

Acct ID: 554328 MTL: 092W33BA01500 Date: 3/31/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409  
 Situs: 14077 DUCKFLAT RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 108824 Year: 2025

Last Date Appraised: 05/02/2019 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: LANCOUR, ERNEST H & LANCOUR, MARLENA J Roll Type: R  
 Cycle Tag Sales Verification Other: Veterans Disq Inspection level: 1 2 3 4 LCB TTO INSP AV: 114700  
 RMV Land: 232560 RMV Imp: 70760 RMV Total: 303320 MAV: 114700 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**Notations** 25-26 Veterans Disqual  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05530	0

**Land**

Site: 1 Code Area: 05530 Size: 0.84 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 182560 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 03-04: REAPP water way going through land

**Improvements - Residence / Manufactured Structures** 0.35 MARKET WASTE

Bldg: 1 Code Area: 05530 Stat Class: 467 - Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1172 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 54840  
 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	6 -	Finished	1172	3	FB-2	1995	1995	SKRT+, ROOF, HVAC+, KIT-, BATH - 2	Y N

**Accessories**

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

Bldg: 4 Code Area: 05530 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements YARD Imp. Dimensions: \_\_\_\_\_ RMV: 4760  
 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	Exception
DECK <u>VIA</u>	1	51	2001	999	1	Y N
DECK	1	192	2001	3759	1	Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 05530 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 10740  
 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
General Purpose Bldg	5	Finished	864	0	0	2001	2001	FAIR ✓	Y N

**Accessories**

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

Bldg: 2 Code Area: 05530 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 96 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x12 RMV: 210  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

**Floors**

LOWE

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	96	0	0	2001	2001	FAIR ✓

Exception: Y N

**Accessories**

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

Bldg: 3    Code Area: 05530    Stat Class: 354    Year Blt: 2001    Eff Year Blt: 2001    Sq.Ft: 96    % Complete: 100  
 Desc: Lean-to Light (LTL)    Dimensions: 8x12    RMV: 210  
 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
Lean-to Light Duty	4	Finished	96	0	0	2001	2001	Exception: Y N

