

Acct ID: 547477 MTL: 083W36A000900 Date: **12/5/25** Appr: **MDL** Prop Class: 401 RMV Prop Class: 401
 Situs: 8418 VALLEY WAY SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 109031 Year: 2025

Last Date Appraised: 02/09/2023 Appraiser: MATT LORD Tag: Y **(N)** Tag info: 2026 - APPEAL - PROPERTY VALUE APPEALS BOARD (Expiring Adjudication)

Owner: **ROBERT T FRERES JR LT &** Last Sales Date: 09/08/2003 Roll Type: R
 Cycle **(Tag)** Sales Verification Other: _____ Inspection level: 1 2 3 **(4)** LCB TTO INSP AV: 1589164
 RMV Land: 370360 RMV Imp: 1218804 RMV Total: 1589164 MAV: 1806460 MSAV: 0 SAV: 0
 Comment: 23-24: L2 02.09.23 GRH
 22-23 L4 6/14/22 CLUKE

Notations *26-27: Revalue Expiral adjudication*

RP/MS	Code	Description
RP	ADJ	ADJUDICATION

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD excel	60000	05590	0

Land

Site: 1	Code Area: 05590	Size: 1.61 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 296920	Exception: Y N		
Adjustment(s):	VWVGR, GSOIL	Fire Patrol:	Description:			
Comments:	18-19: BOPTA #18-031 FLAT VALUE LAND / 15-16; CORRECT TO VIEWVG.RUR OK PER #29. #73/// 00-01: 500190, FARMED WITH R47467, FWOODLOT /00-01; REAPPRAISAL /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /02-03: DISQ 1.71 AC FROM F/U 04-05: ADJUSTMENT CODES EDIT LIST					
Site: 2	Code Area: 05590	Size: 0.10 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 13440	Exception: Y N		
Adjustment(s):	VWVGR, GSOIL	Fire Patrol:	Description:			
Comments:	18-19: BOPTA #18-031 FLAT VALUE LAND / 15-16; CORRECT TO VIEWVG.RUR OK PER #29. #73/// 00-01: 500190, FARMED WITH R47467, FWOODLOT /00-01; REAPPRAISAL /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /02-03: DISQ 1.71 AC FROM F/U 04-05: ADJUSTMENT CODES EDIT LIST					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 171	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 4429	% Complete: 100.00
Desc: One Story Only	Dimensions:	RMV: 728785				
Func Obsc: 78	Econ %: 100	Other %: 100	Exception: 0	Adjust: COND	Adjust RMV: -230900	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	7	Finished	4429	2	FB-1/ HB-1	2005	2005	FP - 1, HVAC+, ROOF+, KIT, BTH - 1, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
BARBECUE	7	0	2005	9700	1	Y N

Bldg: 2	Code Area: 05590	Stat Class: 162 172	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 3196	% Complete: 100.00
Desc: Multi Story above grade	Dimensions:	RMV: 429695				
Func Obsc: 78	Econ %: 100	Other %: 100	Exception: 0	Adjust: COND	Adjust RMV: -166610	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6 7	Finished	1538	0	FB-1	2005	2005	ROOF+, FP - 1, HVAC+, BATH - 1	Y N
Second Floor	6 7	Finished	1658	2	FB-1	2005	2005	HVAC+, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
HOT TUB / SPA	6 7	0	2005	1065	1	Y N
SWIMMING POOL	6 7	0	2005	42000	1	Y N
YARD IMPROVEMENTS AVERAGE 500D excel	6 7	0	2005	35997	1	Y N

Bldg: 4	Code Area: 05590	Stat Class: 158 178	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements	Dimensions:	RMV: 60324				
Func Obsc: 78	Econ %: 100	Other %: 100	Exception: 0	Adjust: COND	Adjust RMV: -64120	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	5 7	Finished	1230	0	0	2005	2005	ROOF+	Y N

