Lead Appr: Summary Clerk: Lead Clerk: Print Date: 7/31/2023 __ Appr:_____ Prop Class: 400 401 Acct ID: 606655 MTL: 092W06B003800 Date: RMV Prop Class: 400 401

MaSaNh: 07 06 000

Unit: 147239

Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence) Last Date Appraised: Appraiser: MATT LORD Roll Type: R Owner: MICHAEL & KERRI SEAMAN LT

____ Inspection level: 1 (2) 3 4 (LCB) TTO INSP Cycle Tag Sales Verification Other:___ AV: 143360 RMV Total: 159260 RMV Land: 159260 RMV Imp: 0 MAV: 10630 MSAV: 0 SAV: 0

Comment:

Notations 24-25 : NSFD 2B0/2BA __ 23-002585

No notation data available.

OSDs

No OSD data available.

Land

Situs:

Site: 0 Code Area: 05590 Size: 0.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 23390 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 23390 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 23-24: Disqual STF/DFL

Size: 0.33 Acres SAV Use: Site: 0 Code Area: 05590 Use Code: 004 Zone: NREST Exception: 0 Description: TWO HILL DRY Class: 2HD Value Source: Rural at MKT RMV: 26530 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments:

Site: 0 Code Area: 05590

Size: 1.36 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 109340

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 109340 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 23-24: Disqual STF/DFL

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.







Year: 2023

COMMENTS:	
RESIDENCE / MANUFACTURED STRUCTURES ACCESSORY IMPROVEMENTS / C	OLITRI III DINGS
	<u> </u>
STAT 3 QLTY + - FLOOR MA TYPE A TYPE	AC
AREA OOO EFF AREA OO BED 2 STAT / CLASS 3 STAT	/ CLASS 3
ROOF + HVAC + SIZE	H48
BATH PKG: BATH / BATH + 1/2 BTH	
FIREPLACE: FAIR FAIR	
KITCHEN - + AVERAGE AVER	RAGE
YR BLT 2015 EFF YR 2015 ECON 2015 GOOD GOOD	
	LLENT
EXCEPT Y N LUMP SUM:	LLLINI
	1
	¹
	2 \ 2
	LT <u>8043</u>
COMMENT: EFF YR 2003 EFF Y	
% COMP <u>7</u> ⁰ % CO	
EXCEPT /Y N EXCE	PT Y N
STAT QLTY + - FLOOR MISC: MISC	:
AREA EFF AREA BED	
	MENT:
BATH PKG:BATHBATH +1/2 BTH	
FIREPLACE:	
KITCHEN - +	
YR BLT EFF YR ECON	
% COMP % GOOD FUNC TYPE TYPE	
	/ CLASS
MISC: SIZE SIZE	
YI CLASS F G A E	
SKIRT + LIN FT FAIR FAIR	
COMMENT: AVERAGE AVER	
GOOD GOOD	
	LLENT
STAT QLTY + - FLOOR	
	·
ROOF + HVAC +	·
BATH PKG: BATH BATH + 1/2 BTH YR BLT YR BLT YR BL	LT
	′R
	MP
YR BLT EFF YR ECON EXCEPT Y N EXCE	
% COMP % GOOD FUNC MISC: MISC	·
EXCEPT Y N LUMP SUM:	
MISC: COMMENT: COM	MENT:
YI CLASS F G A E	
SKIRT + LIN FT	
COMMENT: "	_

