12-26* Appr: *WW* Prop Class: 401 RMV Prop Class: 401
 Situs: 12033 SOUTH SHADOW HILLS CT SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 138196 Year: 2026

Last Date Appraised: 09/12/2012 Appraiser: MATT LORD Tag: Y N Tag info:
 Owner: JOAN E FREEMAN LT Last Sales Date: 12/02/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 672210
 RMV Land: 422460 RMV Imp: 815440 RMV Total: 1237900 MAV: 672210 MSAV: 0 SAV: 0

Comment: *upd osd, upd inv*

sales letter 33
RMS 829327
DOM 194
Bridge loan

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <i>good 1/2</i>	55000	05590	0

Land
 Site: 1 Code Area: 05590 Size: 4.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: *4HD* RMV: 367460 Exception: Y N
 Adjustment(s): VIEWE ✓ Fire Patrol: Description:
 Comments: 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05590 Stat Class: 163 - Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 4029 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 815440
 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	6 -	Finished	2492	1	<i>FB-2</i> HB-1	2003	2003	FP - 2, KIT+, BATH - 2, HVAC, ROOF+, BTH - 1 <i>bath+</i>	Y N
Basement	6 -	Finished	1537	2	FB-1	2003	2003	BATH - 1, HVAC <i>FP Kit-</i>	Y N
Garage Basement	6 -	Finished	939	0	0	2003	2003		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	6	3600	2004	17820	1	Y N
YARD IMPROVEMENTS GOOD	6	1	2004	48825	1	Y N

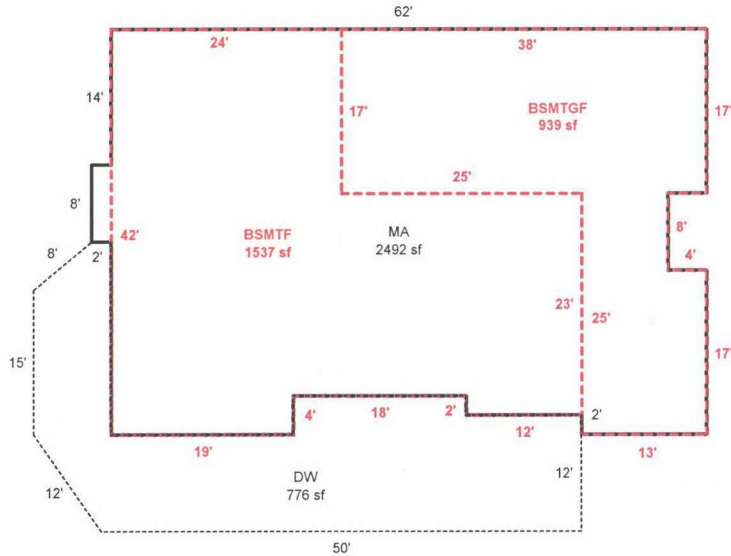
SKETCH/AREA TABLE ADDENDUM

Parcel No 092W20B 03000

File No R60025

SUBJECT	Property Address 12033 SOUTH SHADOW HILLS CT SE		
	City TURNER	County MARION	State OR
	Owner	Zip 97392	
	Client		
	Appraiser Name		

R60025
092W20B 03000
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	2492	228	2492
	GLA0	BSMTF	1.00	1537	186	1537
	GAR	BSMTGF	1.00	939	168	939
P/P	DW	1.00	776	174	776	
Net LIVABLE Area (rounded w/ factors)					4029	

Comment Table 1	
DRAWN BY JRONDEMA 6/4/18	
Comment Table 2	Comment Table 3

Value Comparison MARION County

Account ID 560025 **Map** 092W20B003000 **RMV Class** 401 **Property Class** 401 **Situs** 12033 SOUTH SHADOW HILLS CT SE TURNER OR 9
Workflow ID 7608926 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD OSD & INV

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 4 Acres	\$367,460	\$367,460	\$0	\$229,340	\$0	\$229,340
New	Rural at MKT 4 Acres	\$367,460	\$367,460	\$0	\$229,340	\$0	\$229,340
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$29,030	\$0	\$29,030
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$29,030	\$0	\$29,030
		\$10,000	\$10,000	\$0	\$0	\$0	\$0
Prev	163 RESIDENCE 4029 Sqft	\$815,440	\$815,440	\$0	\$413,840	\$0	\$413,840
New	163 RESIDENCE 4029 Sqft	\$815,440	\$815,440	\$0	\$413,840	\$0	\$413,840
		\$0	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$1,237,900	\$1,237,900	\$0	\$672,210	\$0	\$672,210
	Total New	\$1,247,900	\$1,247,900	\$0	\$672,210	\$0	\$672,210
	Total Change	\$10,000	\$10,000	\$0	\$0	\$0	\$0

Value Comparison MARION County

Account ID 560025 **Map** 092W20B003000 **RMV Class** 401 **Property Class** 401 **Situs** 12033 SOUTH SHADOW HILLS CT SE TURNER OR 9
Workflow ID 7608926 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD OSD & INV

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 4 Acres	\$367,460	\$367,460	\$0	\$229,340	\$0	\$229,340
New	Rural at MKT 4 Acres	\$367,460	\$367,460	\$0	\$229,340	\$0	\$229,340
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$29,030	\$0	\$29,030
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$29,030	\$0	\$29,030
		\$10,000	\$10,000	\$0	\$0	\$0	\$0
Prev	163 RESIDENCE 4029 Sqft	\$815,440	\$815,440	\$0	\$413,840	\$0	\$413,840
New	163 RESIDENCE 4029 Sqft	\$820,090	\$820,090	\$0	\$413,840	\$0	\$413,840
		\$4,650	\$4,650	\$0	\$0	\$0	\$0
	Total Prev	\$1,237,900	\$1,237,900	\$0	\$672,210	\$0	\$672,210
	Total New	\$1,252,550	\$1,252,550	\$0	\$672,210	\$0	\$672,210
	Total Change	\$14,650	\$14,650	\$0	\$0	\$0	\$0