*LOBBY*

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

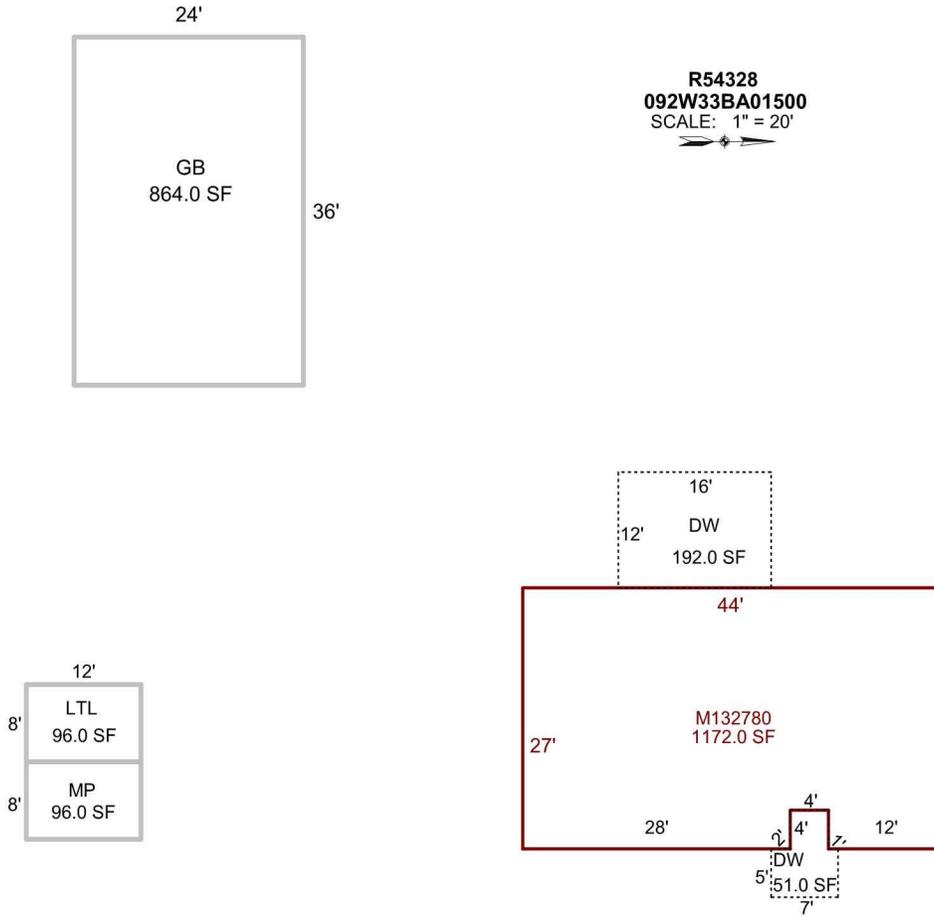
Parcel No **092W33BA01500**

File No **R54328**

SUBJECT

Property Address	<b>14077 DUCKFLAT RD SE</b>		
City	<b>TURNER</b>	County	<b>MARION</b>
		State	<b>OR</b>
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: **1" = 20'**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M132780	1.00	1172.00	150.0	1172.00
GBA1	GB	1.00	864.00	120.0	
	MP	1.00	96.00	40.0	
	LTL	1.00	96.00	40.0	1056.00
	DW	1.00	192.00	56.0	
P/P	DW	1.00	51.00	32.0	243.00

#### Comment Table 1

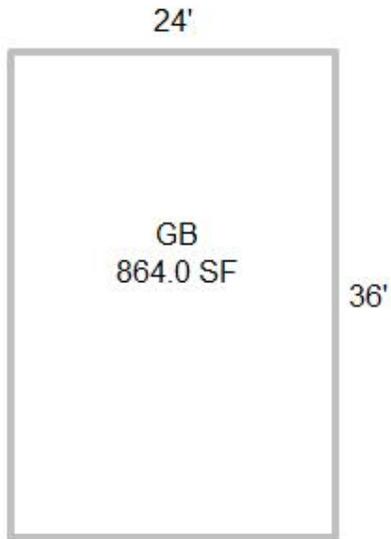
APEX BY CE 7/22/09  
UPD BY NMM 05.14.19

#### Comment Table 2

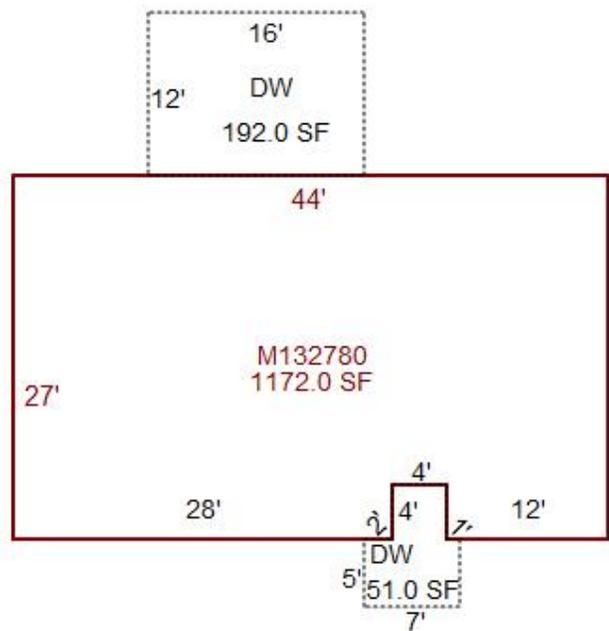
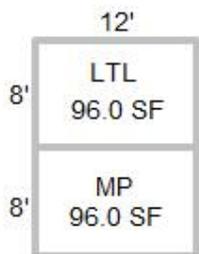
05.02.19 #35 NMM

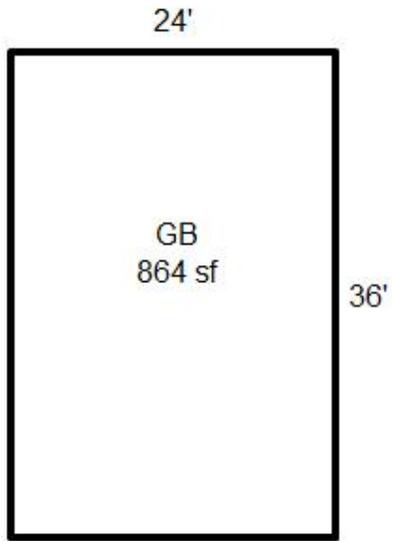
#### Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1172
Net BUILDING Area	(rounded w/ factors)	1056