Accessories

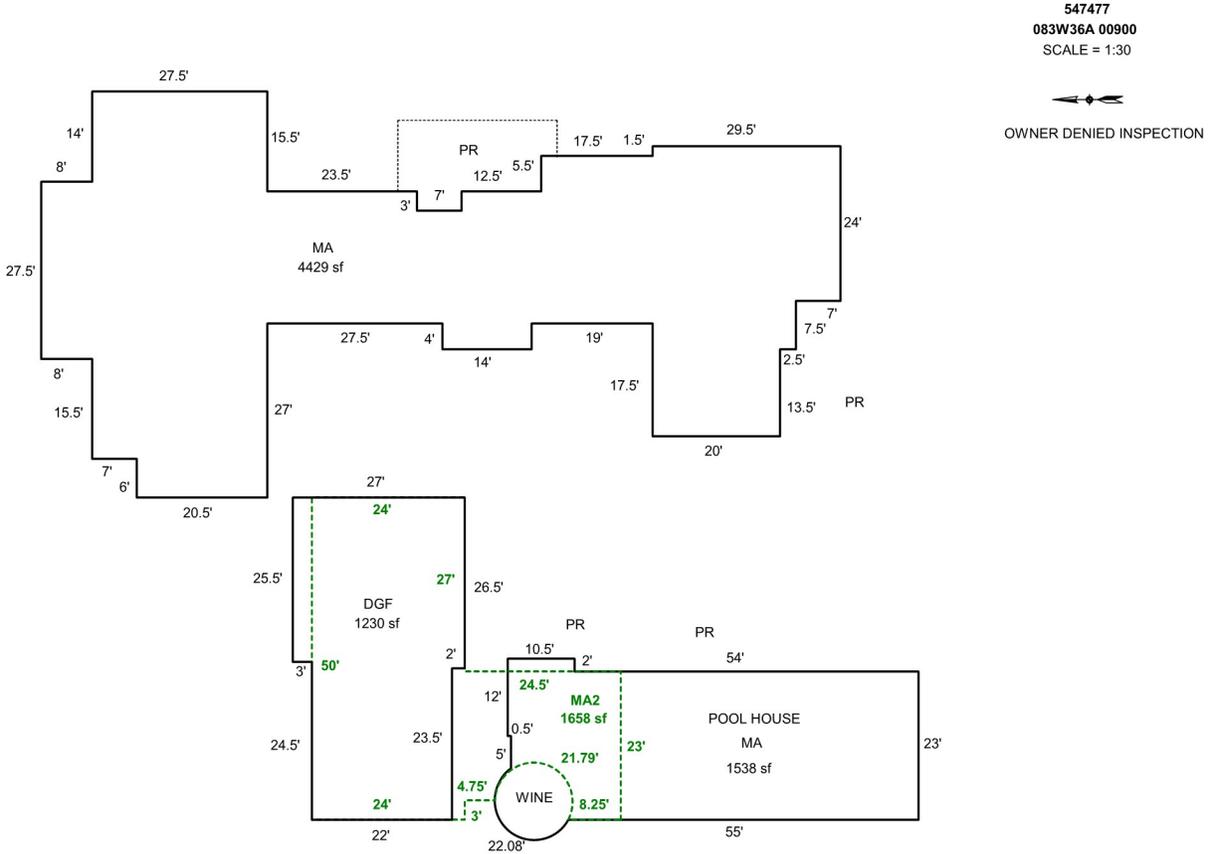
Description	excel put on ma	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	GOOD	5	0	2005	31666	1	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547477 Parcel No.: 083W36A 00900
 Property Address: 8418 VALLEY WY SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1538.1	184.1	
	MA	1.0	4428.8	440.0	5966.9
GLA2	MA2	1.0	1657.8	210.3	1657.8
GAR	DGF	1.0	1229.5	154.0	1229.5

COMMENT TABLE 1

UPDATED BY JRONDEMA 5/15/17
 UPDATED BY CJURAN 05/08/2023

COMMENT TABLE 2

GRH 02/19/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 3 (rounded) 7,625



