

Acct ID: 535506 MTL: 092W22D002000 Date: 1/8/24 Appr: MDL Prop Class: 551 RMV Prop Class: ~~551~~ 451
 Situs: 12741 MARION RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 37790 Year: ~~2023~~ 2024
 Last Date Appraised: 11/07/2017 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Addition)
 Owner: COMERFORD, CODY JAMES Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 186277
 RMV Land: 249430 RMV Imp: 301840 RMV Total: 551270 MAV: 147770 MSAV: 38507 SAV: 63396
 Comment: 22-007438 LCB Exception

Notations 24-25: Addition to Family Rm, Mud Rm, Attic Storage 100% complete / Roll TAB

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs **Farm use??** Amy 4-8-24
 1.0 homesite 4BDSS
 3.98 farm 4BDSS

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	05545	0

Land

Site: 2	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 39470	Exception: Y	N	
Adjustment(s):	IRR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 550040						
Site: 3	Code Area: 05545	Size: 3.98 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 164960	Exception: Y	N	
Adjustment(s):	IRR	Fire Patrol:	Description:			
Comments: Liability year - 1980 / 550040 //98-99: #18 SAID THIS SOIL CLASS IS 3BENCH						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 132 + Year Blt: 1938 Eff Year Blt: 1980 Sq.Ft: 1728 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 227070
 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	3 +	Finished	1296	2	FB-2	1938	1980	HVAC, ROOF, BATH - 2, KIT-	Y N
Attic	3 +	Finished	432	1	0	1938	1980	HVAC	Y N

Accessories 208 SF 1st Flr Addition

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1980	13438	1

Bldg: 2 Code Area: 05545 Stat Class: 138 Year Blt: 1938 Eff Year Blt: 1938 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 29760
 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
Garage Detached	3	Unfinished	504	0	0	1938	1938	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05545 Stat Class: 352 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3680 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 92x40 RMV: 39860
 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
Utility Building	6	Finished	3680	0	0	1991	1991	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: 1950 Eff Year Blt: 1900 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 2320
 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: Y N
Multi-Purpose Bldg	4	Finished	480	0	0	1950	1900	FAIR	

Accessories

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

Bldg: 5 Code Area: 05545 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1999 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 2830
 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: Y N
Multi-Purpose Bldg	5	Finished	160	0	0	1980	1999	FAIR	

Accessories

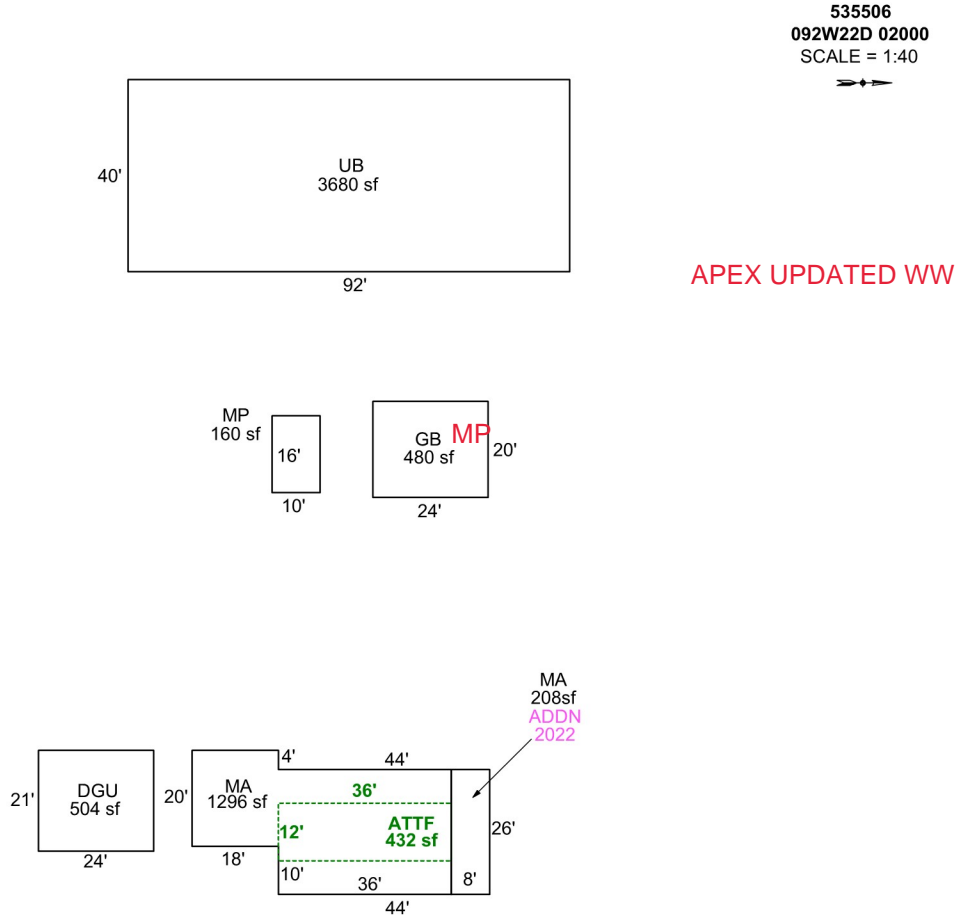
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535506 Parcel No.: 092W22D 02000
 Property Address: 12741 MARION RD 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	3680.0	264.0	
	GB	1.0	480.0	88.0	
	MP	1.0	160.0	52.0	4320.0
GLA1	MA	1.0	1296.0	168.0	
	MA	1.0	208.0	68.0	1504.0
GLA2	ATTF	1.0	432.0	96.0	432.0
GAR	DGU	1.0	504.0	90.0	504.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 11/02/17
 UPDATED BY CJURAN 12/06/2022 555-22-007438

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	3	(rounded)		1,936
Net BUILDING	cnt	3	(rounded)		4,320



PRIVATE DRIVEWAY
KEEP OUT

11-7-17
R35506_DG



11-7-17
R35506_Ma



11-7-17
R35506_UB





1/8/24



1/8/24