

Summary

Lead Appr: 11/6 ww Clerk: Lead Clerk: Appr: MDL Impact

Print Date: 9/29/2025

Acct ID: 536814 MTL: 102W040000200 Date: 10/23/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
Situs: 14965 ROSEBUD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23245 Year: 2025

Last Date Appraised: 06/17/2025 Appraiser: MATT LORD Tag: Y (N) Tag info:  
Owner: KATH, ETHAN Last Sales Date: 05/02/2025 Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 (4) LCB TTO INSP AV: 302770  
RMV Land: 260060 RMV Imp: 265910 RMV Total: 525970 MAV: 302770 MSAV: 0 SAV: 0  
Comment: 25-26: L3 MDL 6.17.25 CYCLE

(30)

OSDs

25-26 sales

MLS 827386

Down 28

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05535	0

Land

Site: 1 Code Area: 05535 Size: 7.87 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 214510 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: 03-04: REAPPRAISAL

Site: 2 Code Area: 05535 Size: 7.46 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: WST Value Source: Rural Restrictive Description: Rural WASTELAND RMV: 5550 Exception: Y N  
 Adjustment(s): WASTE, GSOIL Fire Patrol: Description:  
 Comments: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05535 Stat Class: 141 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1430 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 252590  
 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	1430	2	FB-2	1977	1977	HVAC, KIT, FP - 1, ROOF, BATH - 2	Y N
Garage Attached	4	Low Cost	260	0	0	1977	1977	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1977	24717	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05535 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 168 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 1650  
 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
Multi-Purpose Bldg	5	Finished	168	0	0	1992	1992	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 05535 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 680 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 34x20 RMV: 3980  
 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	4	Finished	680	0	0	1992	1992	FAIR	Y N

Accessories

No accessory data available

Bldg: 4 Code Area: 05535 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 160 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 20x8 RMV: 230  
 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	160	0	0	1992	1992	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 05535    Stat Class: 351    Year Blt: 1992    Eff Year Blt: 1992    Sq.Ft: 900    % Complete: 100.00  
 Desc: General Purpose Building (GB)    Dimensions: 30x30    RMV: 7460  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

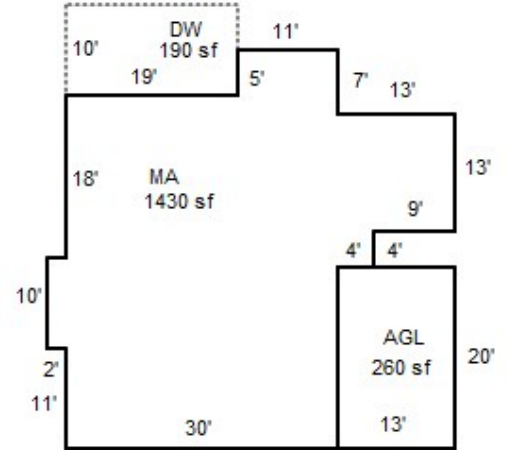
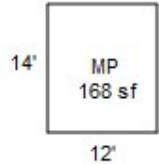
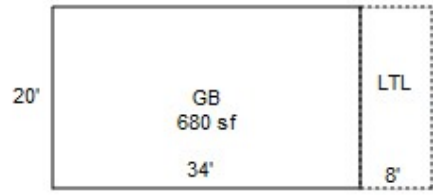
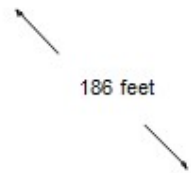
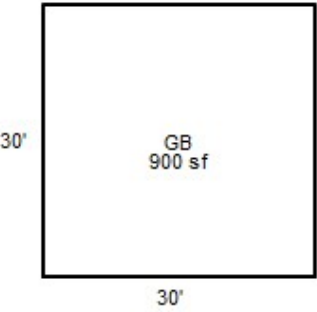
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	900	0	0	1992	1992	FAIR    Exception: Y N