Back to search



Save



Share



Hide

More



Active



See all 48 photos

\$6,500,000

8418 Valley Way SE, Turner, OR 97392

3 beds

4 baths

7,821 sqft

Est.: \$38,360/mo Get pre-qualified



Residential, Single Family Residence



Built in 2006



1.71 Acres Lot



\$-- Zestimate®



\$831/sqft



\$125/mo HOA

What's special

ROLLING VINEYARDS

INDOOR SWIMMING POOL

GOLDEN FARMLAND

PRIVATE OFFICE

PRIVATE GYM EYEBROW WINDOWS CDA LIKE DIMADV CHITE

R47477

083W36A 00900

8418 VALLEY WY SE
TURNER, OR 97392

540

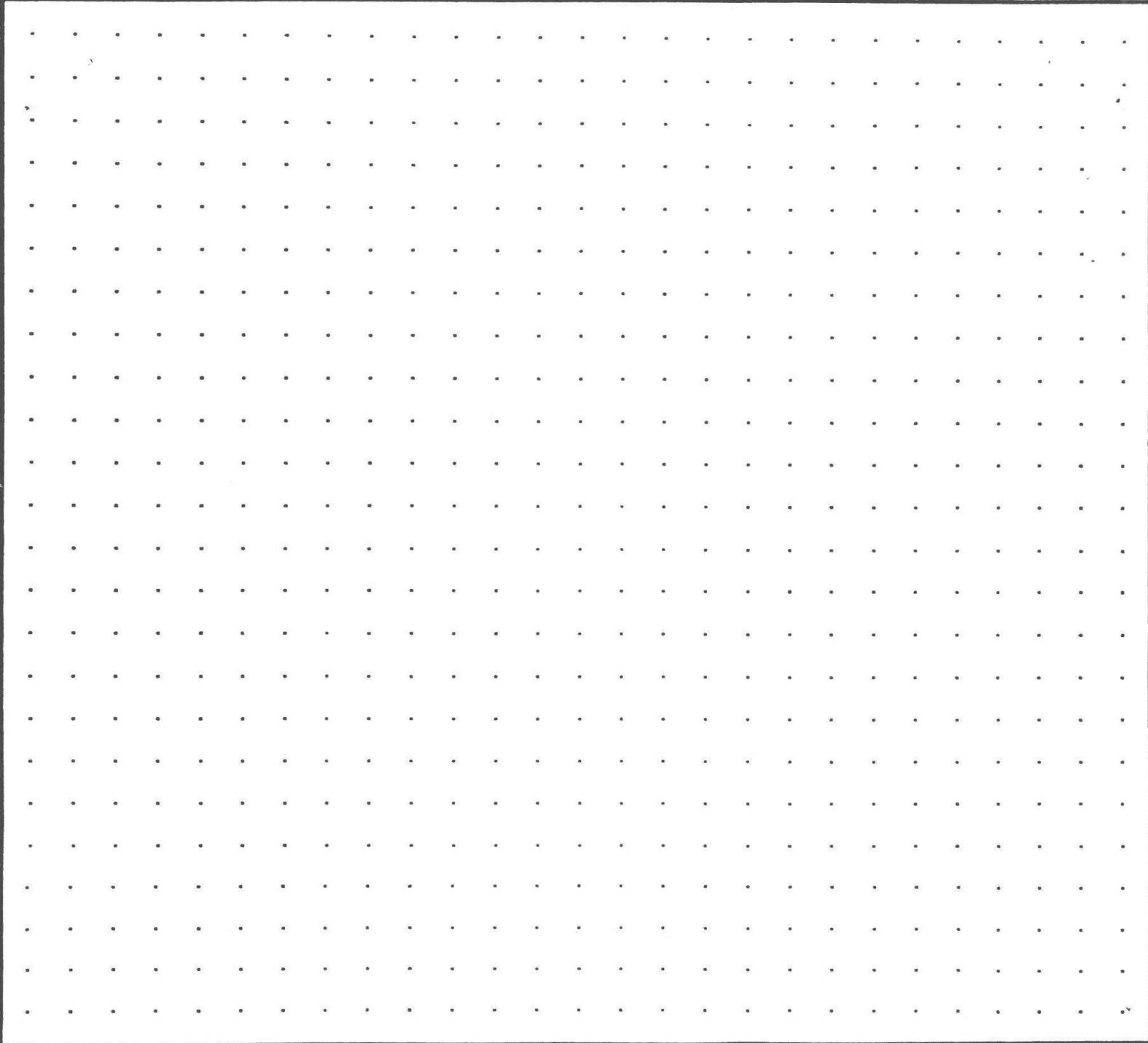
00500190

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R47477

MAP NO: 083W36A

TAX LOT: 00900



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 2005	ADDRESS: 8418 Valley Wy SE	SALES	
DATE	BY	BUILDER:	Date	Am't.
3-14-11 7-9-17	BB44 42 73	REMARKS: → Owner Denied Inspection w/alt. as		



3-6-07

CALCULATIONS:

SCALE: 1" = 20'

