

Acct ID: 342669 MTL: 092W20000604 Date: 10/2/23 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 12405 PARRISH GAP RD SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 86685 Year: 2023
2024

Last Date Appraised: 04/05/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (TAGS/PERMIT)
 Owner: DRINKWATER, JAKE ANTHONY Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 375250
 RMV Land: 201140 RMV Imp: 683250 RMV Total: 884390 MAV: 375250 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.5.23 MDL *Lated 75% complete*

Notations 24-25: completion of unenforced Basement 23-001745 add IBA, BA, Rec RM
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.23 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 129660 Exception: Y N
 Adjustment(s): VWAR, GSOIL Fire Patrol: Description:
 Comments: 08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M //05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M//06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION

Site: 2 Code Area: 05590 Size: 0.27 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 26480 Exception: Y N
 Adjustment(s): VWAR, GSOIL Fire Patrol: Description:
 Comments: 08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M // 05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M// 06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1680 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 638330
 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	1680	2	FB-1/ HB-1	2008	2008	BATH - 1, BTH - 1, KIT+, HVAC+, ROOF	Y N
Garage Attached	4	Finished	3456 <u>2620</u>	0	FB-1	2008	2008	BATH - 1, ROOF, HVAC, FP <u>100</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2008	35154	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 138 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 38830
 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
Carport Attached	3	Unfinished	864	0	0	2008	2008	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 6090
 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
Multi-Purpose Bldg	5	Finished	320	0	0	2011	2011		Y N

Accessories

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

Percent Complete Form

Account # 342669

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	55%	65%
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	85%
2%	95%	Plumbing Fixtures	4%	85%	85%
3%		Floor Coverings & Countertops	7%	90%	90%
2%	100%	Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR MDL Date 10/2/23 YR For 24-25 % COMP 75%
 APPR _____ Date _____ YR For _____ % COMP _____
 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%

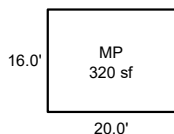
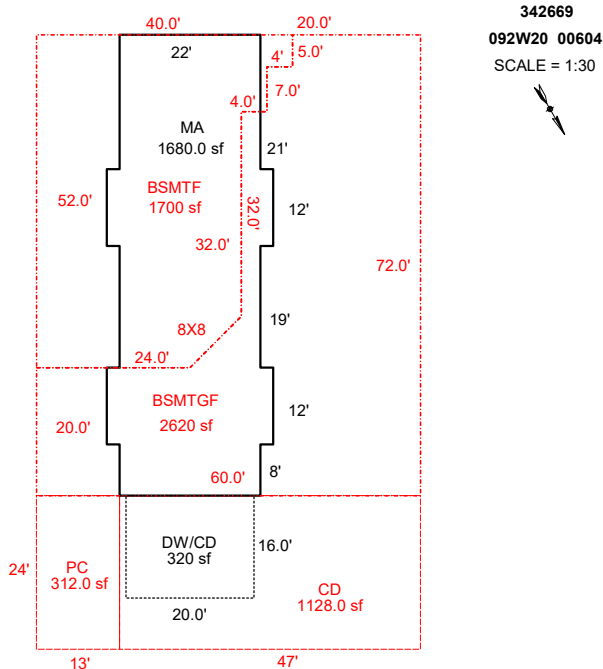
APPR _____ Date _____ YR For _____ % COMP _____
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 342669 Parcel No.: 092W20 00604
 Property Address: 12405 PARRISH GAP ROAD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

