

Acct ID: 535044 MTL: 092W030001100 Date: 4/2/25 Appr: MDL Prop Class: 551 RMV Prop Class: 501  
 Situs: 10012 70TH AVE SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 149856 Year: 2025

Last Date Appraised: 07/22/2021 Appraiser: MATT LORD Retag: Y (N) Tag info:  
 Owner: IFAA PROPERTIES LLC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 49470  
 RMV Land: 493840 RMV Imp: 0 RMV Total: 493840 MAV: 0 MSAV: 49470 SAV: 99338  
 Comment: LEVEL 2 7.22.21 CL10

*Farming (leased)  
MEADOW FORM  
30  
MLS 220293  
Dom 114*

Notations *25-26: SV ALL Imp, NO VALUE*

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 9760 Exception: Y N  
 S  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2009 / 550190 25-26 CORR SOIL

Site: 3 Code Area: 05595 Size: 46.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 449080 Exception: Y N  
 S  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 1974 / 00550190// 25-26 CORR SOIL 08-09: 8BENCH PROJECT - CHG OF 8BENCH TO 4BENCH//  
 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 43.0 TTL ACRES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 122 Year Blt: 1907 Eff Year Blt: 1930 Sq.Ft: 0 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 0  
 Func Obsc: 0 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	2	Finished	0	1	FB-1	1907	1930	HVAC, ROOF, KIT-, BATH - 1	Y N
Second Floor	2	Finished	0	0	0	1907	1930	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	0	1930	0	1	Y N
YARD IMPROVEMENTS AVERAGE	2	0	1930	0	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05595 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 0 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 28x14 RMV: 0  
 Func Obsc: 0 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	0	0	0	1964	1964		Y N

Accessories

No accessory data available

Bldg: 4 Code Area: 05595 Stat Class: 341 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 0 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 0  
 Func Obsc: 100 Econ %: 0 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	0	0	0	1963	1963		Y N

**Accessories**

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

Bldg: 5    Code Area: 05595    Stat Class: 341    Year Blt: 1963    Eff Year Blt: 0    Sq.Ft: 0    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 10x6    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
Multi-Purpose Bldg	5	Finished	0	0	0	1963	0	Exception: Y N

**Accessories**

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

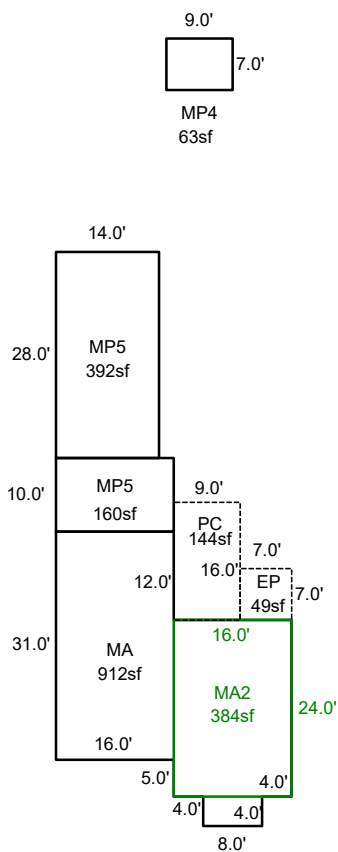
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535044 Parcel No.: 092W03 01100  
 Property Address: 10012 70th Av SE  
 City: Turner County: State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

535044  
 092W03 01100  
 1=25'



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP4	1.0	63.0	32.0		Apex by RW 06/23/08 UPDATED BY CLOBERG 05/23/25	
	MP5	1.0	392.0	84.0			
	MP5	1.0	160.0	52.0	615.0		
GLA1	MA	1.0	912.0	144.0	912.0		
GLA2	MA2	1.0	384.0	80.0	384.0		
P/P	EP	1.0	49.0	28.0			
	PC	1.0	144.0	50.0	193.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 04/02/25	SV L4
		Net LIVABLE	cnt	0 (rounded)	1,296		
		Net BUILDING	cnt	3 (rounded)	615		

# SKETCH/AREA TABLE ADDENDUM

Parcel No 092W03 01100

File No R35044

SUBJECT

Property Address 10012 70th Av SE

City Turner

State OR

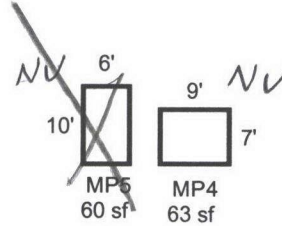
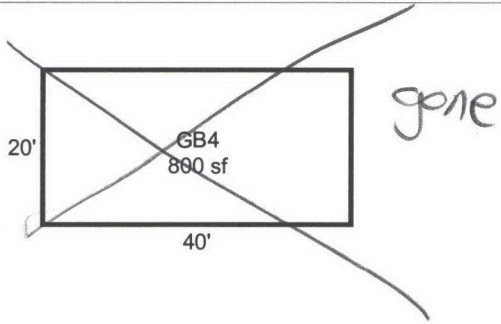
Zip 97392

