

Summary Lead Appr: WW 12.30.24 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 608954 MTL: 092W28B001901 Date: 11/21/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400 401
Situs: 13287 PICARD PL SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 96555 Year: 2024
2025

Last Date Appraised: _____ Appraiser: MATT LORD Retag: (Y) N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: TONEY,ZACHARY WAYNE & TONEY,JESSICA LEA Roll Type: R

Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 103350

RMV Land: 212560 RMV Imp: 0 RMV Total: 212560 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-001516 NSF8 24-001517 6B

Notations 25-26 65% complete

No notation data available.

OSDs OSD

No OSD data available.

Land

Site: 0 Code Area: 05530 Size: 2.74 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 103350
Class: 4HD Value Source: Rural at MKT Description: RMV: 212560 Exception: Y N
Adjustment(s): VWFR Fire Patrol: Description:
Comments:

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.

ACCOUNT # 608954 DATE: 11/21/29 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 2478 EFF AREA 2478 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR MA2
 AREA 696 EFF AREA 696 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2029 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS 142
 SIZE 900
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 65
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____

FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____

FAIR
 AVERAGE
 GOOD
 EXCELLENT

TYPE 6B
 STAT / CLASS _____
 SIZE 2480
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR 70%
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____

FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____

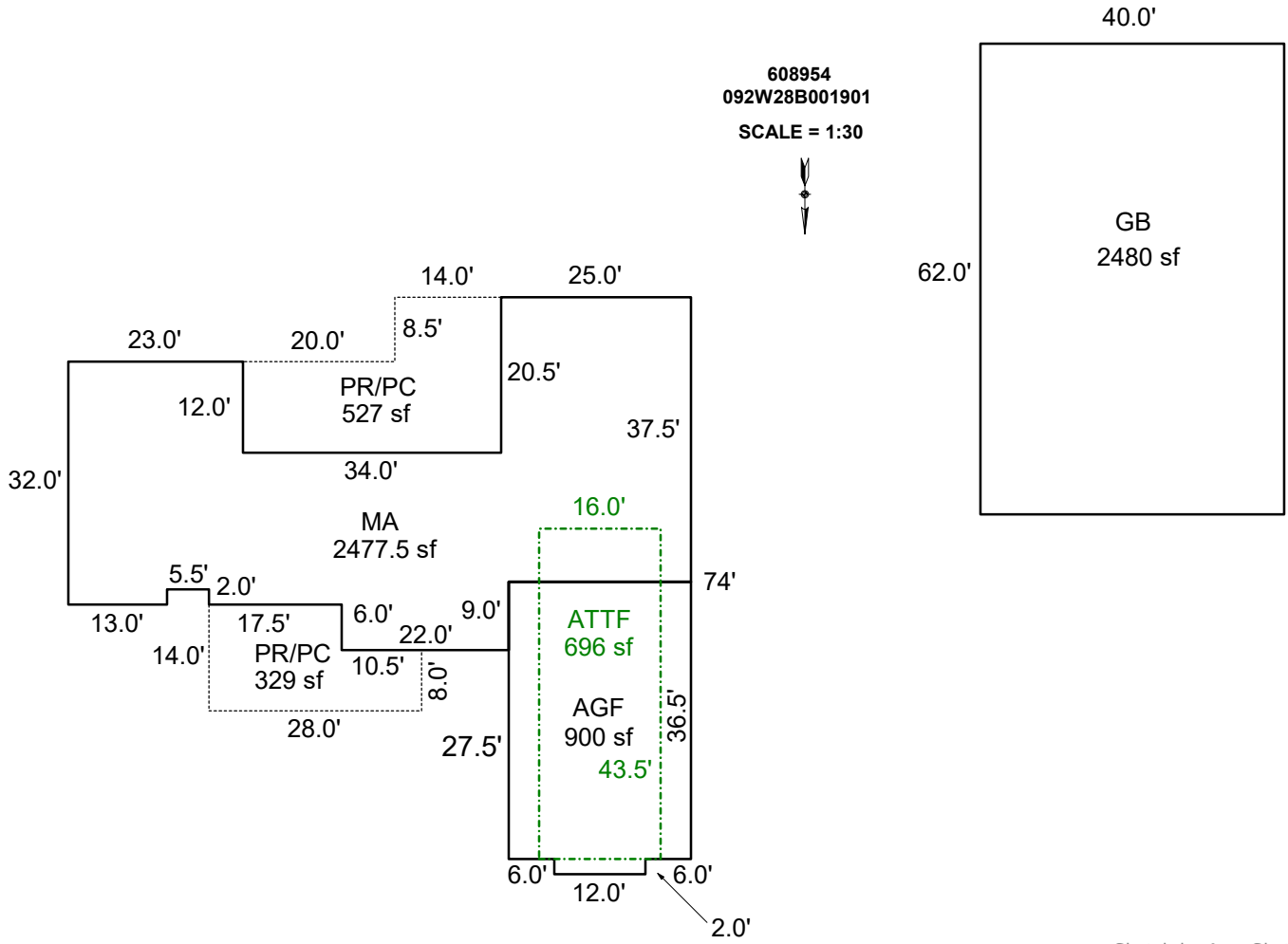
FAIR
 AVERAGE
 GOOD
 EXCELLENT

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 608954 Parcel No.: 092W28B001901
 Property Address: 13287 PICARD PL SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2480.0	204.0	2480.0
GLA1	MA	1.0	2477.5	285.0	2477.5
GLA2	ATTF	1.0	696.0	119.0	696.0
GAR	AGF	1.0	0.0	33.0	
	AGF	1.0	900.0	125.0	900.0
P/P	PR/PC	1.0	527.0	109.0	
	PR/PC	1.0	329.0	84.0	856.0