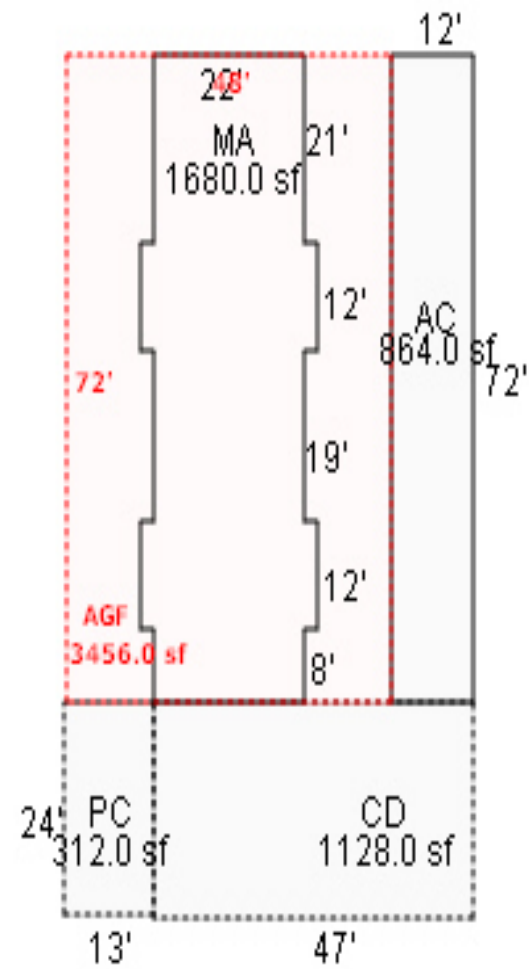
SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	320.0	72.0	320.0	Apex by JA 11/02/09 Corrected 11/3 Jane Updated to move BSMTGL to AGF 3/5/12 Jane UPDATED BY CJURAN 05/22/2023 555-23-001745 UPDATED BY CJURAN 08/21/2023 555-21-001745 UPD UPDATED BY CJURAN 03/06/2024	
GLA1	MA	1.0	1680.0	204.0	1680.0		
BSMT	BSMTF	1.0	1700.0	179.3	1700.0		
GAR	BSMTGF	1.0	2620.0	259.3	2620.0		
P/P	PC	1.0	312.0	74.0			
	CD	1.0	1128.0	142.0			
	DW/CD	1.0	320.0	72.0	1760.0		
	Net LIVABLE	cnt	1	(rounded)	1,680	COMMENT TABLE 2	COMMENT TABLE 3
	Net BUILDING	cnt	1	(rounded)	320	MDL 10/02/2023	TAGS L3

R342669
092W20 00604

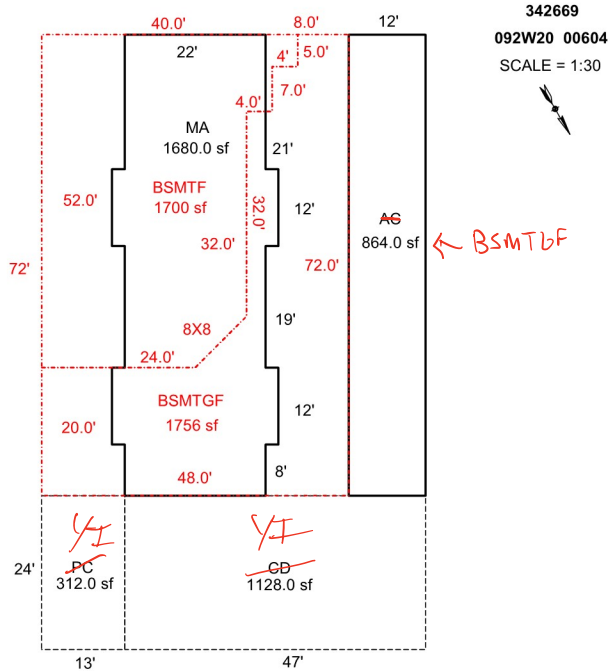


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 Appraiser Name: Inspection Date:

SKETCH



20
 MP
 320
 16

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1680.0	204.0	1680.0
BSMT	BSMTF	1.0	1700.0	179.3	1700.0
GAR	AC	1.0	864.0	168.0	
	BSMTGF	1.0	1756.0	235.3	2620.0
P/P	PC	1.0	312.0	74.0	
	CD	1.0	1128.0	142.0	1440.0

COMMENT TABLE 1

Apex by JA 11/02/09
 Corrected 11/3 Jane
 Updated to move BSMTGL to AGF 3/5/12 Jane
 UPDATED BY CJURAN 05/22/2023 555-23-001745

COMMENT TABLE 2

E3 TAG MBL

COMMENT TABLE 3

10/2/23

Net LIVABLE cnt 1 (rounded) 1,680