**Accessories**

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

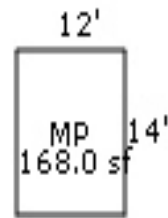
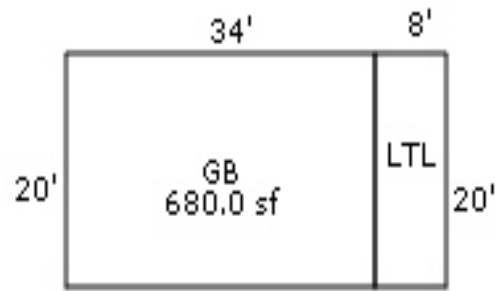
R36814  
102W04 00200  
SCALE=1:30




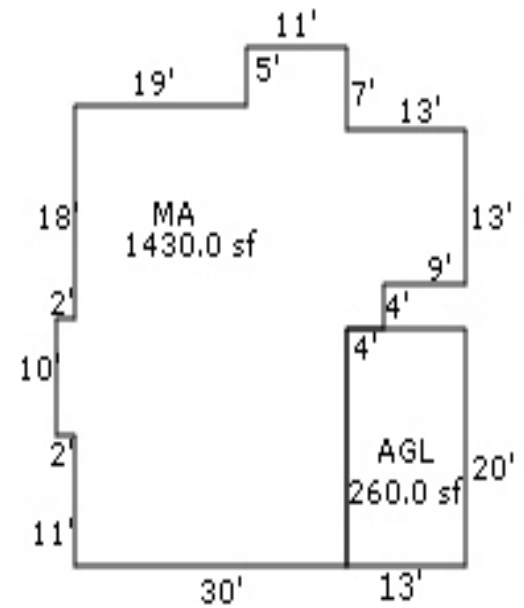
Rosebud Lane



186 feet



R36814  
102W 04 00200  
N 



Rosebud Lane

---

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDC Input | Print Date: 1/25/2024

Acct ID: 536814 MTL: 102W040000200 Date: 6/17/25 Appr: MDC Prop Class: 451 RMV Prop Class: 451  
Situs: 14965 ROSEBUD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23245 Year: 2024  
2015

Last Date Appraised: 10/08/2018 Appraiser: MATT LORD Retag: Y N Tag info:  
Owner: COURTIS, MARY M Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 293960  
RMV Land: 221540 RMV Imp: 210400 RMV Total: 431940 MAV: 293960 MSAV: 0 SAV: 0  
Comment:

Notations 25-26 cycle  
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05535	0

Land

Site: 1	Code Area: 05535	Size: 7.87 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS	Value Source: Rural Restrictive	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 181840	Exception: Y	N	
Adjustment(s): WASTE, GSOIL		Fire Patrol:	Description:			
Comments: 03-04: REAPPRAISAL						
Site: 2	Code Area: 05535	Size: 7.46 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: WST	Value Source: Rural Restrictive	Description: Rural WASTELAND	RMV: 4700	Exception: Y	N	
Adjustment(s): WASTE, GSOIL		Fire Patrol:	Description:			
Comments: 03-04: REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05535	Stat Class: 141	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 1430	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 187580	
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	1430	2	FB-2	1977	1977	BATH - 2, KIT+, ROOF, HVAC+, FP - 1	Y N
Garage Attached	4	Low Cost	260	0	0	1977	1977	ROOF	Y N

Accessories

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

Bldg: 6	Code Area: 05535	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements			Dimensions:		RMV: 9450	
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
YARD IMPROVEMENTS FAIR	4	1	0	9450	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05535	Stat Class: 341	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 168	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 14x12		RMV: 1740	
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:
Multi-Purpose Bldg	5	Finished	168	0	0	1992	1992	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 05535	Stat Class: 351	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 680	% Complete: 100
---------	------------------	-----------------	----------------	--------------------	------------	-----------------

Desc: General Purpose Building (GB)

Dimensions: 34x20

RMV: 3510

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	4	Finished	680	0	0	1992	1992	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 05535 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 160 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 20x8

RMV: 250

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	160	0	0	1992	1992		

**Accessories**

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

Bldg: 5 Code Area: 05535 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 900 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 30x30

