

Acct ID: 554508 MTL: 093W01D002500 Date: 1/13/25 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 3254 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 110699 Year: ~~2024~~ 2025
 Last Date Appraised: 12/06/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: DUANE & LISA YIRKA RLT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 309080
 RMV Land: 278170 RMV Imp: 314630 RMV Total: 592800 MAV: 283820 MSAV: 0 SAV: 0
 Comment: 24-25 L2 12.6.23 MDL TAG 22 - 011415 - attached garage - under construction
 23-24: L2 11.10.22 MDL 23 - 005208 24x60 GB w/BATHROOM/NO START

Notations 25-26: ABF 100% ; GB No Bathroom or Elec. Finished 90% as of 1/1/25

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

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

Land ✓
 Site: 1 Code Area: 05590 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Permanently Disqualified Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 233170 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL

Improvements - Residence / Manufactured Structures
 Bldg: 3 Code Area: 05590 Stat Class: 465 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3126 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 191340
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 25260 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1590	3	FB-3/ HB-1	2003	2003	BATH - 2, SKRT+, ROOF, KIT, HVAC	Y N
First Floor	6	Finished	1536	0	0	2003	2003		Y N

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

Bldg: 6 Code Area: 05590 Stat Class: 107 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 20420
 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
No floor data available									

Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 YARD IMPROVEMENTS FAIR 4 0 2022 16740 1 Exception: Y N

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x12 RMV: 0
 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
Pump House	0	Finished	120	0	0	0	0		Y N

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

~~NO XXX~~ Code Area: 05590 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1999 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10340

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

GONE

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	864	0	0	1998	1999	FAIR	

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 316 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 8352 % Complete: 100

Desc: Arenas (HA)

Dimensions:

RMV: 92020

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
Horse Arena	4	Finished	8352	0	0	2016	2016	FAIR	

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 144 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 12x12

RMV: 510

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
Lean-to Light Duty	4	Finished	144	0	0	2017	2017		

Accessories

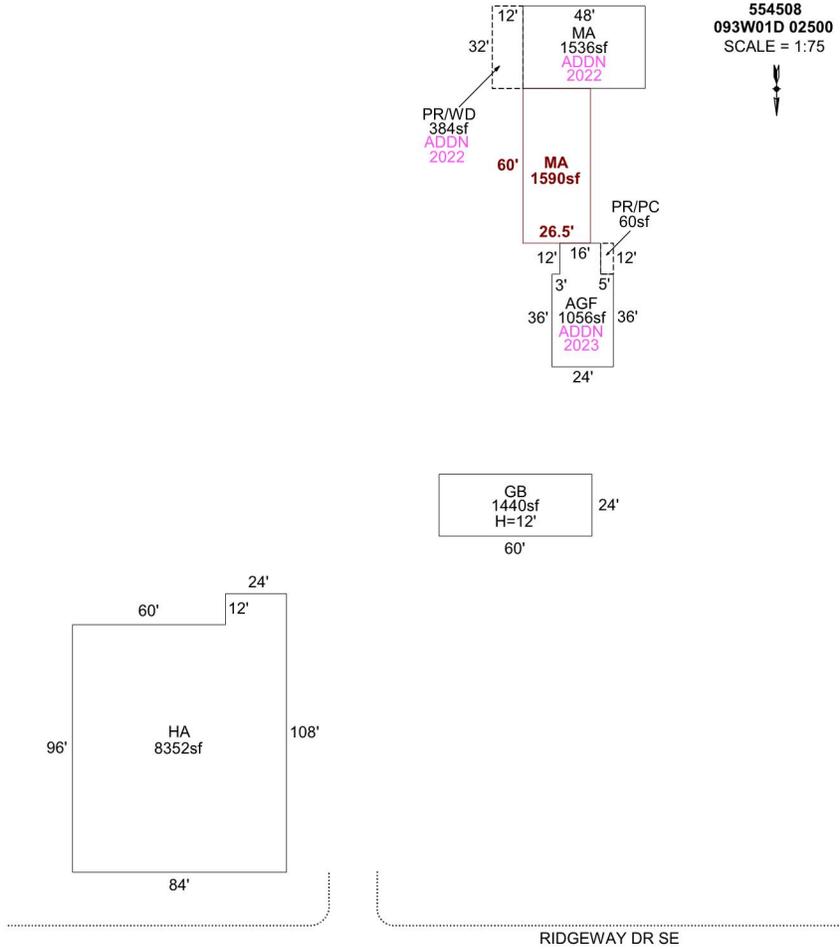
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 554508 Parcel No.: 093W01D 02500
 Property Address: 3254 RIDGEWAY DR 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

