

Summary

Lead Appr: WW1.23.25

Clerk:

Lead Clerk:

Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 342669

MTL: 092W200000604

Date: 12/3/24

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12405 PARRISH GAP RD SE TURNER OR 97392

MaSaNh: 07 06 002

Unit: 86685

Year: 2024 2025

Last Date Appraised: 10/02/2023

Appraiser: MATT LORD

Retag: Y N

Tag info: 2025 - Tags/Permit (Completion)

Owner: DRINKWATER, JAKE ANTHONY

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 415000

RMV Land: 244100

RMV Imp: 715410

RMV Total: 959510

MAV: 371400

MSAV: 0

SAV: 0

Comment: 24-25: L3 MDL 10.2.23 TAG 23-001745 base and 75% complete

23-24: L4 4.5.23 MDL

Notations 25-26 100% complete / Pull TAB / Exception

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

Land

Site: 1

Code Area: 05590

Size: 1.23 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4HD

Value Source: Rural at MKT

Description: FOUR HILL DRY

RMV: 164260

Exception: Y N

Adjustment(s): VWAR, GSOIL

Fire Patrol:

Description:

Comments: 08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M //05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M//06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION

Site: 2

Code Area: 05590

Size: 0.27 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 2HD

Value Source: Rural at MKT

Description: TWO HILL DRY

RMV: 34840

Exception: Y N

Adjustment(s): VWAR, GSOIL

Fire Patrol:

Description:

Comments: 08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M // 05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M// 06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05590

Stat Class: 141

Year Blt: 2008

Eff Year Blt: 2008

Sq.Ft: 3380

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 710540

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 43600

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	1680	2	FB-1/ HB-1	2008	2008	BATH - 1, BTH - 1, KIT+, HVAC+, ROOF	Y N
Basement	4	Finished	1700	1	FB-2	2008	2008	FP - 1, BATH - 2, HVAC	Y N
Garage Basement	4	Finished	2620	0	0	2008	2008	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	2008	34596	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 3

Code Area: 05590

Stat Class: 341

Year Blt: 2011

Eff Year Blt: 2011

Sq.Ft: 320

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 20x16

RMV: 4870

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	320	0	0	2011	2011		Y N

Accessories

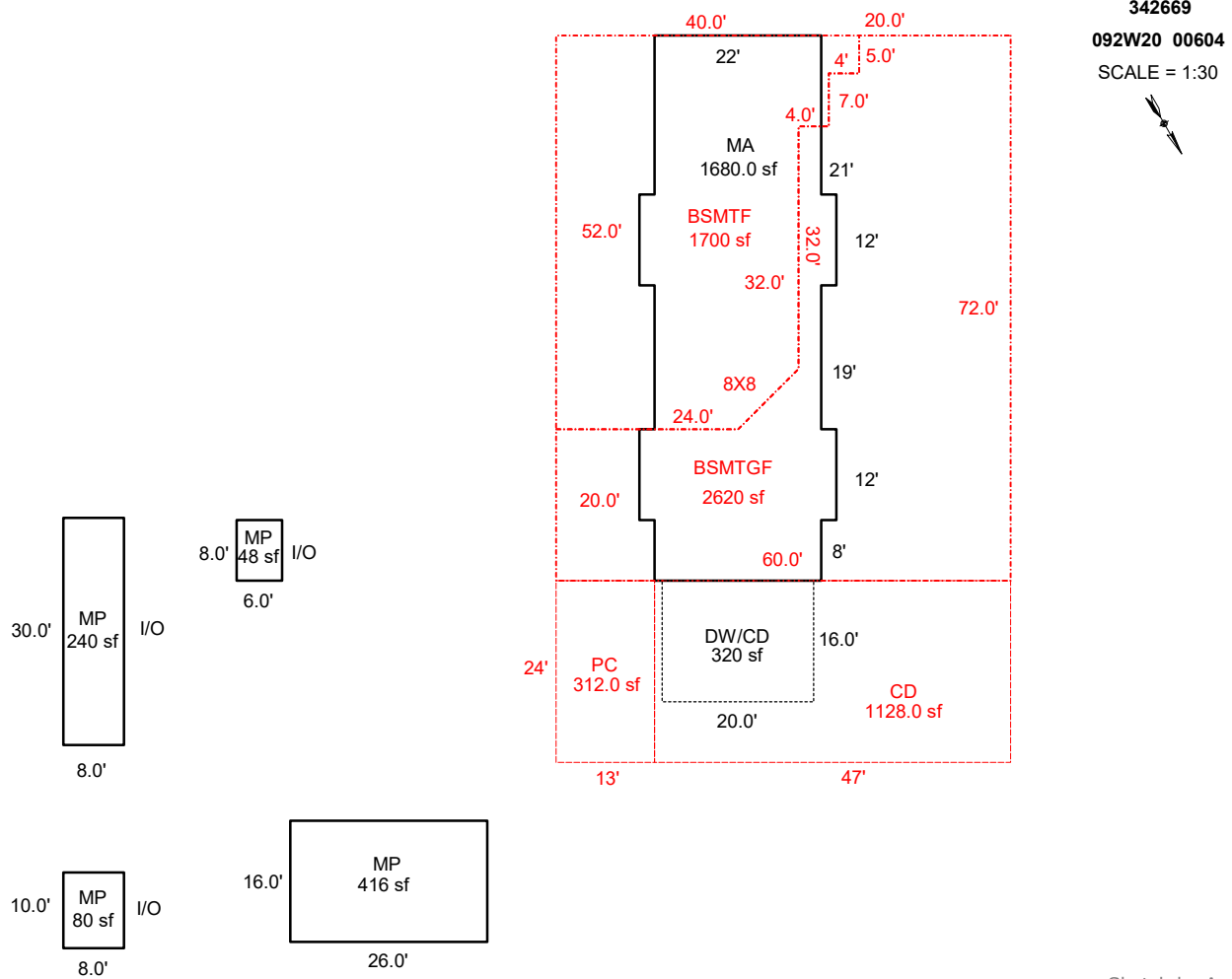
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 342669 Parcel No.: 092W20 00604
 Property Address: 12405 PARRISH GAP ROAD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	416.0	84.0	
	MP	1.0	80.0	36.0	
	MP	1.0	240.0	76.0	
	MP	1.0	48.0	28.0	784.0
GLA1	MA	1.0	1680.0	204.0	1680.0
BSMT	BSMTF	1.0	1700.0	179.3	1700.0
GAR	BSMTGF	1.0	2620.0	259.3	2620.0
P/P	PC	1.0	312.0	74.0	
	CD	1.0	1128.0	142.0	
	DW/CD	1.0	320.0	72.0	1760.0
	Net LIVABLE	cnt	0 (rounded)		1,680
	Net BUILDING	cnt	4 (rounded)		784

