

Acct ID: 561300 MTL: 092W06B000300 Date: 1/2/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 4077 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 117278 Year: 2024

Last Date Appraised: 08/16/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: ZWEIGART, PAUL Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 177310

RMV Land: 207710 RMV Imp: 152830 RMV Total: 360540 MAV: 177310 MSAV: 0 SAV: 0
 Comment: 23-24: L2 8.16.23 MDL
 22-23: L3 12/15/2021 ML 20-008719 completion

Notations 24-25 Interior Needs completed 70% complete 1/1/25
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 172710 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 2790
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	0	2790	1

Bldg: 5 Code Area: 05590 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1975 Sq.Ft: 1840 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 31650
 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
First Floor	5	Finished	1840	3	FB-2	1979	1975	KIT-, SKIRT, ROOF, HVAC+, BATH - 2

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 930 % Complete: 55
 Desc: One Story Only Dimensions: RMV: 118390 70%
 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
First Floor	3 +	Finished	930	1	FB-1	2022	2022	HVAC, ROOF, KIT, BATH - 1
Garage Attached	3 +	Finished	330	0	0	2022	2022	ROOF
Garage Attached	3 +	Unfinished	920	0	0	2022	2022	ROOF

Accessories

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

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

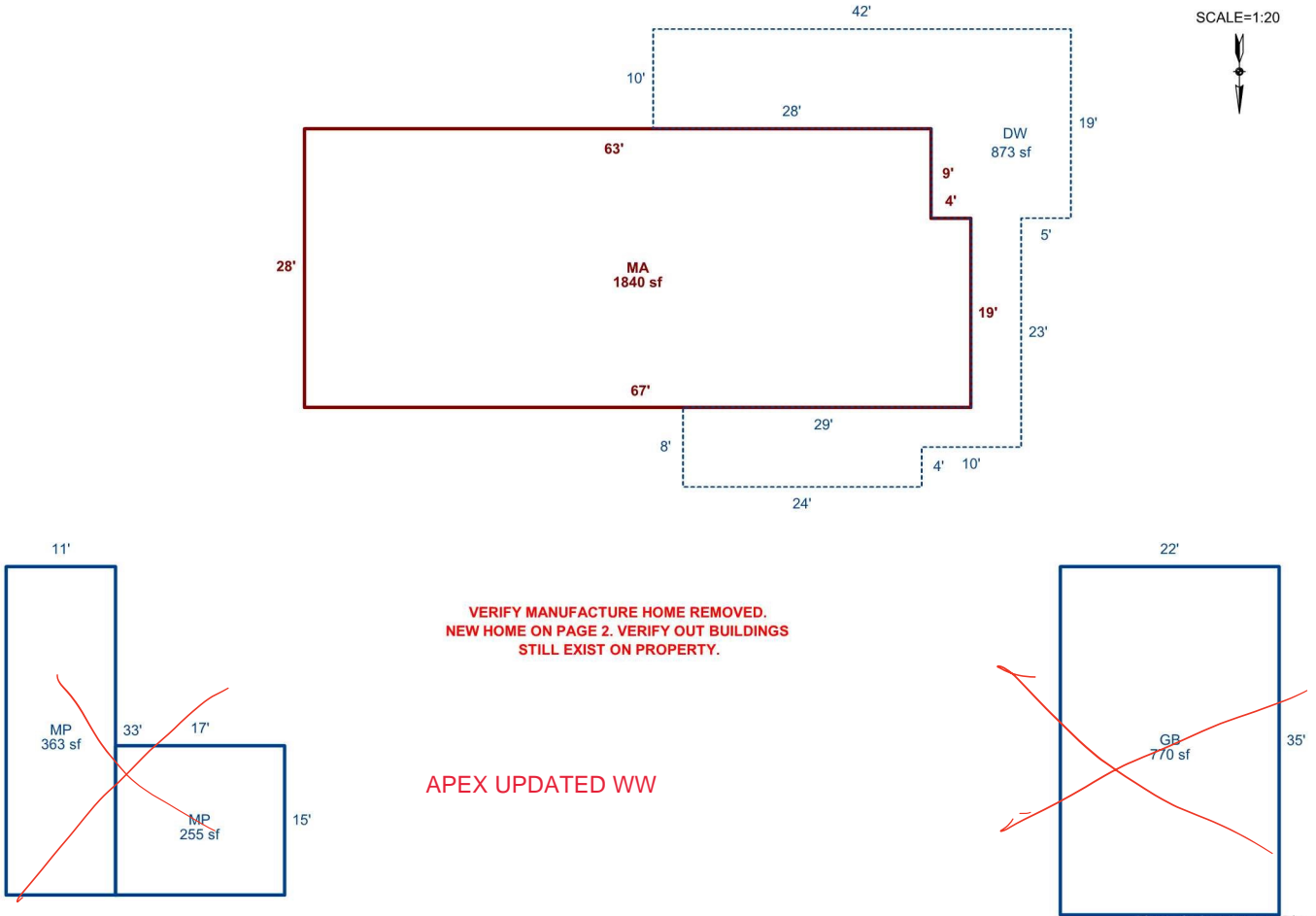
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561300 Parcel No.: 092W06B 00300
 Property Address: 4077 CLOVERDALE DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R61300
092W06B 00300
SCALE=1:20



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	363.0	88.0	
	GB	1.0	770.0	114.0	
	MP	1.0	255.0	64.0	1388.0
GLA1	MA	1.0	1840.0	190.0	1840.0
P/P	DW	1.0	873.0	234.0	873.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

MDC 1/2/24

COMMENT TABLE 3

TAB LL

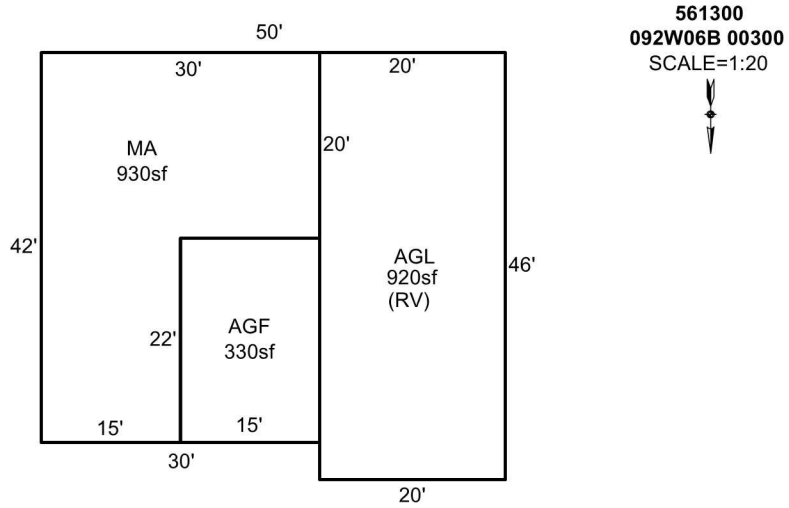
Net LIVABLE	cnt	1	(rounded)	1,840
Net BUILDING	cnt	3	(rounded)	1,388

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	930.0	144.0	930.0
GAR	AGF	1.0	330.0	74.0	
	AGL	1.0	920.0	132.0	1250.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/18
 UPDATED BY CJURAN 11/01/2021 555-20-008719

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 930



561300 MEH 2021-12-15
L3

2021-12-15





OR 72 YF

TWIN VEE





1/2/24



1/2/24

Percent Complete Form

Account # _____

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MSL Date 1/2/24 YR For 24-25 % COMP 70%
 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 _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____