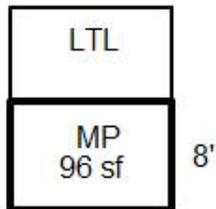


R54328  
092W33BA01500  
SCALE: 1" = 20'





R54328  
092W33BA01500





R54328 GB REAR 05.01.19



R54328 GOAT 05.01.19



R54328 MH FRONT 05.01.19



**R54328 MH REAR 05.01.19**



R54328 MP LTL 05.01.19



R54328 REAR YARD CREEK 05.01.19



R54328 ANIMAL SHELTER 05.01.19



R54328 GB FRONT 05.01.19

092W33BA01500

R54328

401 01E F09W

00500130

00500130

LANCOUR, ERNEST H & MARLENA J

0.84 Acres

14077 DUCKFLAT RD SE

1/30/02

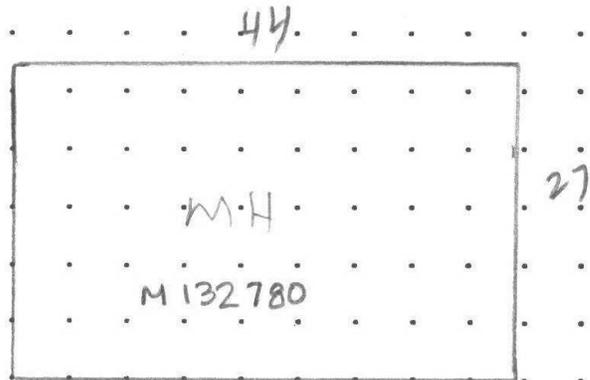
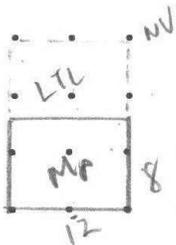
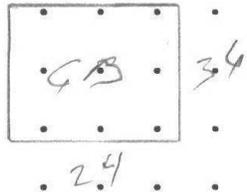
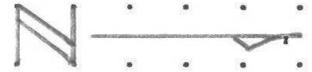
# BUILDING DIAGRAM AND OUTBUILDINGS