RMV: 7870

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

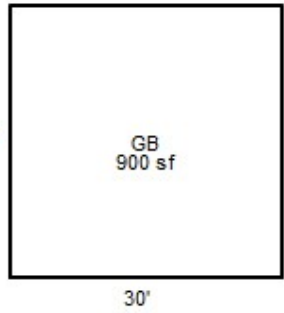
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	900	0	0	1992	1992	FAIR ✓	

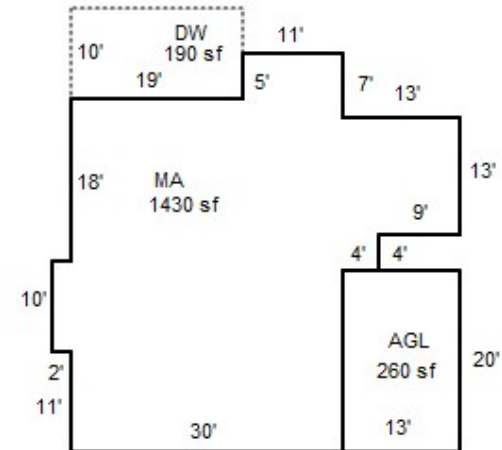
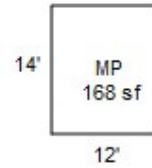
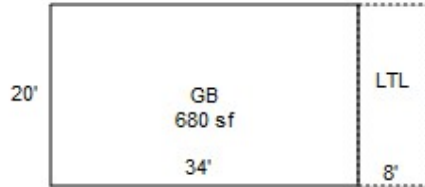
**Accessories**

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

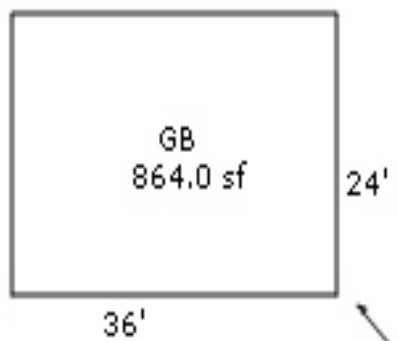
R36814  
102W04 00200  
SCALE=1:30



186 feet

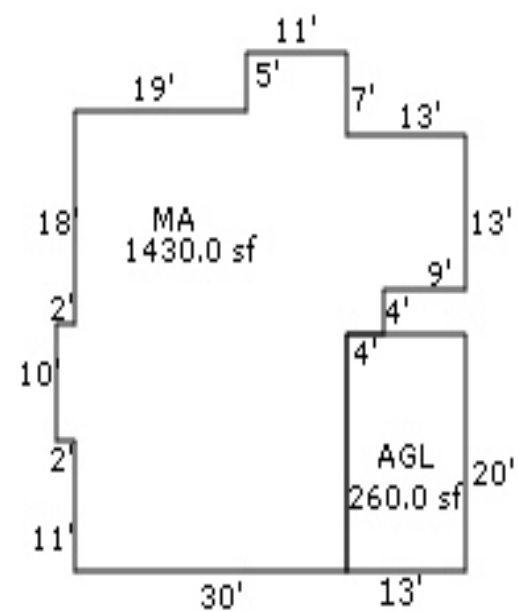
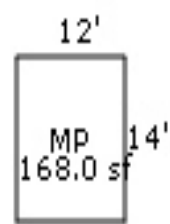
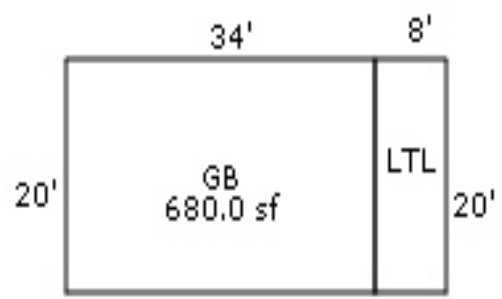


