

Summary

Lead Appr: *WVW* *4-1-26*

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

3/9/2026

Acct ID: 612036

MTL: 092W20B001005

Date: *3-12-26* Appr: *WVW*

Prop Class: 400

RMV Prop Class: 400

Situs: 4621 KAREN LN SE TURNER OR 97392

MaSaNh: 07 06 002

Unit: 150527

Year: 2026

Last Date Appraised: 12/04/2025

Appraiser: MATT LORD

Tag: Y N

Tag info: 2026 - MAV Adjust (SEG/SUB Exception)

Owner: DAWSON RLT

Last Sales Date: 10/03/2025

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 339660

RMV Land: 339660

RMV Imp: 0

RMV Total: 339660

MAV: 0

MSAV: 0

SAV: 0

Comment: 26-27: L4 MDL 12.4.25 TAG

No change

*MLS 831416
DOM 83*

Land

Site: 0	Code Area: 05590	Size: 1.80 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 128350
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 128350	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 25-26: Land classes ok						

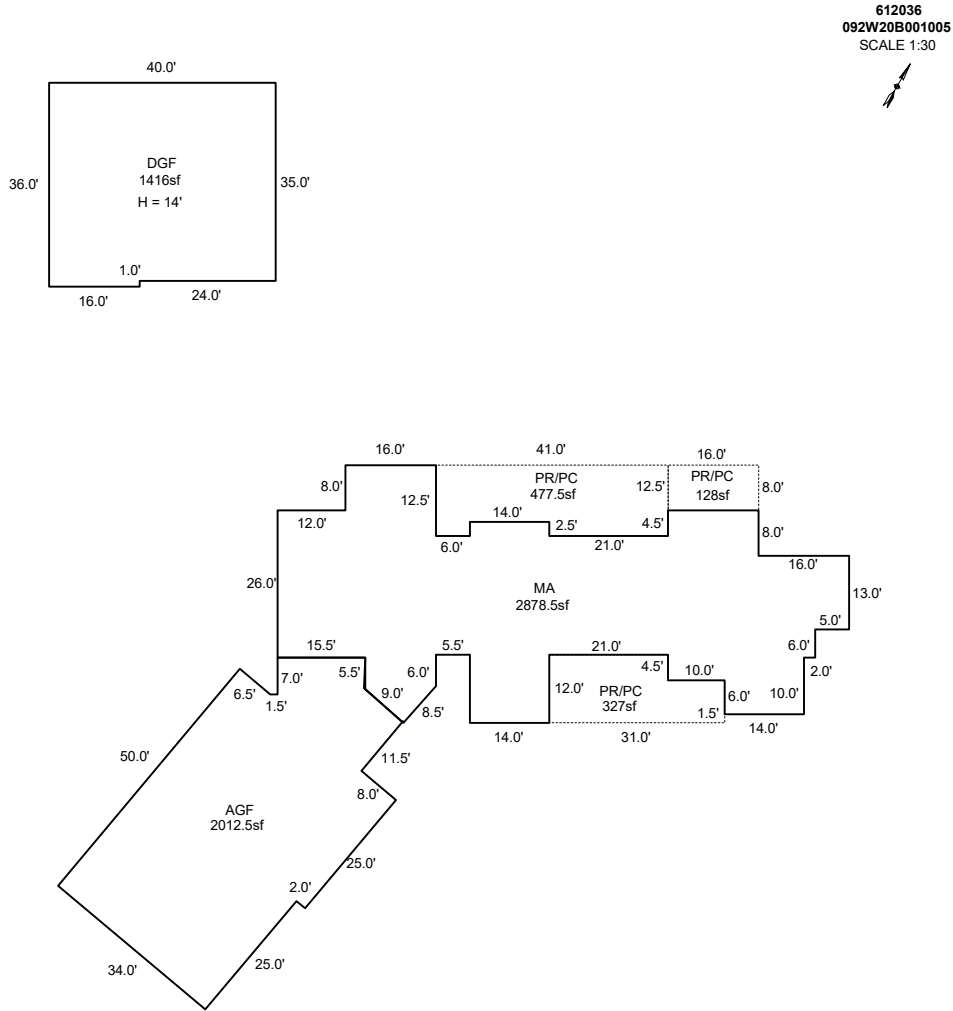
Site: 0	Code Area: 05590	Size: 3.26 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 211310
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL			RMV: 211310	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments:						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 612036 Parcel No.: 092W20B001005
 Property Address: 4621 KAREN LN SE
 City: TURNER County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	2012.1	200.0	
	DGF	1.0	1416.0	152.0	3428.1
MA	MA	1.0	2878.8	344.7	2878.8
PR/PC	PR/PC	1.0	477.5	112.0	
	PR/PC	1.0	128.0	48.0	
	PR/PC	1.0	327.0	86.0	932.5

