

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**
 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



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

Handwritten notes: Gated, Don't know what happen to this year or last years photos, onsite last year

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

Handwritten note: 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

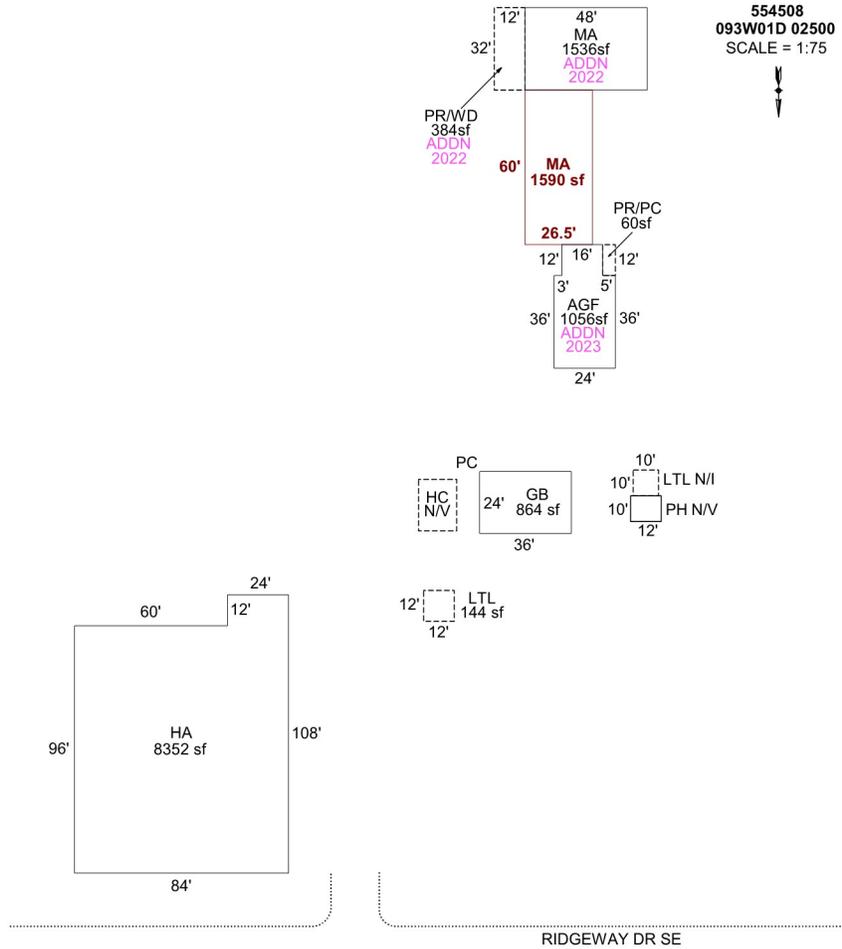
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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	GB	1.0	864.0	120.0	
	HA	1.0	8352.0	384.0	
	LTL	1.0	144.0	48.0	9360.0
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/WD	1.0	384.0	88.0	
	PR/PC	1.0	60.0	34.0	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

COMMENT TABLE 2

COMMENT TABLE 3

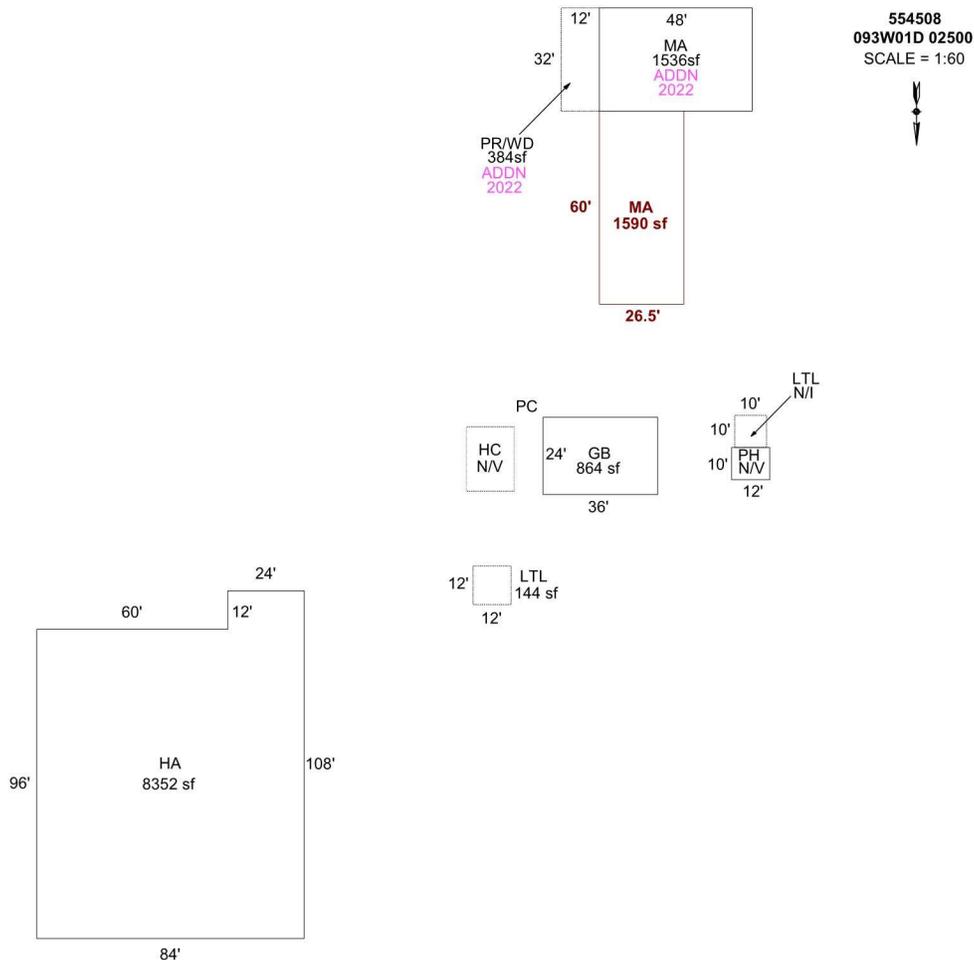
Net LIVABLE	cnt	2	(rounded)	3,126
Net BUILDING	cnt	3	(rounded)	9,360

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	LTL	1.0	144.0	48.0	9360.0
GLA1	MA	1.0	1590.0	173.0	
	MA	1.0	1536.0	160.0	3126.0
P/P	PR/WD	1.0	384.0	88.0	384.0

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COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	3,126
Net BUILDING	cnt	3	(rounded)	9,360



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