R47477 083W36A 00900 Prop Class: 401 Prop Code: F81 Fran: 73 Appr #: _____ Date: _____

Situs Address 8418 VALLEY WY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner ROBERT T FRERES JR LT & Pictom Other: _____

RMV Land: 272,050 RMV Imps: 2,132,500 RMV Total: 2,404,550 M50 Total: 1,860,650 For: 2017-2018

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 AT MKT	005	1.71	VIEWVG.RUR	
2	ON SITE DEVELOPMENT	OSDN.RUR		LDSCPE 70000	

Eff Acres Companion Accounts

Zone: AR *Review #TY17-29 lowers RMV & AV for 17-18*

Date: 11/6/17 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

R47477 083W36A 00900

Prop Class: 401 Prop Code: F81 Fran: 73

Appr #: 94 Date: 11/6/17

Situs Address 8418 VALLEY WY SE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner ROBERT T FRERES JR LT &

Pictom

Other: Appraisal Review

RMV Land: 272,050

RMV Imps: 2,132,500

RMV Total: 2,404,550

M50 Total: 1,860,650

For: 2017-2018

Notes:

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: T/CLAY Int Comp: CKTP- Adj: RLCM8
 Class: 8 Roof: E;DSP;DW;H&F;OVEN-
 Area: 4429 Eff 4429 Flooring: D
 Dimens: x Plumbing: BATH1.5 Electrical: % Comp: _____
 Found: Heat/AC: AC Bedrooms: 2 Func: _____
 Ex Wall: Fireplace: SGL-E Year: 2005 Eff: 2005 RMV: 1,468,260
 Exc Code: Comment/Adj: L/S: _____

Seg: 2.1 MA POOL, HOTTUB & POOL HOUSE
 Method: R05 Roof Cover: T/CLAY Int Comp: Adj: RLCM6
 Class: 6 Roof:
 Area: 1538 Eff 1538 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: % Comp: _____
 Found: Heat/AC: AC Bedrooms: Func: _____
 Ex Wall: Fireplace: SGL-E Year: 2005 Eff: 2005 RMV: 258,250
 Exc Code: Comment/Adj: L/S: _____

Seg: 2.2 MA2 POOL, HOTTUB & POOL HOUSE
 Method: R05 Roof Cover: Int Comp: DSP;DW Adj: RLCM6
 Class: 6 Roof:
 Area: 1658 Eff 1658 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: % Comp: _____
 Found: Heat/AC: AC Bedrooms: 2 Func: _____
 Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 137,740
 Exc Code: Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.3 BQ RESIDENTIAL
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: Eff: 0 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 9,700
 Exc Code: Comment/Adj: L/S: _____

Seg: 3.1 YI YARD IMPROVEMENTS
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 100,000
 Exc Code: Comment/Adj: L/S: _____

Out Buildings

Seg: 1.2 ~~DGE~~ **DGE** RESIDENTIAL
 Method: R05 Roof Cover: T/CLAY Int Comp: Adj: RLCM6
 Class: 6 Roof Style: GABLE
 Area: 1230 Eff: 1230 Flooring: CONC
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: DRYVIT;20FT Fireplace: Year: 2005 Eff: 2005 Value: 101,550
 Exc Code: Comment/Adj: L/S: _____

Seg: 2.3 SP POOL, HOTTUB & POOL HOUSE
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: Eff: 0 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 2005 Eff: 2005 Value: 42,000
 Exc Code: Comment/Adj: L/S: _____

Seg: 2.4 HT POOL, HOTTUB & POOL HOUSE
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: Eff: 0 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: Value: 15,000
 Exc Code: Comment/Adj: L/S: _____

R47477 083W36A 00900 Prop Class: 401 Prop Code: F81 Fran: 73 Appr #: 73 Date: 5-9-17

Situs Address 8418 VALLEY WY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner ROBERT T FRERES JR LT & Pictom Other:

RMV Land: 279,170 RMV Imps: 1,936,230 RMV Total: 2,215,400 M50 Total: 1,806,460 For: 2017-2018

Notes: *nk*

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: T/CLAY Int Comp: CKTP- Adj: RLCM8
Class: 8 Roof: E;DSP;DW;H&F;OVEN-
Area: 4429 Eff 4429 Flooring: D
Dimens: x Plumbing: BATH1.5 Electrical: % Comp: _____
Found: Heat/AC: AC Bedrooms: 2 Func: _____
Ex Wall: Fireplace: SGL-E Year: 2005 Eff: 2005 RMV: 1,321,660
Exc Code: Comment/Adj: L/S: _____