COMMENT TABLE 1

APEX BY CLOBERG 01/30/26 25-009253 MA
 UPDATED BY CLOBERG 02/26/26 26-000045 DGF

COMMENT TABLE 2

COMMENT TABLE 3

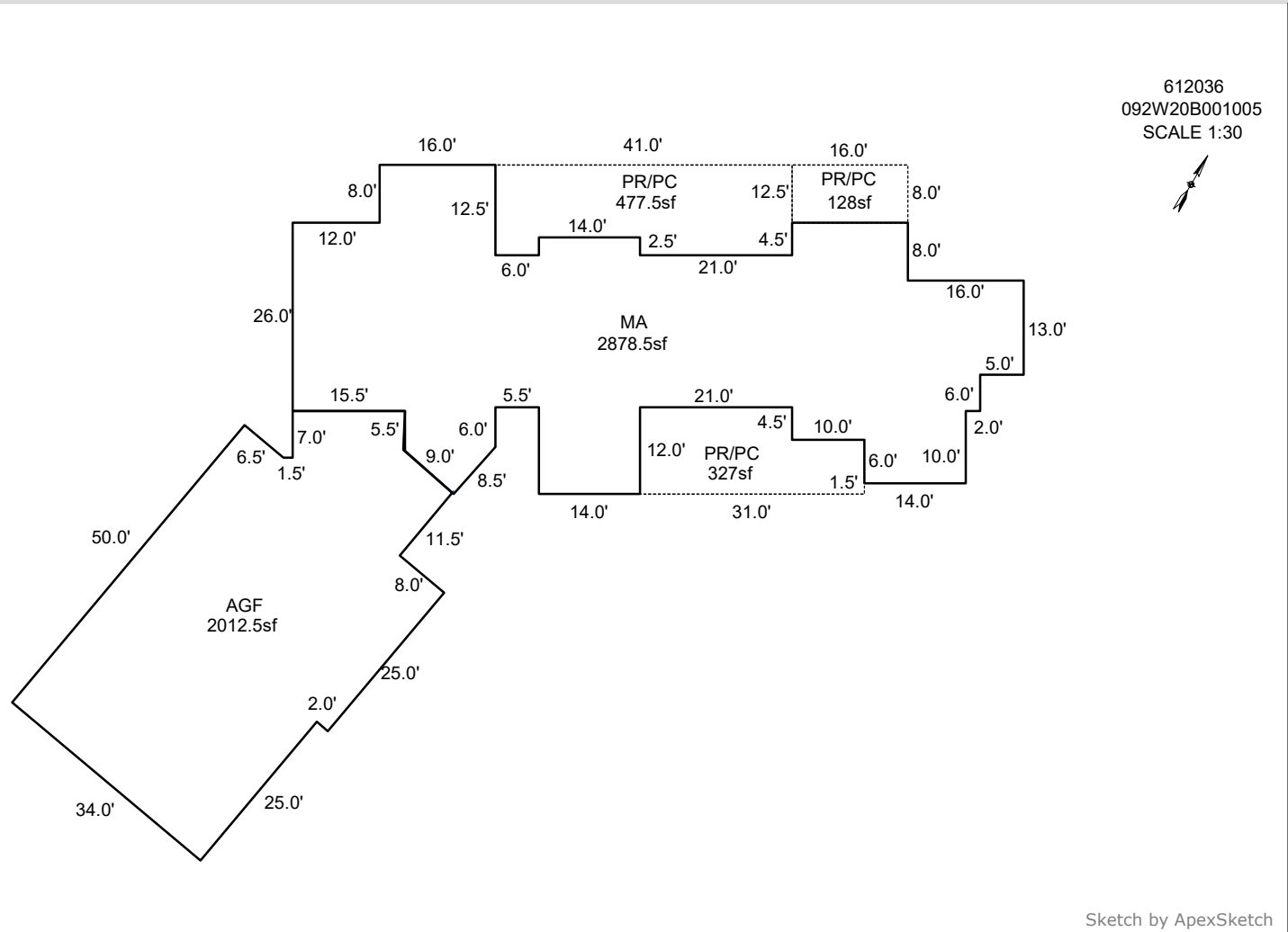
Net LIVABLE cnt 3 (rounded) 6,307

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 612036 Parcel No.: 092W20B001005
 Property Address: 4621 KAREN LN SE
 City: TURNER County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



612036
 092W20B001005
 SCALE 1:30

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	2012.1	200.0	2012.1
MA	MA	1.0	2878.8	344.7	2878.8
PR/PC	PR/PC	1.0	477.5	112.0	
	PR/PC	1.0	128.0	48.0	
	PR/PC	1.0	327.0	86.0	932.5

COMMENT TABLE 1

APEX BY CLOBERG 01/30/26 25-009253 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 4,891

Summary

Lead Appr: WWJ Clerk: _____ Lead Clerk: _____ Appr: Wac Impact Print Date: 9/26/2025

Acct ID: 612036 MTL: 092W20B001005 Date: 12/4/25 Appr: KOL Prop Class: 400 RMV Prop Class: 400
Situs: 4621 KAREN LN SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 150527 Year: 2025

Last Date Appraised: _____ Appraiser: MATT LORD Tag: Y N Tag info: 2026 - MAV Adjust (SEG/SUB Exception)
Owner: BROOKS, RICHARD L & BROOKS, KAREN L Last Sales Date: _____ Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 67660
RMV Land: 337320 RMV Imp: 0 RMV Total: 337320 MAV: 67660 MSAV: 0 SAV: 0
Comment:

Land

26-27: Reset MAV

Site: 0 Code Area: 05590 Size: 1.80 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 127460 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 25-26: Land classes ok

Site: 0 Code Area: 05590 Size: 3.26 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 209860 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: