

Acct ID: 554437 MTL: 092W320000400 Date: 9/6/23 Appr: MNL Prop Class: 451 RMV Prop Class: 451  
 Situs: 4734 MARION HILL RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 113938 Year: 2023  
 Last Date Appraised: 02/24/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion) 2024  
 Owner: DRAGER, SETH D & DRAGER, SHANNON Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 312320  
 RMV Land: 162420 RMV Imp: 477370 RMV Total: 639790 MAV: 293790 MSAV: 0 SAV: 0  
 Comment: 23-24 L2 2/24/23 CLUKE Exception  
 22-23: L2 01.06.22 ML  
 20-21 L2 9.21.20 WV06

40x64  
 Notations 24-25: GB 100% complete Full TAG

No notation data available.

Workflow was closed - created new. WW 4.23.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05530	0

Land

Site: 1 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4BD Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 117420 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 21-22: PER #06 DEL VIEW ADJ, CHG OSD// 17-18: SV #73 CHG VIEW ADJ// 03-04: REAPPRAISAL 05-06: ADD VIEW ADJ PER #36

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05530 Stat Class: 141 Year Blt: 1975 Eff Year Blt: 2008 Sq.Ft: 2196 2092 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 418530  
 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	2196	4	FB-2/ HB-1	1975	2008	FP, HVAC+, ROOF, KIT, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	351	0	0	1975	2008	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2008	26366	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05530 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 112 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x8 RMV: 700  
 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	112	0	0	1975	1975		Y N

Accessories

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

Bldg: 3 Code Area: 05530 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2560 % Complete: 95  
 Desc: General Purpose Building (GB) Dimensions: 64x40 RMV: 58140 100  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 18530 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	2560	0	0	2021	2021	FAIR	<u>0</u> N

Accessories

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

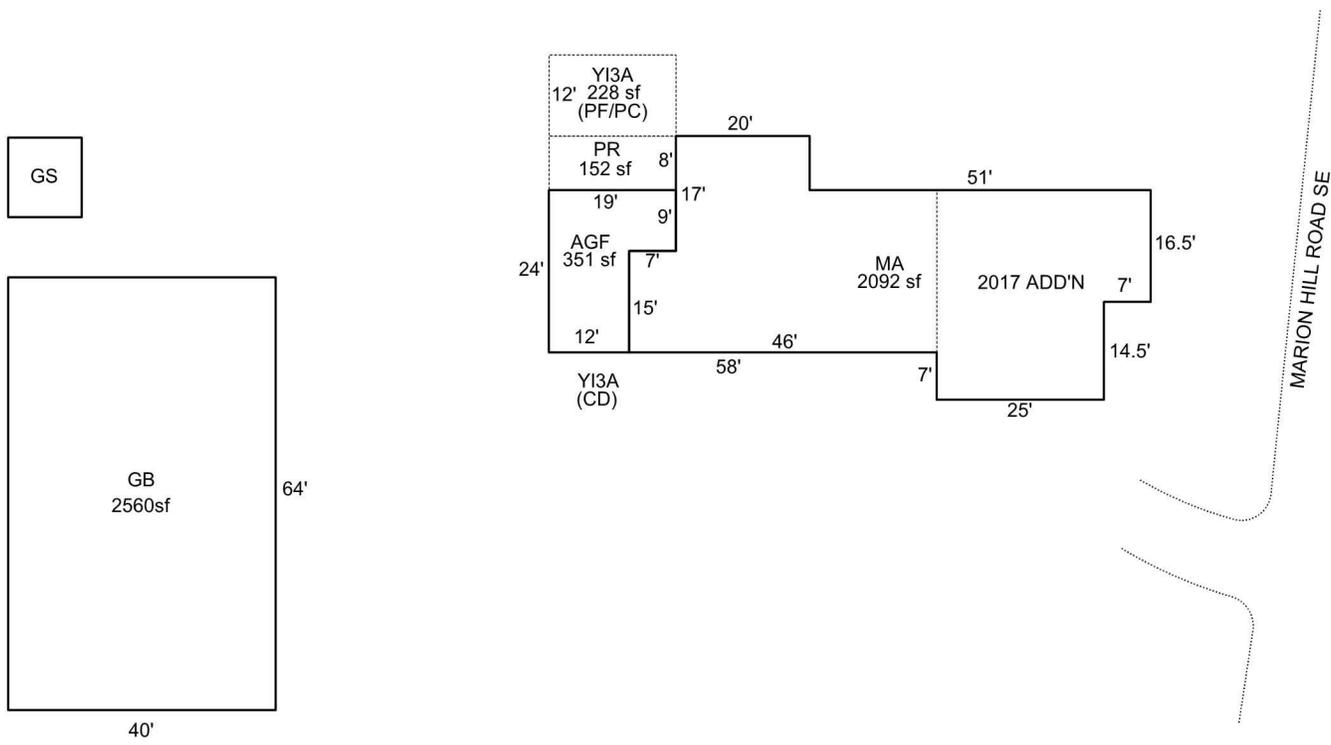
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 554437 Parcel No.: 092W32 00400  
 Property Address: 4734 MARION HILL RD SE  
 City: TURNER County: MARION State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

554437  
092W32 00400  
SCALE=1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2560.0	208.0	2560.0
GLA1	MA	1.0	2091.5	234.0	2091.5
GAR	AGF	1.0	351.0	86.0	351.0
P/P	PR	1.0	152.0	54.0	152.0

### COMMENT TABLE 1

APEX BY CE 6/10/10  
 UPDATED BY JRONDEMA 7/12/17  
 UPDATED BY JRONDEMA 9/8/17  
 UPDATED BY JRONDEMA 3/20/18  
 UPDATED BY CJURAN 12/16/2021 555-21-010445

### COMMENT TABLE 2

L3 MDL 9/6/23

### COMMENT TABLE 3

TAB

Net LIVABLE	cnt	1	(rounded)		2,092
Net BUILDING	cnt	1	(rounded)		2,560



R54437  
MA BACK

3-2-18



R54437  
MA, AGF

3-2-18



R54437 12.12.19



R54437 MA PR NW SIDE L2  
2020-09-21



R54437 MA PR DW SW SIDE L2  
2020-09-21



R54437 MA E SIDE L2  
2020-09-21



R54437 MA NE SIDE L2  
2020-09-21



R54437 MA AGF SE SIDE L2  
2020-09-21



554437 Front GB 2022-01-07  
L2

2022. 1. 7



554437 Back GB 2022-01-07  
L2

2022. 1. 7