Owner

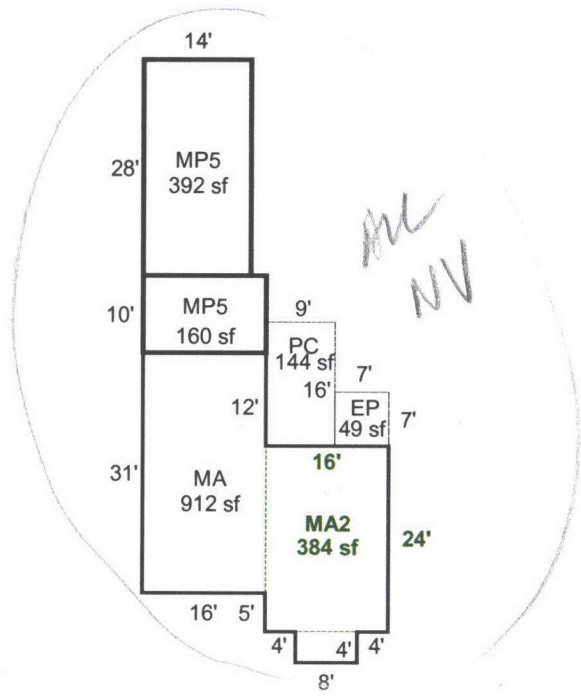
Client

Appraiser Name

IMPROVEMENTS SKETCH



R35044  
092W03 01100  
1=25'



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

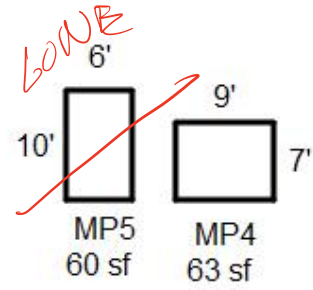
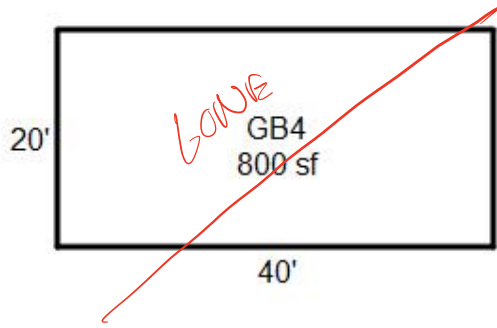
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	912	144	912
GLA2	MA2	1.00	384	80	384
GBA1	GB4	1.00	800	120	
	MP4	1.00	63	32	
	MP5	1.00	392	84	
	MP5	1.00	160	52	
	MP5	1.00	60	32	1475
P/P	EP	1.00	49	28	
	PC	1.00	144	50	193
Net LIVABLE Area		(Rounded w/ Factors)			1296
Net BUILDING Area		(Rounded w/ Factors)			1475

### Comment Table 1

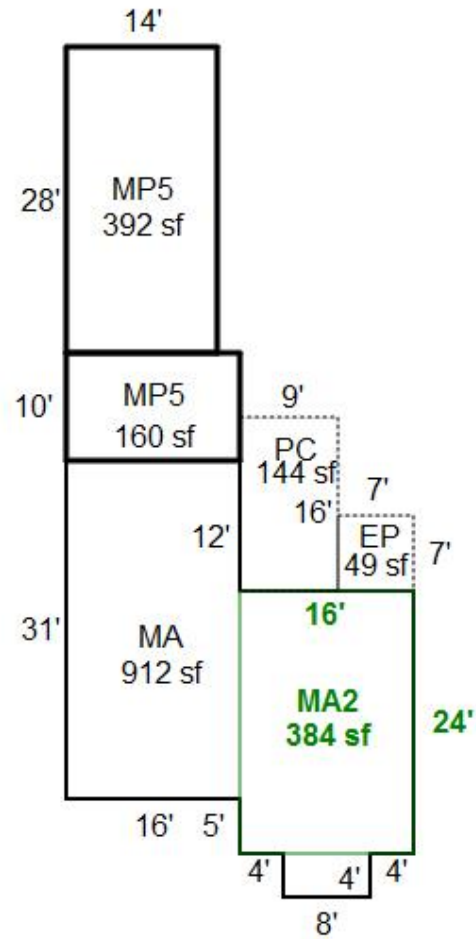
Apex by RW 06/23/08

### Comment Table 2

### Comment Table 3



R35044  
092W03 01100  
1=25'





R35044 MA- (3)  
2021-07-22 L2



R35044 MA- (6)  
2021-07-22 L2



R35044 MA- (2)  
2021-07-22 L2



R35044 MA- (5)  
2021-07-22 L2



R35044 MA- (1)  
2021-07-22 L2



R35044 MA- (4)  
2021-07-22 L2



R35044 MA- (7)  
2021-07-22 L2



