

Acct ID: 561396 MTL: 092W06C000200 Date: 3/31/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 3946 CLOVERDALE DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 118840 Year: 2025

Last Date Appraised: 10/04/2011 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: ARREDONDO, MARC ANTHONY Roll Type: R
 Cycle Tag Sales Verification Other: Veterans Disq Inspection level: 1 2 3 (4) LCB TTO INSP AV: 251440
 RMV Land: 268200 RMV Imp: 279010 RMV Total: 547210 MAV: 251440 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	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.83 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: HRDSS Value Source: Rural at MKT Description: _____ RMV: 218200 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1681 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 273660
 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	4	Finished	1681	3	FB-2/ HB-1	1974	<u>1974</u>	ROOF, FP - 1, HVAC+, KIT, BTH - 1, BATH - 2	Exception: Y N
Garage Attached	4	Unfinished	600	0	0	1974	<u>1974</u>	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE ✓	4	1	1974	24075	1

Bldg: 3 Code Area: 05590 Stat Class: 108 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ 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
No floor data available									

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 4420
 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	960	0	0	1980	1980	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 354 Year Blt: 2001 Eff Year Blt: 1996 Sq.Ft: 520 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 13x40 RMV: 930
 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	520	0	0	2001	1996	Exception: Y N

Accessories

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

092W06C 00200
401 01D F41
00500190

R61396

WEBB,ROBERT M & BETTY K
1.83 Acres
3946 CLOVERDALE DR SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

20155-214

MAP NO.

6-9-2W.



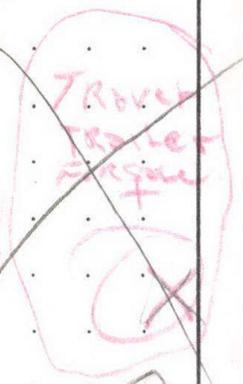
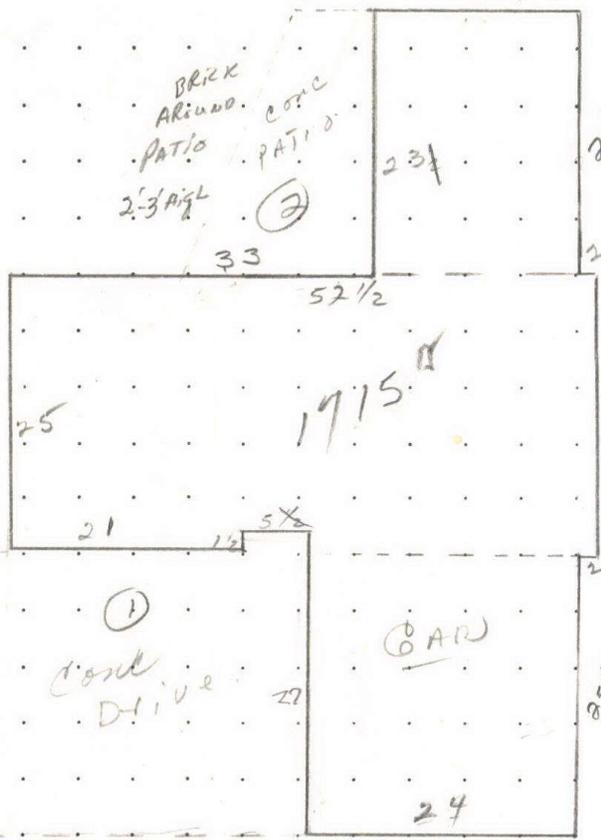
1 of 2

5 10
5 8
8

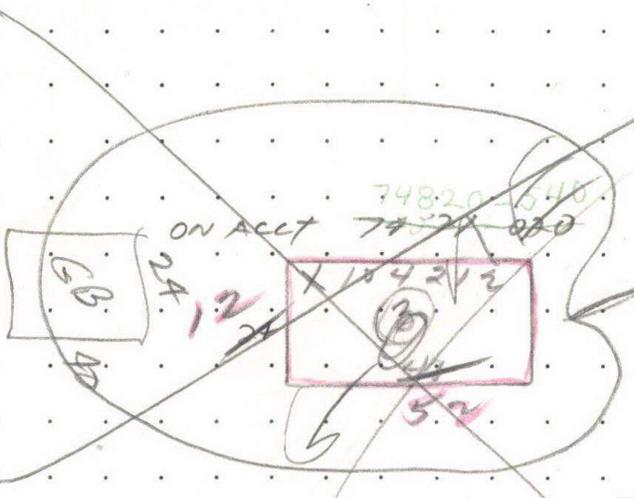
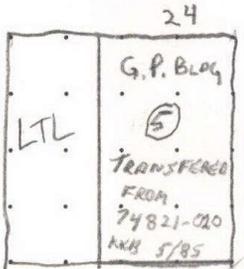
TRUCK TRAILER
Gone