Rosebud Lane



R36814  
102W 04 00200  
N

186 feet



Rosebud Lane

---

102W04 00200  
451 01E F41  
00550130

R36814

SCHULZE, DELWYN P  
15.33 Acres  
14965 ROSEBUD LN SE

1/30/02

Gated



# SKETCH/AREA TABLE ADDENDUM

Parcel No R36814

File No 102W04 00200

SUBJECT

Property Address 14965 Roseburd Ln SE

City Turner

State OR

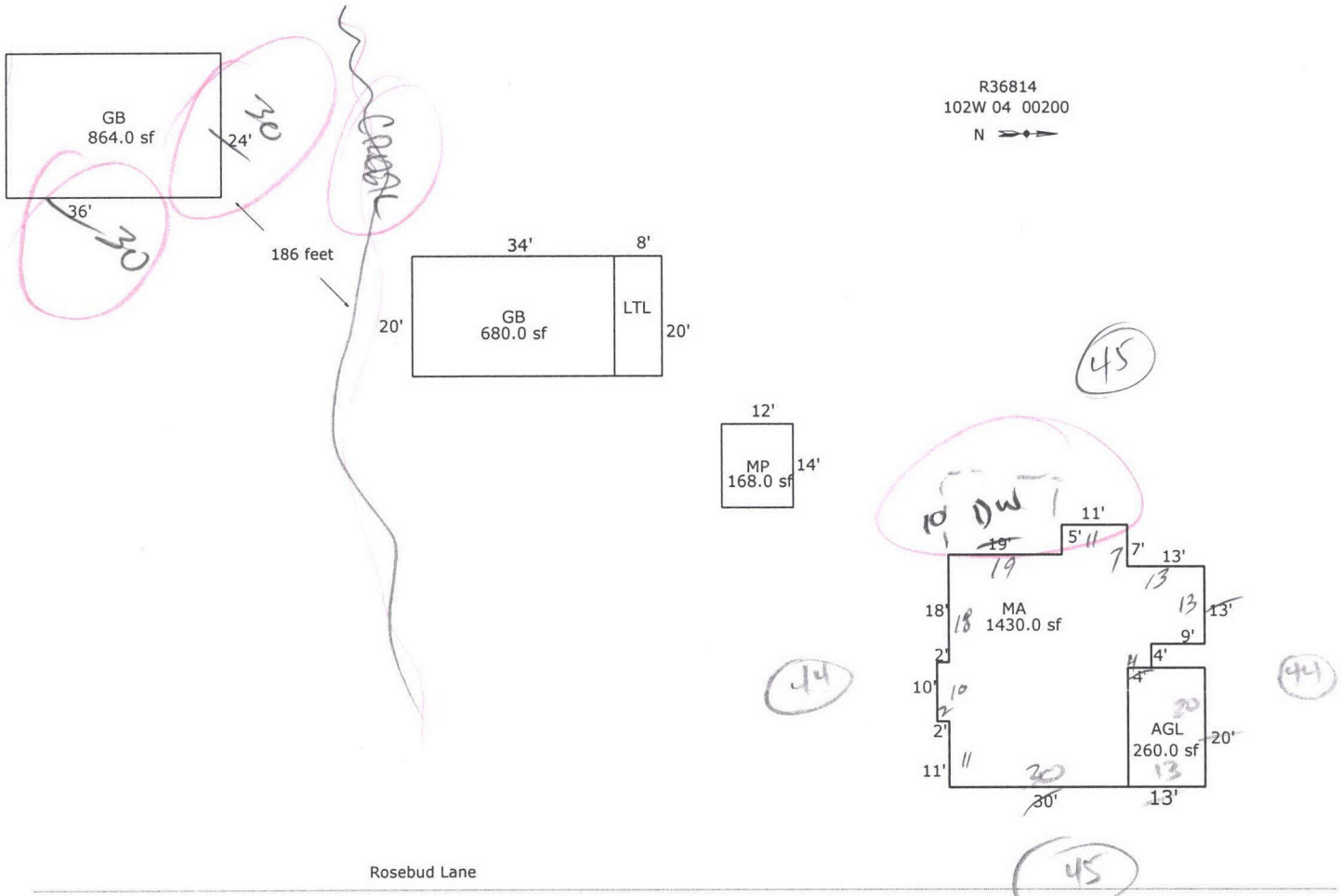
Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1430	178	1430
GAR	AGL	1.00	260	66	260
OTH	MP	1.00	168	52	
	GB	1.00	864	120	
	LTL	1.00	160	56	
	GB	1.00	680	108	1872
Net LIVABLE Area (rounded w/ factors)					1430