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1.0	8352.0	384.0	
	GB	1.0	1440.0	168.0	9792.0
GLA1	MA	1.0	1590.0	173.0	
	MA	1.0	1536.0	160.0	3126.0
GAR	AGF	1.0	1056.0	144.0	1056.0
P/P	PR/PC	1.0	60.0	34.0	
	PR/WD	1.0	384.0	88.0	444.0

DRAWN BY JRONDEMA 7/14/16
 UPDATED BY JRONDEMA 1/13/17
 UPDATED BY CJURAN 07/28/2022 555-22-004591
 UPDATED BY CJURAN 06/14/2023 555-22-011415
 UPDATED BY CJURAN 10/03/2023 23-005288 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		3,126
Net BUILDING	cnt	2	(rounded)		9,792

ACCOUNT # 554508 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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: _____

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 4
 SIZE 1056
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 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 BB
 STAT / CLASS 5
 SIZE 24x60 14x10 50'x60'
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH 1/2
 YR BLT 2024
 EFF YR 2024
 % COMP 90
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

NEEDS BATH and Etc
Done

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____



1/13/25





R54508

GB

2-7-18



R54508

HA BACK

2-7-18



R54508

HA

2-7-18



R54508

HC N/V

2-7-18



R54508

LTL

2-7-18



R54508

MA BACK

2-7-18



R54508

MA

2-7-18



R54508

PH, LTL N/V

2-7-18



R54508 HA N SIDE 11.09.18



R54508 HA W SIDE 11.09.18





L.P. 1900
GATE CO.



Acct ID: 554508 MTL: 093W01D002500 Date: 12/6/23 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 3254 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 110699 Year: 2023
2024

Last Date Appraised: 11/10/2022 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Addition)

Owner: YIRKA, DUANE M & YIRKA, LISA G Roll Type: R

Cycle: Tag Sales Verification Other: Accela Inspection level: 1 2 3 4 LCB TTO INSP AV: 438470

RMV Land: 241830 RMV Imp: 331930 RMV Total: 573760 MAV: 235140 MSAV: 0 SAV: 0

Comment: 23-24: L2 11.10.22 MDL

Don't know what happen to onsite last year this year or last years photos

Notations 24-25: new attached Garage; 22-011415 / NO start ✓ 11/25 Addition 100% complete

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

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

Land

Site: 1 Code Area: 05590 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 196830 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05590 Stat Class: 465 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3126 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 178850
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 178850 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1590	3	FB-3/ HB-1	2003	2003	ROOF+, KIT+, SKRT+, HVAC+, KIT-, BATH - 2	Y N
First Floor	6	Finished	1536	0	0	2003	2003		Y N

100% complete

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 107 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 24480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 24480 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	384	2022	8448	0
ROOF EXTENSION OR PATIO COVER	4	384	2022	11136	0

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x12 RMV: 0
 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
Pump House	0	Finished	120	0	0	0	0		Y N

Accessories

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

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1999 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 12930

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
General Purpose Bldg	5	Finished	864	0	0	1998	1999	FAIR	

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 316 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 8352 % Complete: 100
 Desc: Arenas (HA) Dimensions: RMV: 115030
 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
Horse Arena	4	Finished	8352	0	0	2016	2016	FAIR	

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 354 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 144 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 12x12 RMV: 640
 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
Lean-to Light Duty	4	Finished	144	0	0	2017	2017		

Accessories

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

XXXXXXXX