R54328

ACCT NO: 73050-000

MAP NO: 92W-33BA

TAX LOT: 1500

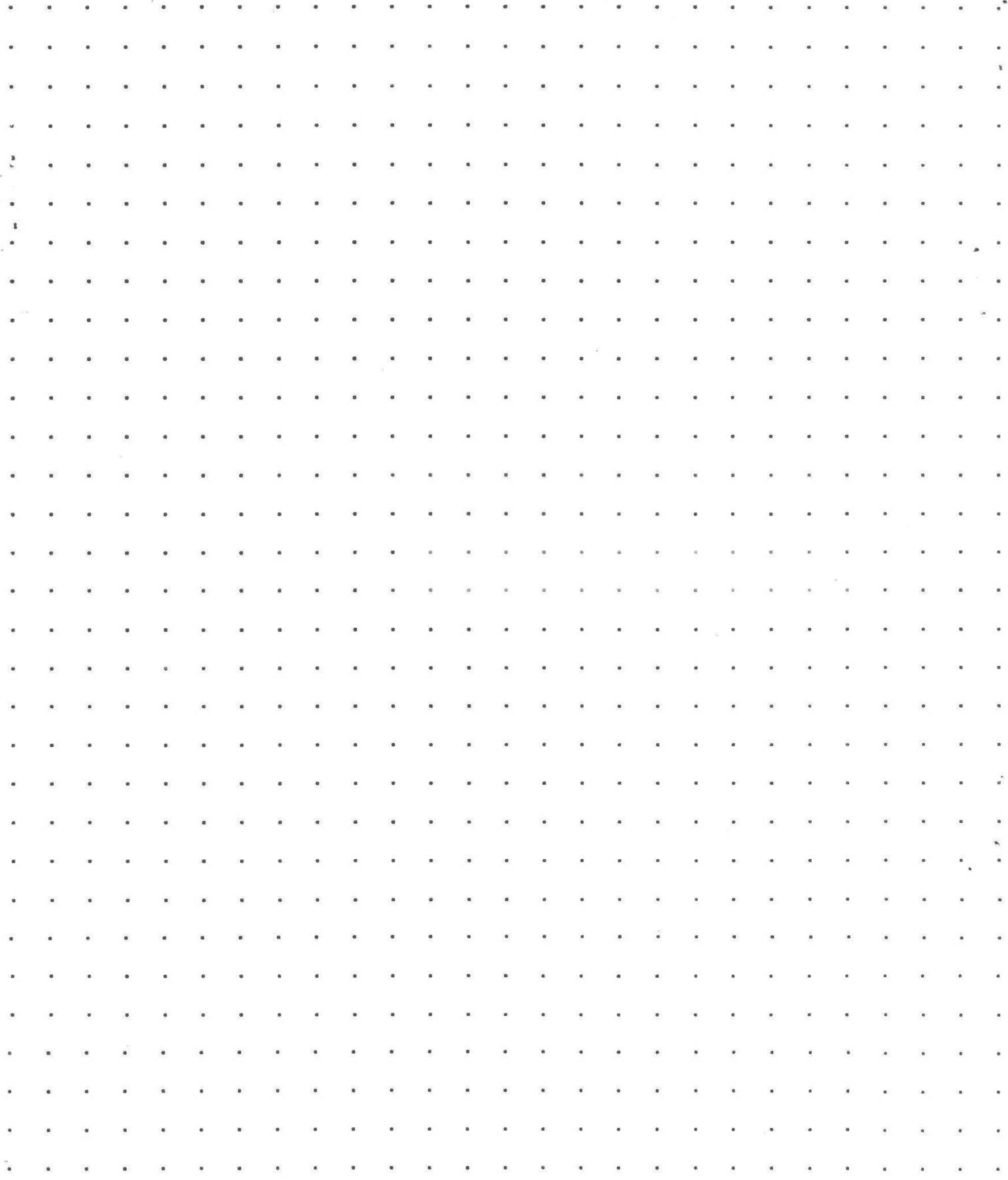


DUCK FLAT RD

**CALCULATIONS:**

**SCALE: 1" = 20'**

MEASUREMENT VERIFIED		YR BLT: 95	ADDRESS: 14087 DUCK FLAT	SALES		
DATE	BY	REMARKS: NV	BUILDER: FLTWD GREENHILL	Date	Amt.	
9-6-95	DT/4					
8-7-02	DT/4					
7.17.09	31					