Apex by JA 11/02/09
 Corrected 11/3 Jane
 Updated to move BSMTGL to AGF 3/5/12 Jane
 UPDATED BY CJURAN 05/22/2023 555-23-001745
 UPDATED BY CJURAN 08/21/2023 555-21-001745 UPD
 UPDATED BY CJURAN 03/06/2024
 UPDATED BY CLOBERG 01/21/24

COMMENT TABLE 2

COMMENT TABLE 3

MDL 10/02/2023
 MDL 12/03/24

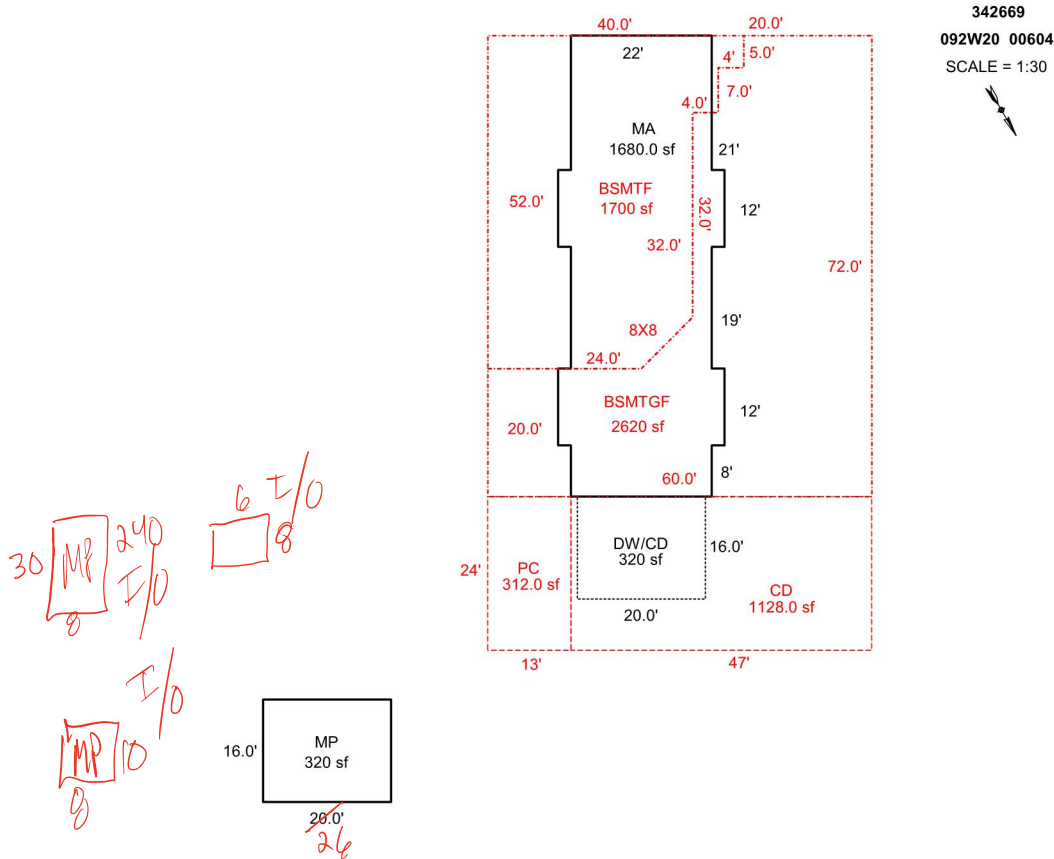
TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 342669 Parcel No.: 092W20 00604
 Property Address: 12405 PARRISH GAP ROAD 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	MP	1.0	320.0	72.0	320.0
GLA1	MA	1.0	1680.0	204.0	1680.0
BSMT	BSMTF	1.0	1700.0	179.3	1700.0
GAR	BSMTGF	1.0	2620.0	259.3	2620.0
P/P	PC	1.0	312.0	74.0	
	CD	1.0	1128.0	142.0	
	DW/CD	1.0	320.0	72.0	1760.0