Seg: 2.1 MA POOL, HOTTUB & POOL HOUSE
Method: R05 Roof Cover: T/CLAY Int Comp: Adj: RLCM6
Class: 6 Roof:
Area: 1538 Eff 1538 Flooring:
Dimens: x Plumbing: BATH1 Electrical: % Comp: _____
Found: Heat/AC: AC Bedrooms: Func: _____
Ex Wall: Fireplace: SGL-E Year: 2005 Eff: 2005 RMV: 232,470
Exc Code: Comment/Adj: L/S: _____

Seg: 2.2 MA2 POOL, HOTTUB & POOL HOUSE
Method: R05 Roof Cover: Int Comp: DSP;DW Adj: RLCM6
Class: 6 Roof:
Area: 1658 Eff 1658 Flooring:
Dimens: x Plumbing: BATH1 Electrical: % Comp: _____
Found: Heat/AC: AC Bedrooms: 2 Func: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 123,990
Exc Code: Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.3 BQ RESIDENTIAL
Method: F;LS Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: Eff: 0 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 9,700
Exc Code: Comment/Adj: L/S: _____

Seg: 3.1 YI YARD IMPROVEMENTS
Method: F;LS Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall: Fireplace: Year: Eff: RMV: 100,000
Exc Code: Comment/Adj: L/S: _____

Out Buildings

Seg: 1.2 DGF RESIDENTIAL
Method: R05 Roof Cover: T/CLAY Int Comp: Adj: RLCM6
Class: 6 Roof Style: GABLE
Area: 1230 Eff: 1230 Flooring: CONC
Dimens: x Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: DRYVIT;20FT Fireplace: Year: 2005 Eff: 2005 Value: 91,410
Exc Code: Comment/Adj: L/S: _____

Seg: 2.3 SP POOL, HOTTUB & POOL HOUSE
Method: F;LS Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: Eff: 0 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 Value: 42,000
Exc Code: Comment/Adj: L/S: _____

Seg: 2.4 HT POOL, HOTTUB & POOL HOUSE
Method: F;LS Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: Eff: 0 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall: Fireplace: Year: Eff: Value: 15,000
Exc Code: Comment/Adj: L/S: _____

R47477 083W36A 00900 Prop Class: 401 Prop Code: F81 Fran: 73 Appr #: _____ Date: _____

Situs Address 8418 VALLEY WY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner ROBERT T FRERES JR LT & Pictom Other: _____

RMV Land: 279,170 RMV Imps: 1,936,230 RMV Total: 2,215,400 M50 Total: 1,806,460 For: 2017-2018

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 AT MKT	005	1.71	VIEWVG.RUR	
2	ON SITE DEVELOPMENT	OSDN.RUR		LDSCPE 70000	

Eff Acres _____ Companion Accounts _____

Zone: AR

Routing Slip

Date: 5/12/17 Clerk: Chris Clerk Comments: _____

APEX Appraiser Response: _____

Reviewed by lead appraiser/comments: 5/12/17 (31)

R47477 083W36A 00900 Appr #: 42 Date 3/14/11 Prop Class 401 Prop Code F81
 Situs Address 8418 VALLEY WY SE Franchise Code 42 Year For: 2011-2012

Owner ROBERT T FRERES JR LT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land:	242,970	RMV Imp:	2,037,620	RMV Total:	2,280,590	M50 Total:	1,512,910					
Seg.Type	MA	Seg. #	1.1	Method:	R05	Class	8	Area	4429	Eff Area	4429	
Length		Width		Roof Cover	T/CLAY	Plumbing	BATH1.5	Heat	AC	Bedrooms	2	
Fireplace	SGL-E	Inter. Comp:	CKTP-E;DSP;DW;H&F;OVEN-D									
Year Built	2005	Eff. Year Built	2005	Cond.	P	F	A	G	E			
Adj Codes	RLCM8	Qty	___	% Comp	___	Func	___	Econ	___	RMV: 1,401,390		
Lump Sum	_____	Except Code/Year	_____	Comments	_____							

