

Summary Lead Appr: WW 2.3.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 554519 MTL: 093W12A000800 Date: 10/10/24 Appr: MDL Prop Class: 550 RMV Prop Class: 450 451
Situs: 3086 CONTINENTAL DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 110710 Year: 2024
2025

Last Date Appraised: 04/15/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)
YES FOR FARM USE CHECK

Owner: JOHNSON, JACOB H Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 4974

RMV Land: 131850 RMV Imp: 0 RMV Total: 131850 MAV: 0 MSAV: 4974 SAV: 9052
Comment: 24-25: L3 MDL 4.15.24 SV 23-009232 NSF NEED New photo lost some

Notations 25-26 100% complete

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

ChrAmy please add SA Homesite

OSDs Chris 2/6/25, already tagged for farm check 5/1/25

No OSD data available. SA OSD A

Land 1.0 SA HS
3.74 Homesite SEB?

Site: 1 Code Area: 05590 Size: ~~4.74~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 107400 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 20-21: #06 CYCLE C19, CHG SOIL CLASSES / 00-01; REAPPRAISAL, 500190

Site: 2 Code Area: 05590 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 1020 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981
 Norton Creek

Site: 3 Code Area: 05590 Size: 0.94 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 23430 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 20-21: #06 CYCLE C19, CHG SOIL CLASSES / 00-01; REAPPRAISAL, 500190

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 # 554519 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MSL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1728 EFF AREA 1728 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS 4
 SIZE 2880
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH (2) 1/2 Bath
 YR BLT 2024
 EFF YR 2024
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS 5
 SIZE 576
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR MA2
 AREA 112 EFF AREA 112 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 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 _____
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 COMMENT: _____

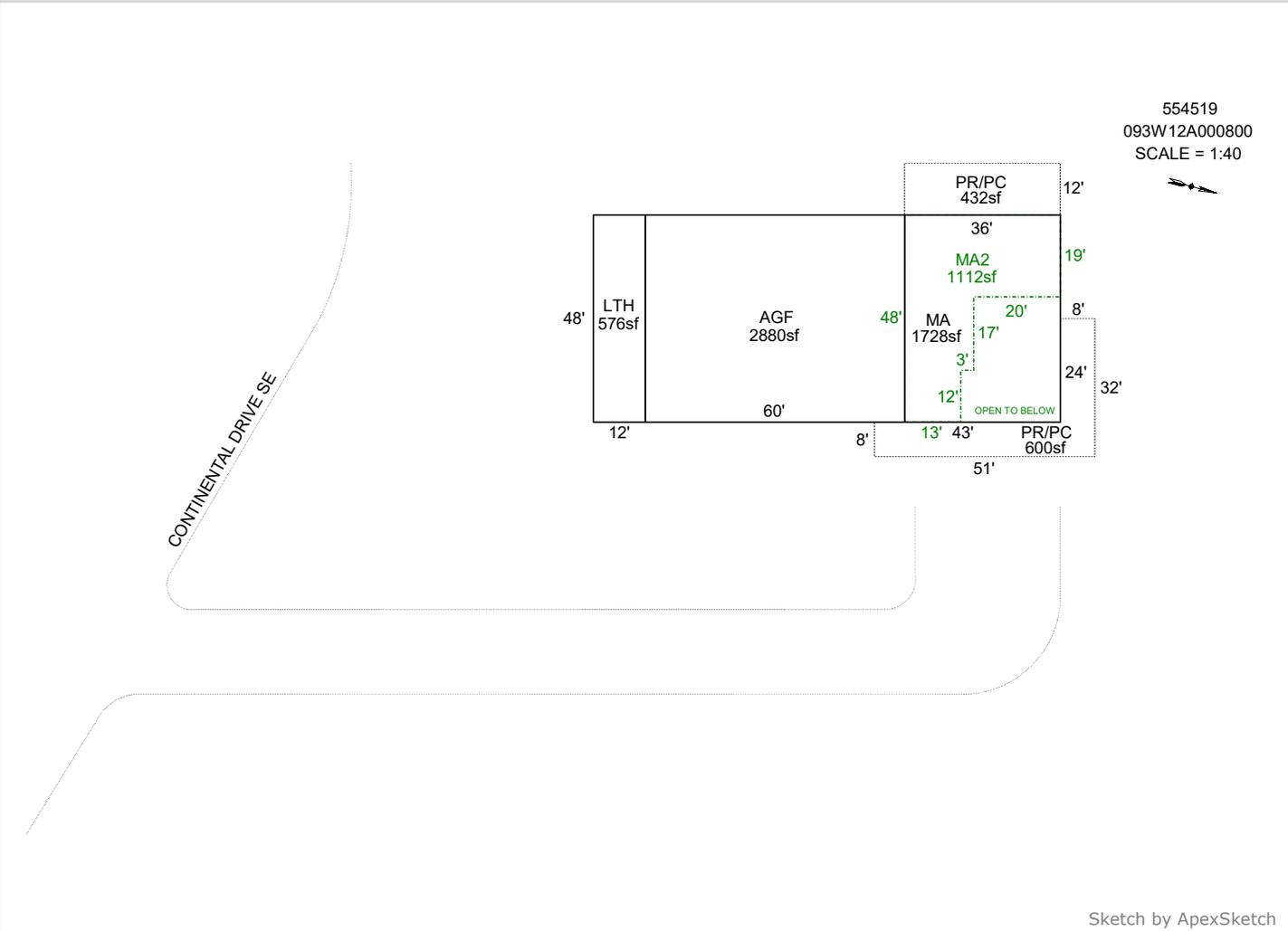
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 554519 Parcel No.: 093W12A000800
 Property Address: 3086 CONTINENTAL DRIVE SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