4 4
4

BRICK Around.
PATIO
2-3 1/2
CONC PATIO
2



3956 CHURCHDALE DR SE



Inventory To - M.H.

39 1/2

MEASUREMENT VERIFIED

REMARKS: B-74

$$1st\ 4\ (23\frac{1}{2} \times 17\frac{1}{2}) + (25 \times 52\frac{1}{2}) - 1\frac{1}{2} \times 5\frac{1}{2} = 1715$$

DATE

BY

1-7-75

STAN

9-13-76

Jayes

2-2-84

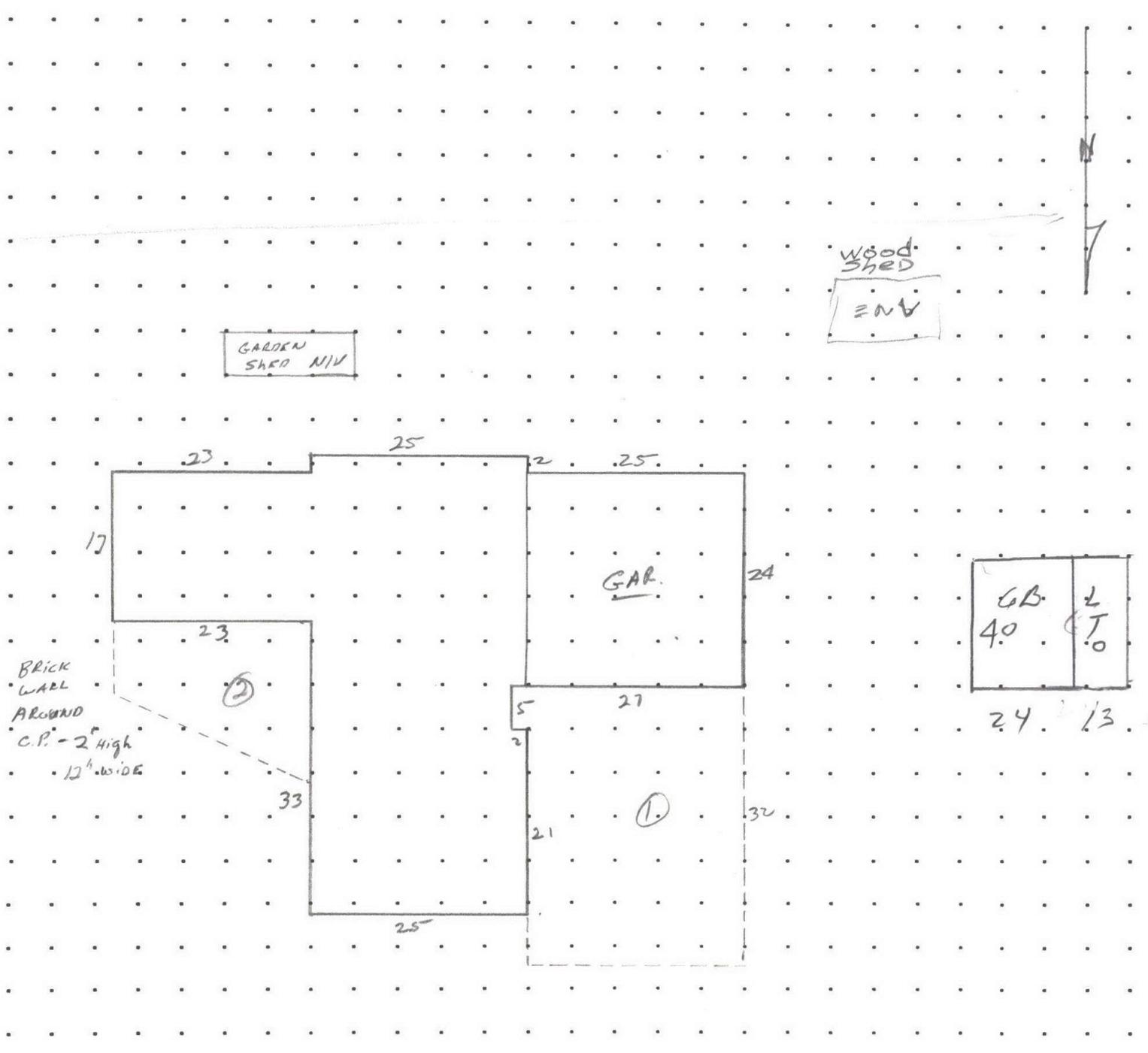
Page 1715

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74821-045

MAP NO: 9-2W-6C

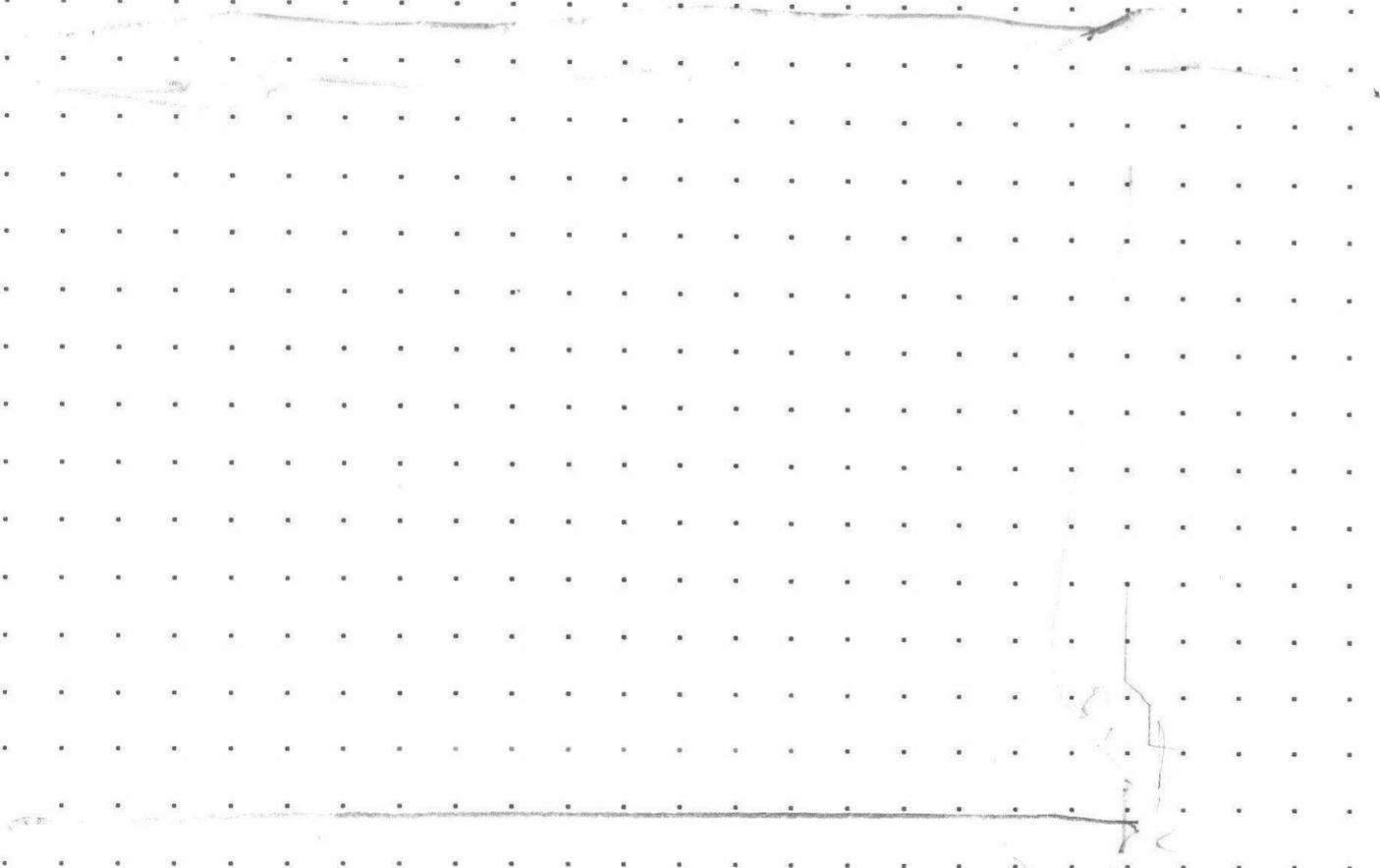
TAX LOT: 200



CALCULATIONS: $(17 \times 23) + (25 \times 52) - (2 \times 5) = 1681 \#$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 1974	ADDRESS: 3946 CLOVERDALE DR.	SALES	