COMMENT TABLE 1

Apex by JA 11/02/09
 Corrected 11/3 Jane
 Updated to move BSMTGL to AGF 3/5/12 Jane
 UPDATED BY CJURAN 05/22/2023 555-23-001745
 UPDATED BY CJURAN 08/21/2023 555-21-001745 UPD
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

MDL 10/02/2023

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 1 (rounded) 1,680
 Net BUILDING cnt 1 (rounded) 320













Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL

Print Date: 7/31/2023

Acct ID: 342669 MTL: 092W200000604 Date: 10/2/23 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 12405 PARRISH GAP RD SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 86685 Year: 2023
2024

Last Date Appraised: 04/05/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (TAGS/PERMIT)

Owner: DRINKWATER, JAKE ANTHONY Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 375250

RMV Land: 201140 RMV Imp: 683250 RMV Total: 884390 MAV: 375250 MSAV: 0 SAV: 0

Comment: 23-24: L4 4.5.23 MDL Lated 75% complete

Notations 24-25: completion of unenforced Basement 23-001745 add 1BN, BA, Rec RM

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

Land

Site: 1	Code Area: 05590	Size: 1.23 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 129660	Exception: Y	N	
Adjustment(s):	VWAR, GSOIL	Fire Patrol:	Description:			
Comments:	08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M //05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M//06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION					

Site: 2	Code Area: 05590	Size: 0.27 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 26480	Exception: Y	N	
Adjustment(s):	VWAR, GSOIL	Fire Patrol:	Description:			
Comments:	08-09: SV PER #49 ADD VIEW ADJ// 08-09: DISQ FROM FARM USE W/ADD TAX BY OWNERS REQUEST / 05-06: ONSITE BY #17 MOVED .40 ACRES FROM WASTELAND TO WOODLOT-M // 05-06: CHANGE OF SOIL CLASS ON WASTE TO WASTE-M// 06-07: CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT IN AN UNZONED FARMLAND TO ELIMINATE THE NEED FOR THE PROPERTY OWNER TO SUBMIT ANNUAL APPLICATION					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 141	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 1680	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 638330				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1680	2	FB-1/ HB-1	2008	2008	BATH - 1, BTH - 1, KIT+, HVAC+, ROOF	Y N
Garage Attached	<u>DSM+LF</u> 4	Finished	<u>2456</u> <u>2620</u>	0	<u>FB-1</u>	2008	2008	BATH - 1, ROOF, HVAC, FP <u>100</u>	Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2008	35154	1	Y N

Bldg: 2	Code Area: 05590	Stat Class: 138	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 38830				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Carport Attached	3	Unfinished	864	0	0	2008	2008	ROOF	Y N

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05590	Stat Class: 341	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 320	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 20x16	RMV: 6090				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	320	0	0	2011	2011		Y N

Accessories

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

Percent Complete Form

Account # 342669

Additions

New Homes

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

APPR

MDL

Date

10/2/23

YR For

24-25

% COMP

75%

APPR

MSL

Date

10/15/24

YR For

25-26

% COMP

100%

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%	95%
Roof - Sheathing	5%	
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