Seg.Type	MA	Seg. #	2.1	Method:	R05	Class	6	Area	1538	Eff Area	1538
Length		Width		Roof Cover	T/CLAY	Plumbing	BATH1	Heat	AC	Bedrooms	
Fireplace	SGL-E	Inter. Comp:									
Year Built	2005	Eff. Year Built	2005	Cond.	P	F	A	G	E		
Adj Codes	RLCM6	Qty	___	% Comp	___	Func	___	Econ	___	RMV: 246,490	
Lump Sum	_____	Except Code/Year	_____	Comments	_____						

Seg.Type	MA2	Seg. #	2.2	Method:	R05	Class	6	Area	1658	Eff Area	1658
Length		Width		Roof Cover		Plumbing	BATH1	Heat	AC	Bedrooms	2
Fireplace		Inter. Comp:	DSP;DW								
Year Built	2005	Eff. Year Built	2005	Cond.	P	F	A	G	E		
Adj Codes	RLCM6	Qty	___	% Comp	___	Func	___	Econ	___	RMV: 131,450	
Lump Sum	_____	Except Code/Year	_____	Comments	_____						

Accessory Improvements

Seg.Type	BQ	Seg. #	1.3	Method:	F;LS	Class		Area		Eff Area	0								
Length		Width		Year Built	2005	Eff. Year Built:	2005	Cond.	P	F	A	G	E	% Comp	___	Econ	___	RMV:	9,700
Lump Sum	_____	Except Code/Year	_____	Comments	_____														

Seg.Type	YI	Seg. #	3.1	Method:	F;LS	Class		Area	1	Eff Area	1								
Length		Width		Year Built		Eff. Year Built:		Cond.	P	F	A	G	E	% Comp	___	Econ	___	RMV:	100,000
Lump Sum	_____	Except Code/Year	_____	Comments	_____														

Out Buildings

Seg.Type	DGF	Seg. #	1.2	Method:	R05	Class	6	Area	1230	Eff Area	1230					
Length		Width		Foundation	CONC	Ex. Wall	DRYVIT;20FT	Roof Cover	T/CLAY	Plumbing						
Roof Style	GABLE	Floor	CONC	Heat		Int. Comp.		Elect.		Yr. Blt.	2005	Eff. Yr. Blt:	2005			
Cond.	P	F	A	G	E	Adj. Codes	RLCM6	% Comp	___	Func	___	Econ	___	RMV:	91,590	
Lump Sum	_____	Except Code/Year	_____	Comments	_____											

Seg.Type	SP	Seg. #	2.3	Method:	F;LS	Class		Area		Eff Area	0					
Length		Width		Foundation		Ex. Wall		Roof Cover		Plumbing						
Roof Style		Floor		Heat		Int. Comp.		Elect.		Yr. Blt.	2005	Eff. Yr. Blt:	2005			
Cond.	P	F	A	G	E	Adj. Codes		% Comp	___	Func	___	Econ	___	RMV:	42,000	
Lump Sum	_____	Except Code/Year	_____	Comments	_____											

Seg.Type	HT	Seg. #	2.4	Method:	F;LS	Class		Area		Eff Area	0					
Length		Width		Foundation		Ex. Wall		Roof Cover		Plumbing						
Roof Style		Floor		Heat		Int. Comp.		Elect.		Yr. Blt.		Eff. Yr. Blt:				
Cond.	P	F	A	G	E	Adj. Codes		% Comp	___	Func	___	Econ	___	RMV:	15,000	
Lump Sum	_____	Except Code/Year	_____	Comments	_____											

R47477 083W36A 00900 Appr #: _____ Date _____ Prop Class 401 Prop Code F81
 Situs Address 8418 VALLEY WY SE Franchise Code 42 Year For: 2011-2012
 Owner ROBERT T FRERES JR LT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 242,970 RMV Imp: 2,037,620 RMV Total: 2,280,590 M50 Total: 1,512,910

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	009S	1.71	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDN.RUR		LDSCPE 70000	

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

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 _____

R47477 083W36A 00400

Owner Denied Inspection

DRIVEWAY
GRAVEL

90

FILE

CONC.