DATE	BY	REMARKS:		Date	Amt.
7-22-91	KEN #82				
4.4.02	Regie				
10-4-11 #73	ME				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W 06C 00200

File No R61396

SUBJECT

Property Address 3946 Cloverdale Dr SE

City Turner

State OR

Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

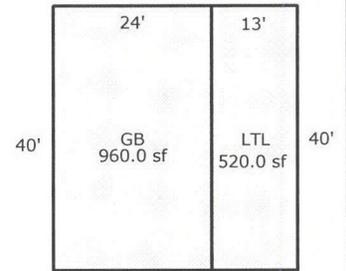
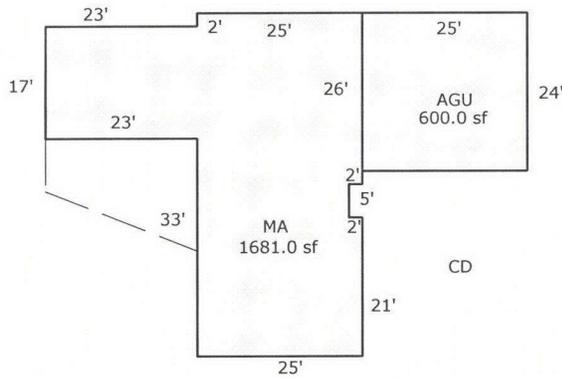
Tax Lot # 300

R61396
092W 06C 00200



N/V
Garden Shed

Wood Shed
N/V



Scale: 1 = 29

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1681.0	204.0	1681.0
GBA1	GB	1.00	960.0	128.0	
	LTL	1.00	520.0	106.0	1480.0
GAR	AGU	1.00	600.0	98.0	600.0

Net LIVABLE Area	(rounded w/ factors)	1681
Net BUILDING Area	(rounded w/ factors)	1480

Comment Table 1

Apex 3/01/2012 Jane

Comment Table 2

Comment Table 3

CALCULATIONS ADDENDUM

Parcel No 092W 06C 00200

File No R61396

SUBJECT

Property Address 3946 Cloverdale Dr SE

City Turner

State OR

Zip 97392

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA		GLA1	
48.0	x	17.0	=
		816.0	
2.0	x	25.0	=
		50.0	
5.0	x	23.0	=
		115.0	
7.0	x	25.0	=
		175.0	
25.0	x	21.0	=
		525.0	
Area total (rounded w/o multipliers) =			1681