### Comment Table 1

Apex 5/18/2010 Jane

### Comment Table 2

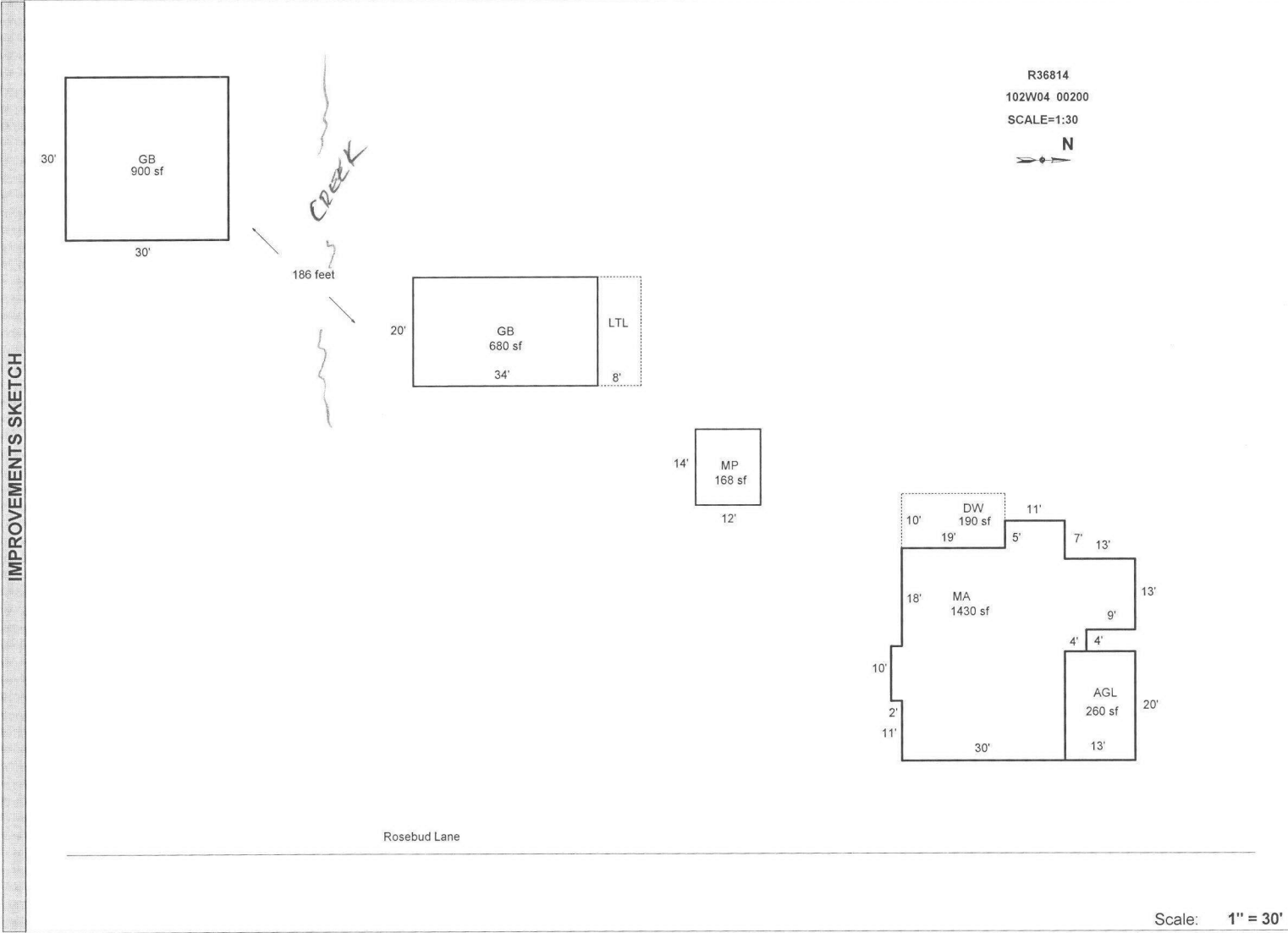
### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 102W04 00200