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 092W33BA01500

File No R54328

SUBJECT

Property Address 14077 DUCKFLAT RD SE

City TURNER

County MARION

State OR

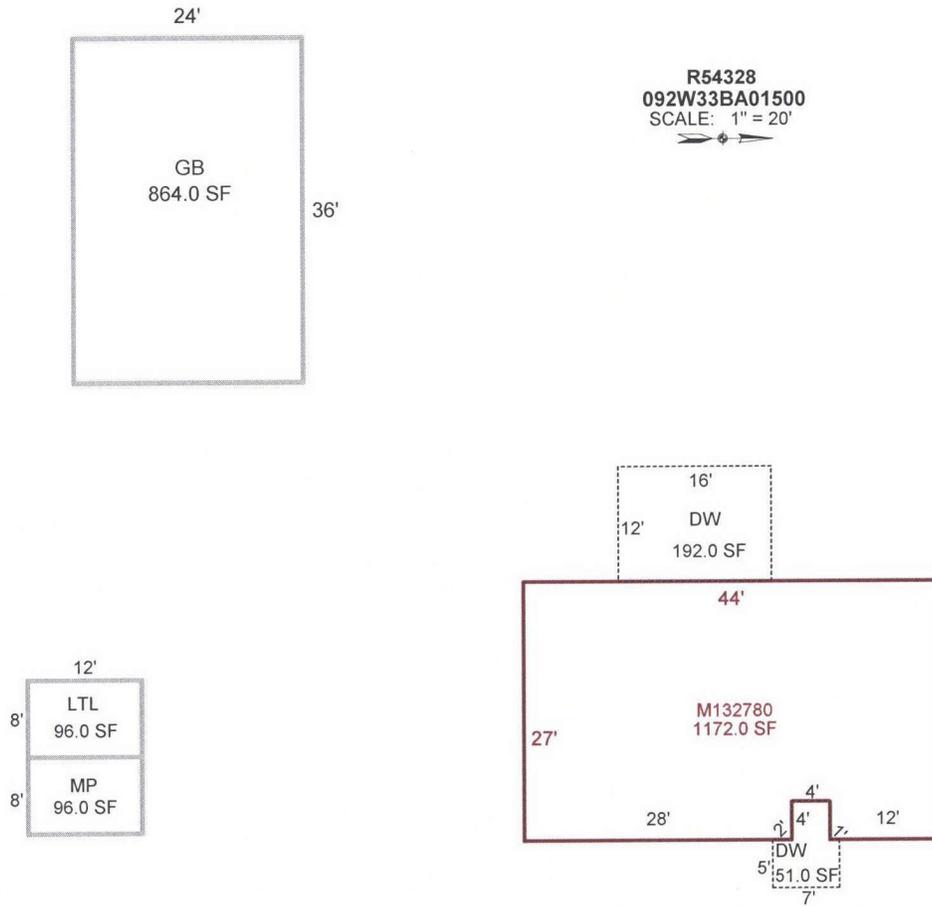
Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M132780	1.00	1172	150	1172
GBA1	GB	1.00	864	120	
	MP	1.00	96	40	
	LTL	1.00	96	40	1056
P/P	DW	1.00	192	56	
	DW	1.00	51	32	243

Net LIVABLE Area (rounded w/ factors) 1172  
 Net BUILDING Area (rounded w/ factors) 1056

### Comment Table 1

APEX BY CE 7/22/09  
 UPD BY NMM 05.14.19

### Comment Table 2

05.02.19 #35 NMM

### Comment Table 3

R54328 092W33BA01500 Prop Class: 409 Prop Code: F09W Fran: 10 Appr #: 35 Date: 05/02/19  
 Situs Address 14077 DUCKFLAT RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner LANCOUR,ERNEST H &  Pictom Other: \_\_\_\_\_

RMV Land: 80,050 RMV Imps: 10,120 RMV Total: 90,170 M50 Total: 58,040 For: 2019-2020

Notes: Update/Add Segs

**Accessory Improvements**

**Out Buildings**

**Seg: 1.1 GB GENERAL PURPOSE BLDG**  
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
 Class: 5 Roof Style: GABLE  
 Area: 864 Eff: 864 Flooring: CONC  
 Dimens: 24 x 36 Plumbing:  
 Found: POST Heat/AC:  
 Ex. Wall 10FT;BKENAM Fireplace:  
 AddFactor1: AddFactor2: Electrical: 110V % Comp: \_\_\_\_\_  
 AddFactor3: Bedrooms: Func: \_\_\_\_\_  
 Year: 2001 Eff: 2001 Value: 10,120  
 Exc Code: N/C Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 MP MULTI-PURPOSE BLDG**  
 Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM  
 Class: 6 Roof Style: GABLE  
 Area: 96 Eff: 96 Flooring: CONC  
 Dimens: 8 x 12 Plumbing:  
 Found: FRAME Heat/AC:  
 Ex. Wall 8FT;PLYWD Fireplace:  
 AddFactor1: AddFactor2: Electrical: % Comp: \_\_\_\_\_  
 AddFactor3: Bedrooms: Func: \_\_\_\_\_  
 Year: 2001 Eff: 2001 Value: 0  
 Exc Code: N/C Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**R54328 092W33BA01500** Prop Class: 409 Prop Code: F09W Fran: 10 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 14077 DUCKFLAT RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner LANCOUR, ERNEST H &  Pictom Other: \_\_\_\_\_  
 RMV Land: 80,050 RMV Imps: 10,120 RMV Total: 90,170 M50 Total: 58,040 **For: 2019-2020**  
 Notes: \_\_\_\_\_

Segment	LTL	DW	DW				Land
Class							
Dim/Size	8x12	12x10	51				
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2001	2001	2001				
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0				