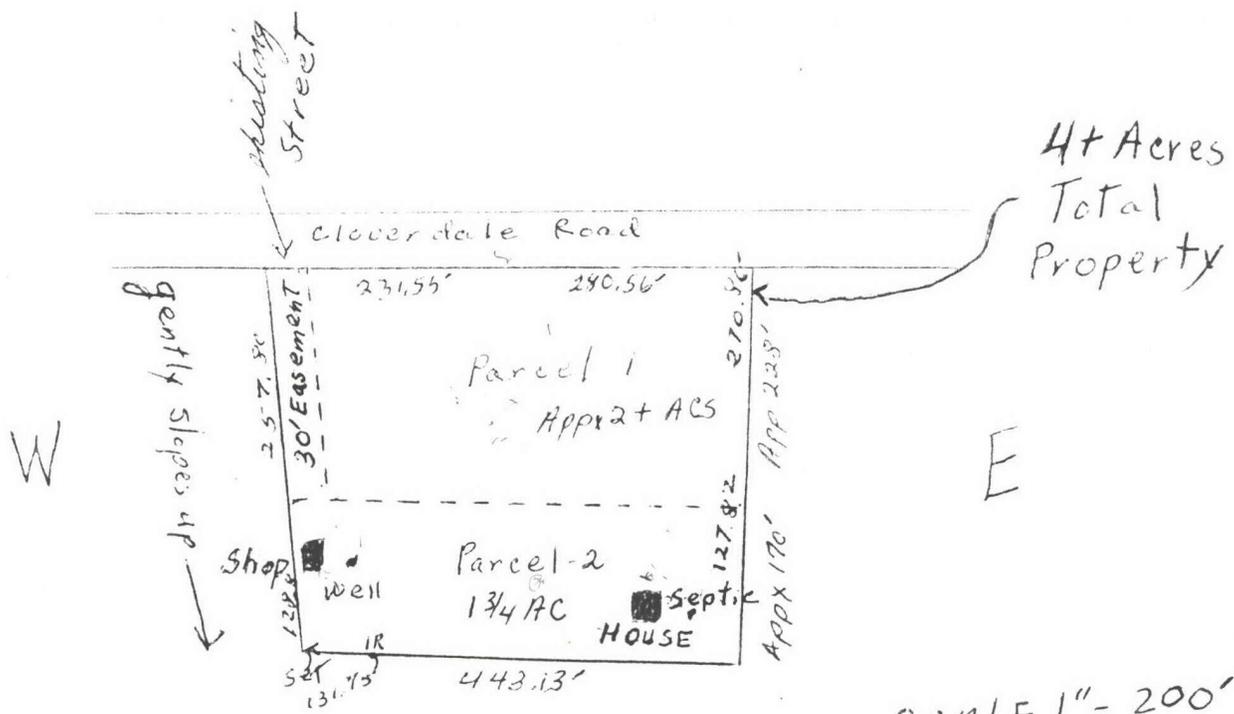
AGU		GAR	
25.0	x	24.0	=
		600.0	
Area total (rounded w/o multipliers) =			600

GB		GBA1	
24.0	x	40.0	=
		960.0	
Area total (rounded w/o multipliers) =			960

LTL		GBA1	
13.0	x	40.0	=
		520.0	
Area total (rounded w/o multipliers) =			520

(85-4)
6-9-2w
74821-020
-040

N



SCALE 1" = 200'

S

CHESTER TUCKER
OWNER: VERNA J. TUCKER
3956 CLOVERDALE

WATER: WELL
SEWER: SEPTIC TANK
ZONE: AR
DATE: JAN 29, 1985

SEC

R61396 092W06C 00200 Appr #: 73 Date 10-4-2011 Prop Class 401 Prop Code F41
 Situs Address 3946 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner WEBB,BETTY K

Tags Cycle Sales Verification Other: _____
 Notes: Spoke to Mrs. Owner

RMV Land: 138,410 RMV Imp: 128,250 RMV Total: 266,660 M50 Total: 195,400
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1681 Eff Area 1681
 Length Width Roof Cover ARCMP COMP Plumbing BATH2.5 Heat HP
 Fireplace SGL-P Inter. Comp: DW;H&E Plumb Bedrooms 3
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___ RMV: 95,030
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGU Seg. # 1.2 Method: R05 Class 4 Area 600 Eff Area 600
 Length 25 Width 24 Roof Cover ARCMP COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___ RMV: 20,150
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type FN Seg. # 3.1 Method: F;N Class Area Eff Area 0
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 960 Eff Area 960
 Length 40 Width 24 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style Gable Floor CONC Plumbing
 Heat st Int. Comp. Elect. 220v Yr. Blt. Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 5,830
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type LTL Seg. # 4.1 Method: F09 Class Area 520 Eff Area 520
 Length 13 Width 40 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,240
 Lump Sum ___ Except Code/Year ___ Comments ___

R61396 092W06C 00200 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 3946 CLOVERDALE DR SE Franchise Code 42 Year For: 2011-2012
 Owner WEBB,BETTY K

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 138,410 RMV Imp: 128,250 RMV Total: 266,660 M50 Total: 195,400

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.83		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 3/2/12 Clerk Jane ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____





10/04/2011

R61396

10/4/2011

GB



10/04/2011

R61396

10/4/2011

MA

BACK



10/04/2011

R61396

10/4/2011

MA