Percent Complete Form

Account # 606655

<u>Additions</u>			New Home	<u>es</u>		
				sement	Baser	
% Item	% Sum		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
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%	609/
4%	750/	Plumbing Rough-In	4%	50%	3%	60%
3%	75%	Electrical Rough-In	3%	EE0/	2%	
2%		Heating Rough-In	2%	55%	1%	CE0/
	80%	Heating Unit	1%	CO0/	1%	65%
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	000/	Paint Interior	2%	7000	2%	750/
2%	90%	Paint Exterior	2%	70%	2%	75%
		Cabinets	6%	75%	5%	
2%		Electrical Fixtures	3%	80%	2%	80%
2%	95%	Plumbing Fixtures	4%		3%	85%
3%		Floor Coverings &				
		Countertops	7%	90%	6%	90%
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
	10070	Porch/Entry/Stoop	2%		2%	3373
		Finish Grade	1%	100%	1%	100%
		i ilisii didde	170		1 70	
APPR	MSI	Date 3/3/4	YR For 24-25		% COMP	70
APPR	1,10,	Date	YR For		% COMP	<i>IO</i>
APPR		Date	YR For		% COMP	
APPR		Date	YR For		% COMP	
APPR -		Percent Complete I			76 OOWII -	
		Account #Gut & Remodels				
		Interior Trim Carpentry	7%	90%		
		Floor Coverings &				
		Floor Coverings & Countertops	7%	85%		
		Floor Coverings & Countertops Plumbing Fixtures	7% 4%	85% 80%		
		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures	7% 4% 3%	85% 80% 80%		
		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets	7% 4% 3% 6%	85% 80% 80% 75%		
		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished)	7% 4% 3% 6% 5%	85% 80% 80% 75% 70%		
		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets	7% 4% 3% 6%	85% 80% 80% 75%		
		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation	7% 4% 3% 6% 5% 3%	85% 80% 80% 75% 70%	0, 001.7	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date	7% 4% 3% 6% 5% 3% YR For	85% 80% 80% 75% 70%	% COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For	85% 80% 80% 75% 70%	% COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For	85% 80% 80% 75% 70%	% COMP _	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date	7% 4% 3% 6% 5% 3% YR For YR For	85% 80% 80% 75% 70%	% COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For YR For YR For	85% 80% 80% 75% 70% 65%	% COMP _	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date Date Dat	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For YR For WR For YR For YR For YR For	85% 80% 75% 70% 65%	% COMP _	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date Date Dat	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For YR For When 10%	85% 80% 75% 70% 65%	% COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date Date Date Date Date Date Dotte Date Dotto Date Dotto Concrete/Wood	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For WR For 10% 1 10%	85% 80% 75% 70% 65%	% COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date Walls - Framing	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For YR For 10% 30% 10%	85% 80% 75% 70% 65% % Sum 40%	% COMP % COMP % COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date Walls - Framing Walls - Covering/Siding	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 10% 10% 15%	85% 80% 80% 75% 70% 65% % Sum 40%	% COMP % COMP % COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Valte Date Date Date The Concrete/Wood Walls - Framing Walls - Covering/Siding Roof - Framing/Trusses	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 30% 10% 15% 15%	85% 80% 75% 70% 65% % Sum 40%	% COMP % COMP % COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 10% 15% 15% 5%	85% 80% 80% 75% 70% 65% % Sum 40% 65%	% COMP % COMP % COMP	
APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 10% 15% 5% 10%	85% 80% 75% 70% 65% % Sum 40% 65%	% COMP % COMP % COMP	
APPR _ APPR _		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 10% 15% 5% 10% 5%	85% 80% 75% 70% 65% % Sum 40% 65%	% COMP % COMP % COMP	
APPR - AP		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 15% 15% 5% 10% 7R For	85% 80% 75% 70% 65% % Sum 40% 65%	% COMP - % C	
APPR - AP		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 15% 15% 5% 10% 5% YR For YR For 10%	85% 80% 75% 70% 65% % Sum 40% 65%	% COMP % COMP % COMP % COMP % COMP	
APPR - AP		Floor Coverings & Countertops Plumbing Fixtures Electrical Fixtures Cabinets Drywall (Finished) Insulation Date Date Date Date Date Date The Date Date Date Date Date Date Date Date	7% 4% 3% 6% 5% 3% YR For YR For YR For YR For 10% 15% 15% 5% 10% 7R For	85% 80% 75% 70% 65% % Sum 40% 65%	% COMP - % C	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO File No.: 606655 Parcel No.: 092W06B003800 Property Address: 9431 DONALD LANE SE City: TURNER ZipCode: 97392 County: State: OR Owner: Client: Client Address: Appraiser Name: Inspection Date: **SKETCH APEX UPDATED WW** 606655 092W06B003800 **SCALE = 1:30** AC AGF MA 32.0' 32.0 32.0' 448 sf 1280 sf 800 sf DONALD LANE 25.0' 14.0' 40.0' 5.0' 5.0' PR/PC 25 sf Sketch by Apex Sketch **AREA CALCULATIONS SUMMARY COMMENT TABLE 1** Code **Net Size Description Factor Perimeter Net Totals** APEX BY CJURAN 06/14/2023 555-23-002585 GBA1 PR 1.0 448.0 92.0 448.0 800.0 GLA1 MA 114.0 800.0 1.0 1280.0 144.0 1280.0 GAR **AGF** 1.0 P/P 25.0 PR/PC 25.0 20.0 1.0 **COMMENT TABLE 2 COMMENT TABLE 3** 800 Net LIVABLE cnt (rounded) 1 **Net BUILDING** (rounded) 448 cnt 1