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	010	0.84		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres: \_\_\_\_\_ Companion Accounts: M132780 092W33BA01500

Zone: AR

**Routing Slip**

Date: 5/22 Clerk: Amy Clerk Comments: \_\_\_\_\_

Appraiser Response: 05/29/19 #35 (mm)

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_



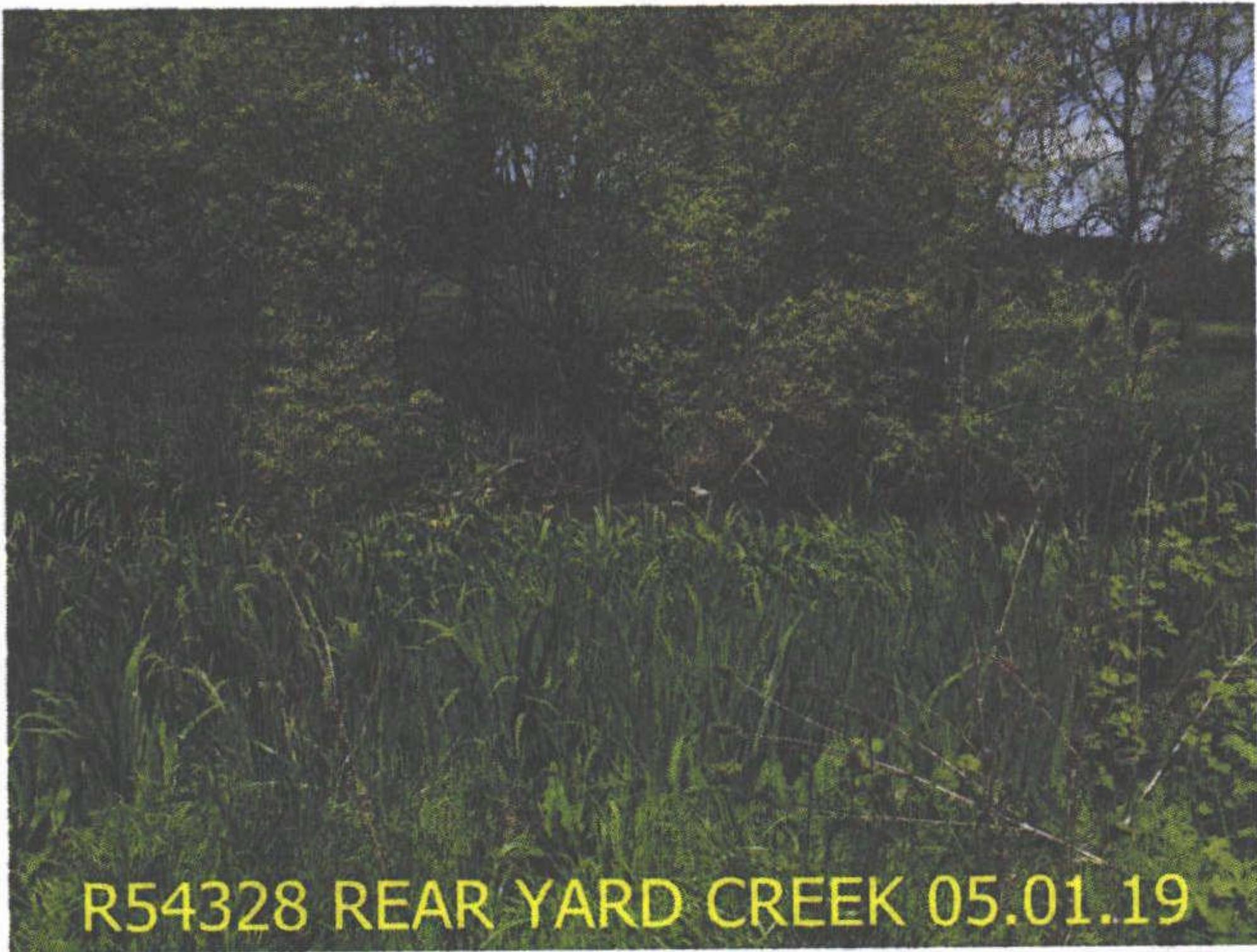
R54328 GOAT 05.01.19



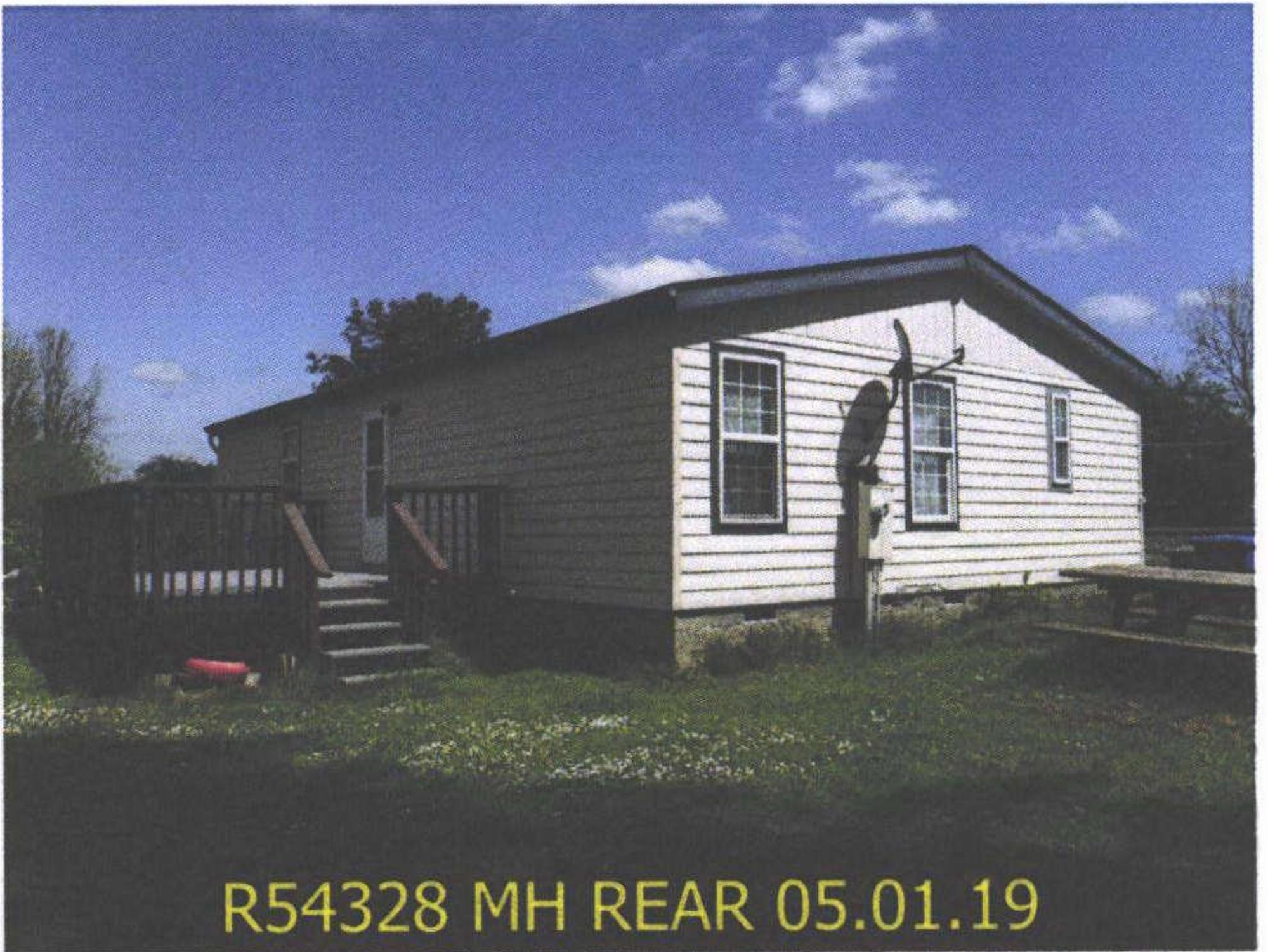
R54328 ANIMAL SHELTER 05.01.19



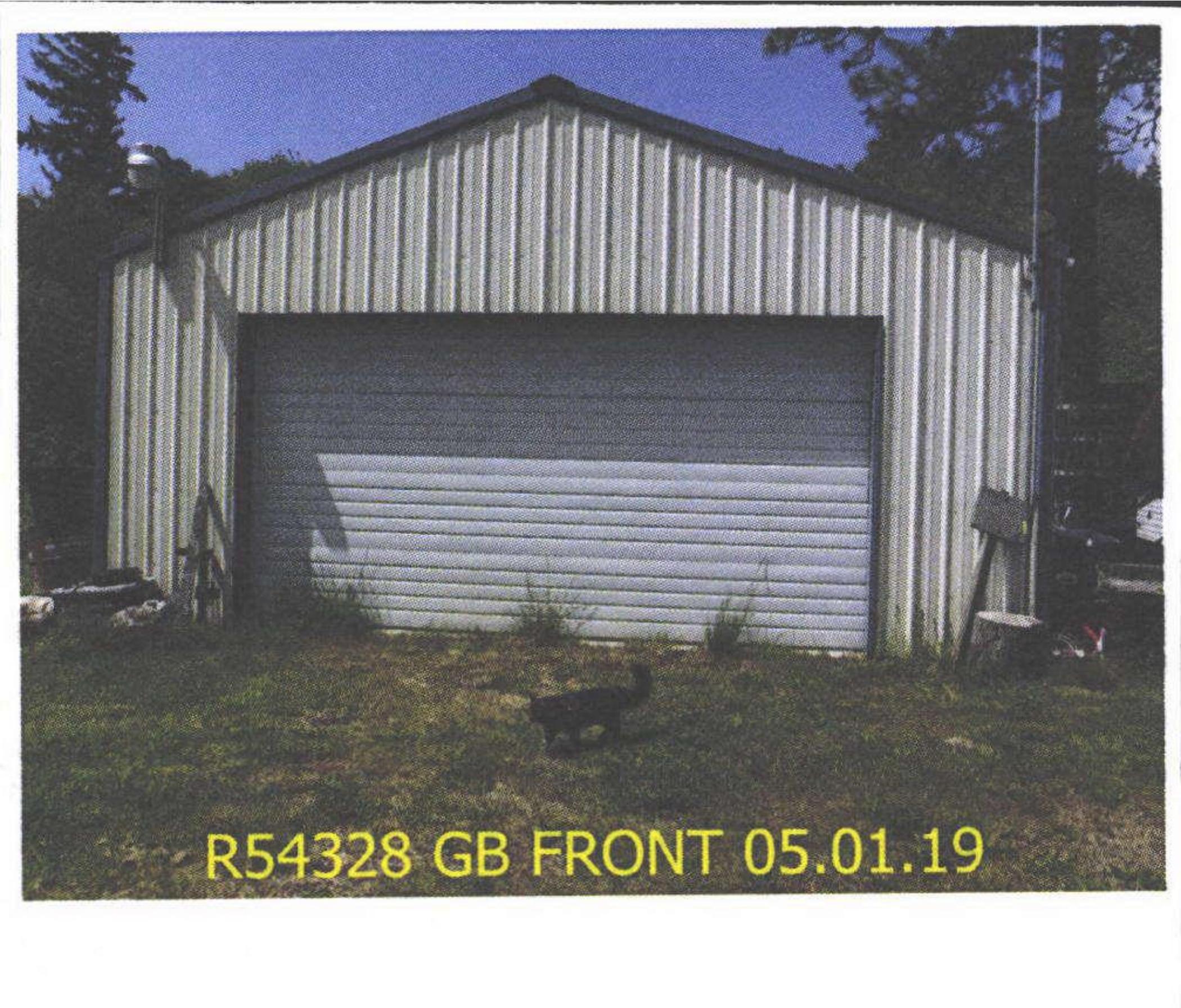
R54328 GB REAR 05.01.19



R54328 REAR YARD CREEK 05.01.19



R54328 MH REAR 05.01.19



R54328 GB FRONT 05.01.19



R54328 MP LTL 05.01.19



R54328 MH FRONT 05.01.19



M132780  
R54328

MA  
44x27

7/17/09



R54378

GB 36x24

7/17/09



R 54 328

MP

LTL

7/17/09

12x8

N/V



211101



9-6-95

140 87 Duck flat

92W-33BA-1500

73050-000

x 228336.