File No R36814

SUBJECT	Property Address <b>14965 ROSEBUD LN SE</b>
	City <b>TURNER</b> County <b>MARION</b> State <b>OR</b> Zip <b>97392</b>
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1430	178	1430
	GBA1	GB	1.00	900	120	900
	GAR	AGL	1.00	260	66	260
	P/P	DW	1.00	190	58	190
	OTH	MP	1.00	168	52	
		LTL	1.00	160	56	
		GB	1.00	680	108	1008
		Net LIVABLE Area		(rounded w/ factors)		1430
	Net BUILDING Area		(rounded w/ factors)		900	

Scale: 1" = 30'

Comment Table 1	
Apex 5/18/2010 Jane UPDATED BY JRONDEMA 10/16/18	
Comment Table 2	Comment Table 3

R36814 102W04 00200 Prop Class: 451 Prop Code: F41 Fran: 10 Appr #: 10 Date: 10-8-18

Situs Address 14965 ROSEBUD LN SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner COURTIS, MARY M  Pictom Other: \_\_\_\_\_

RMV Land: 263,170 RMV Imps: 168,050 RMV Total: 431,220 M50 Total: 246,210 For: 2018-2019

Notes: PLEASE MAKE NEEDED CHANGES, DID NOT ENTER THROUGH GATE

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: METAL ✓ Int Comp: RNG;DW;H&F;DSP Adj: RLCM4  
Class: 4 Roof:  
Area: 1430 Eff 1430 Flooring:  
Dimens: x Plumbing: BATH2 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: HP Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: HRT-H Year: 1977 Eff: 1977 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 133,410  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGL RESIDENTIAL**  
Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 260 Eff 260 Flooring:  
Dimens: 20 x 13 Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1977 Eff: 1977 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 19,390  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4/F RESIDENTIAL** *DW 10x19*  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 1 Eff: 1 Flooring:  
Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: 1977 RMV: 9,500  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING**  
Method: F09 Roof Cover: SHAKE Int Comp: Adj: FLCM *50%*  
Class: 5 Roof Style: GABLE  
Area: 168 Eff: 168 Flooring: CONC  
Dimens: 14 x 12 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: 1977 Value: 710  
AddFactor1: AddFactor2: AddFactor3: *1992*  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM *50%*  
Class: 4 Roof Style: GABLE  
Area: 680 Eff: 680 Flooring: WOOD  
Dimens: 34 x 20 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: 8FT;METAL Fireplace: Year: Eff: 1978 Value: 1,610  
AddFactor1: AddFactor2: AddFactor3: *1992*  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 LTL LEAN-TO**  
Method: F09 Roof Cover: ROLL Int Comp: Adj: FLCM *50%*  
Class: Roof Style: SHED  
Area: 160 Eff: 160 Flooring: DIRT  
Dimens: 20 x 8 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: 1978 Value: 110  
AddFactor1: AddFactor2: AddFactor3: *1992*  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 *900* Roof Cover: BKENAM Int Comp: Adj: FLCM *50%*  
Class: 5 *900* Roof Style:  
Area: 864 Eff: 864 *900* Flooring: CONC  
Dimens: *36 30* x *24 30* Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: POST *PERMAN* Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: 12FT;BKENAM Fireplace: Year: Eff: 1979 Value: 3,320  
AddFactor1: AddFactor2: AddFactor3: *1992*  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R36814 102W04 00200 Prop Class: 451 Prop Code: F41 Fran: 10 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 14965 ROSEBUD LN SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner COURTIS, MARY M  Pictom Other: \_\_\_\_\_

RMV Land: 263,170 RMV Imps: 168,050 RMV Total: 431,220 M50 Total: 246,210 For: 2018-2019

Notes: \_\_\_\_\_

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 RESTRICTIVE	008S	15.33		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