COMMENT TABLE 1

APEX BY CLOBERG 06/17/2024 24-001516 MA
 UPDATED BY CLOBERG 08/05/24 24-001517 GB
 UPDATED BY CLOBERG 12/20/24

COMMENT TABLE 2

MDL 10/14/24

COMMENT TABLE 3

TAGS L2

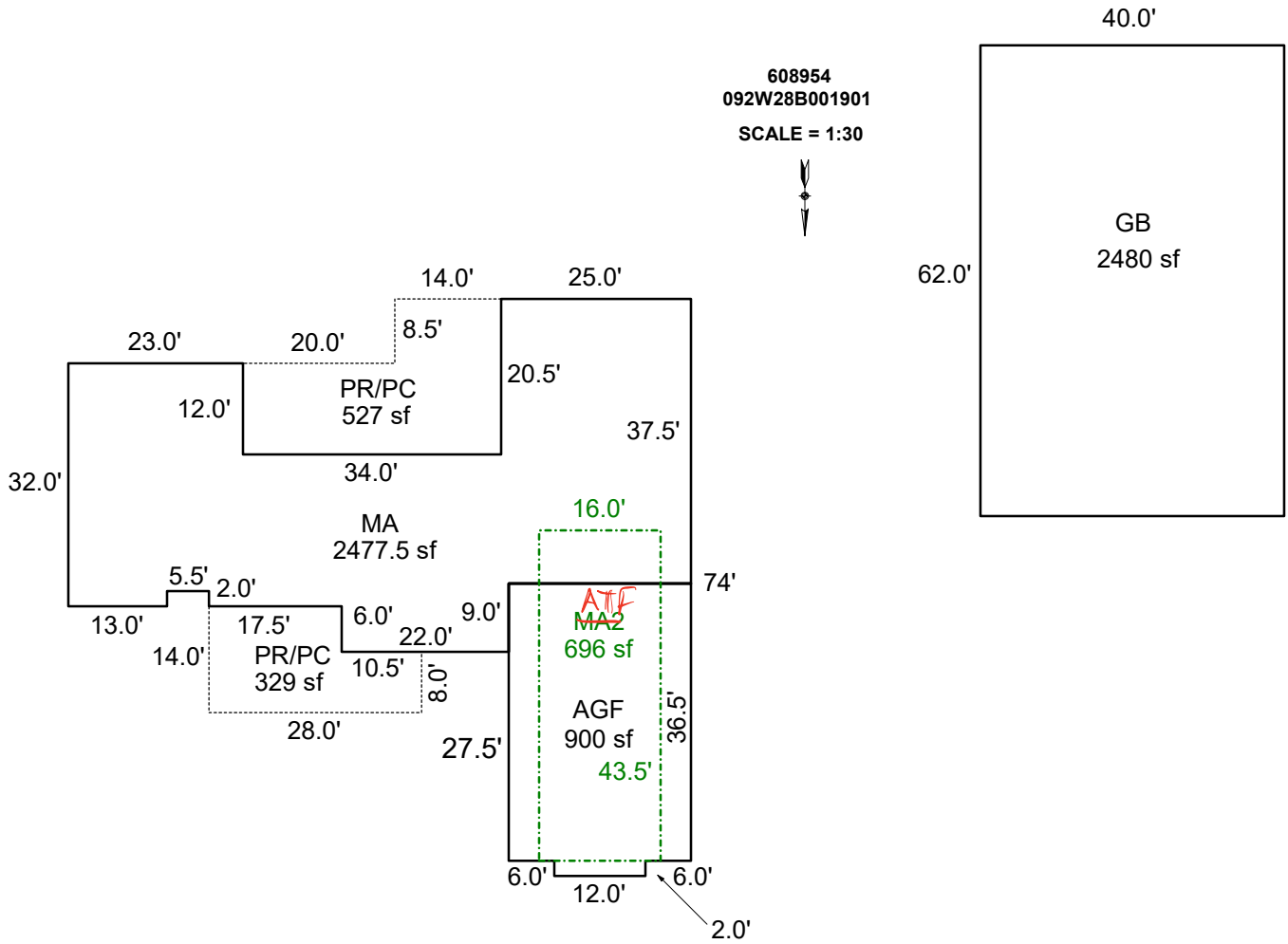
Net LIVABLE cnt 0 (rounded) 3,174
 Net BUILDING cnt 1 (rounded) 2,480

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 13287 PICARD PL SE
 City: TURNER County: Marion State: OR ZipCode: 97392
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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2480.0	204.0	2480.0
GLA1	MA	1.0	2477.5	285.0	2477.5
GLA2	MA2	1.0	696.0	119.0	696.0
GAR	AGF	1.0	0.0	33.0	
	AGF	1.0	900.0	125.0	900.0
P/P	PR/PC	1.0	527.0	109.0	
	PR/PC	1.0	329.0	84.0	856.0

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APEX BY CLOBERG 06/17/2024 24-001516 MA
 UPDATED BY CLOBERG 08/05/24 24-001517 GB

COMMENT TABLE 2

MDL 10/14/24

COMMENT TABLE 3

L2 TABS

Net LIVABLE	cnt	2	(rounded)	3,174
Net BUILDING	cnt	1	(rounded)	2,480

Percent Complete Form

Account # 608954

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%	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%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	Heating Rough-In	2%	1%			
	80%	Heating Unit	1%	1%		
3%		Insulation	3%	2%		
5%	85%	Drywall (Finished)	5%	60%	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 MDL Date 11/21/24 YR For 25-26 % COMP 65%
 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 _____



11/21/24