STONE

STONE

95

CENTER STONE ON HALLWAY

STONE

90

STONE

COURTYARD
STONE

PLANTING
POT

POOL

POOL COVER

3/4" SCRAPER DRAIN

*see SHOW ROOM
Packet #2*

90

WATER
FEATURE

8' CONC WALL

ORNAMENTAL
GATES

MAX.
CONC
WALL

89

POOL
EQUIPMENT

3/4" 7/8" 1000"

STORAGE

8' CONC WALL

SPA
7'X7'
COVER

ORNAMENTAL
IRON FENCE

ORNAMENTAL
IRON FENCE

89

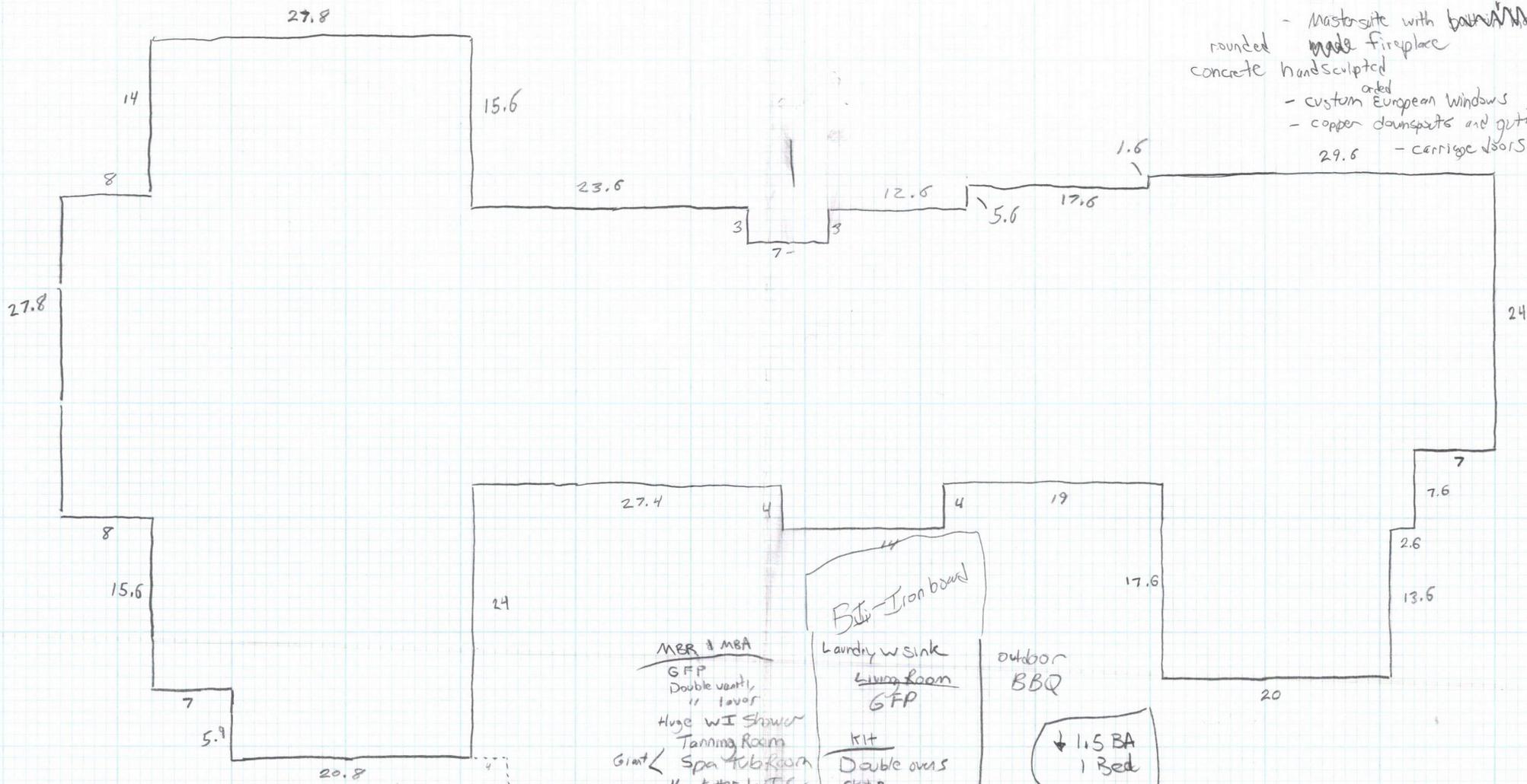
88

87

86

ELECTRICAL
PAD

84