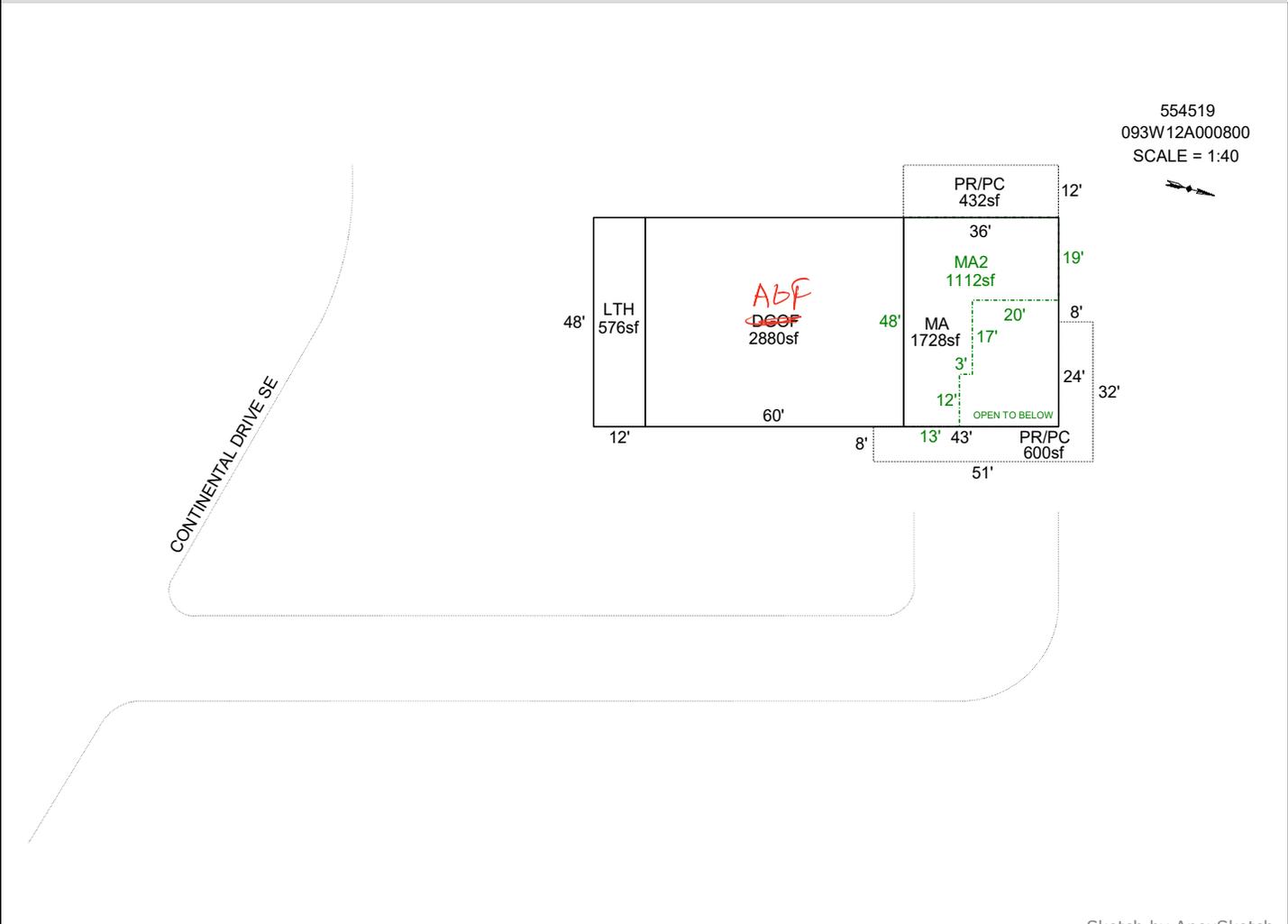
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	576.0	120.0	576.0	APEX BY CJURAN 03/11/2024 23-009232 DGF UPDATED BY CLOBERG 12/05/24 MA	
MA2	MA2	1.0	1112.0	168.0	1112.0		
GAR	AGF	1.0	2880.0	216.0	2880.0		
MA	MA	1.0	1728.0	168.0	1728.0		
P/P	PR/PC	1.0	600.0	166.0	600.0		
	PR/PC	1.0	432.0	96.0	1032.0		
	Net LIVABLE	cnt	2 (rounded)		2,840		
	Net BUILDING	cnt	1 (rounded)		576		

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	576.0	120.0	576.0
	MA2	1.0	1112.0	168.0	1112.0
	DGOF	1.0	2880.0	216.0	2880.0
	MA	1.0	1728.0	168.0	1728.0
P/P	PR/PC	1.0	600.0	166.0	
	PR/PC	1.0	432.0	96.0	1032.0

COMMENT TABLE 1

APEX BY CJURAN 03/11/2024 23-009232 DGF
 UPDATED BY CLOBERG 12/05/24 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	2,840
Net BUILDING	cnt	1	(rounded)	576