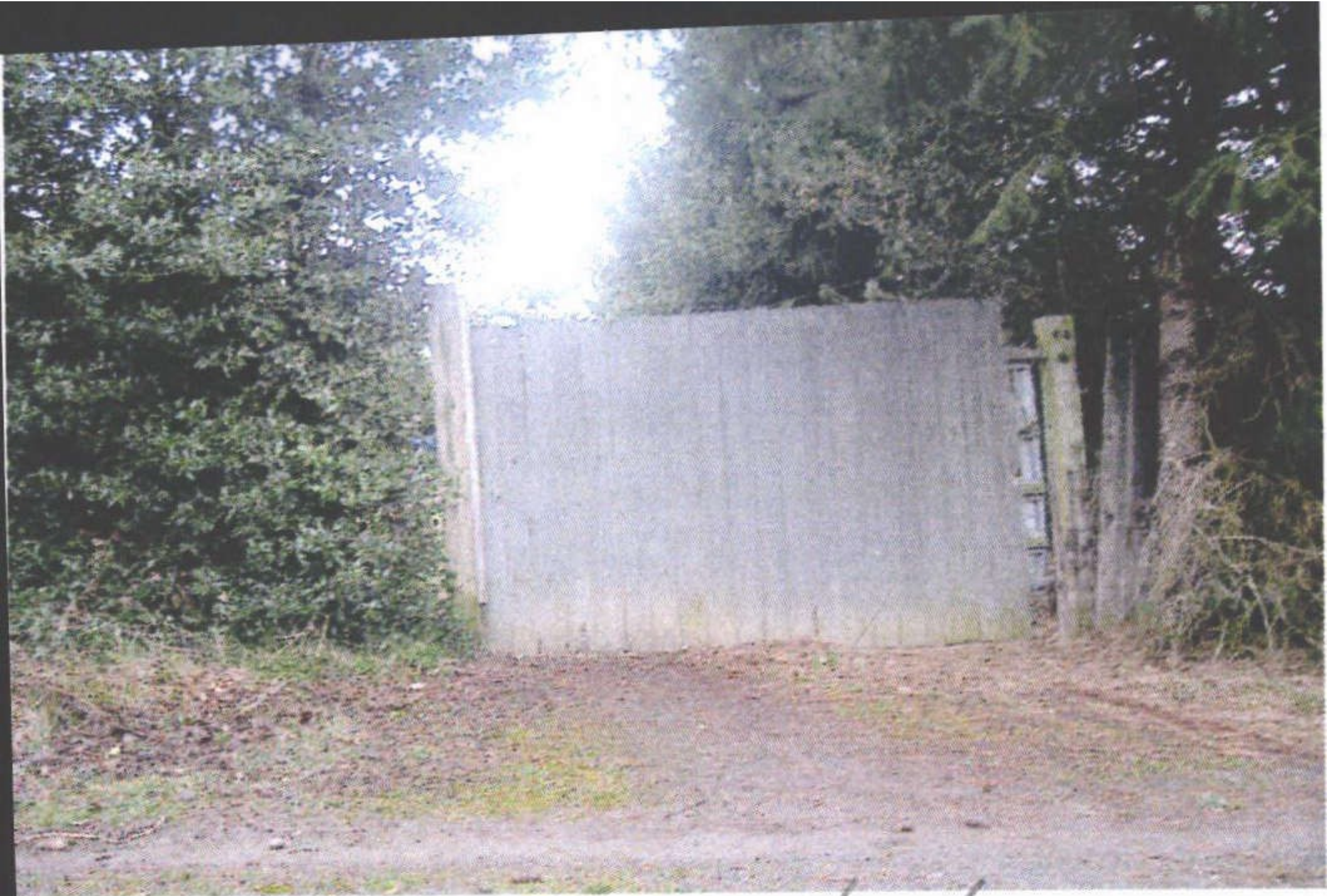
Zone: EFU

Date: 10/29 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

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

610  
11-2-18



R 36819

3/20/09



**R36814 MA Front-1**



10/8/2018

**10-8-18**

R36814 MA FRONT-2



10/ 8/2018

10-8-18

R36814 Gated Entry-1

10/ 8/2018

10-8-18

R36814 Gated Entry-2



10/8/2018

10-8-18