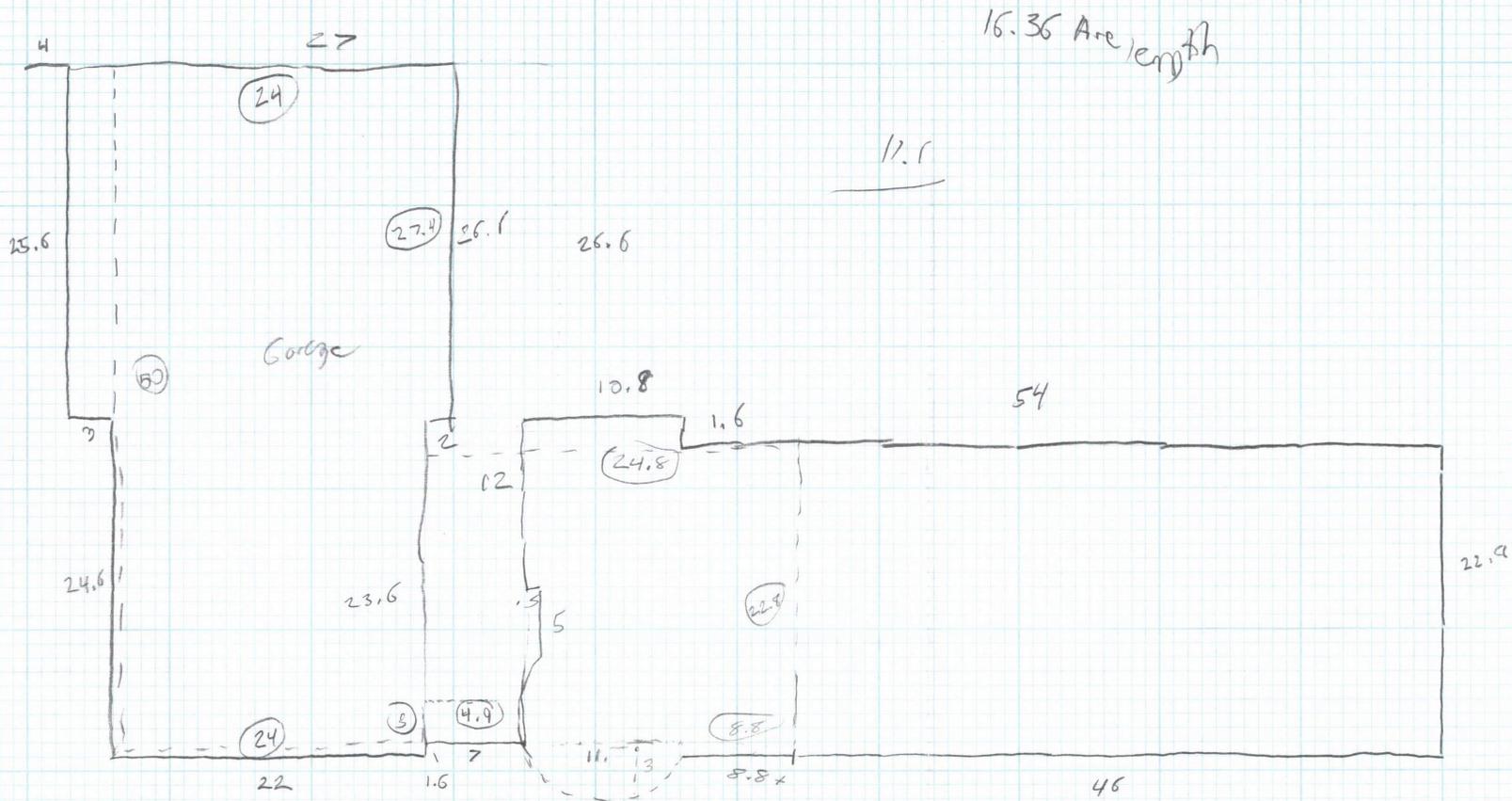


- tile roof
- all floor covering 2x2 travertine tile
- Mastersite with ~~bar~~ rounded concrete ~~hand~~ ^{made} fireplace
- custom ^{orled} European windows
- copper downspouts and gutters
- 29.6 - carriage doors

MRB & MBA
 GFP
 Double vent, 11 fans
 Huge WI Shower
 Tanning Room
 Giant Spa Tub Room
 His & Her WIC

Blk Iron board
 Laundry w sink
 Living Room
 GFP
 Kit
 Double ovens
 chp
 DW
 eating bar

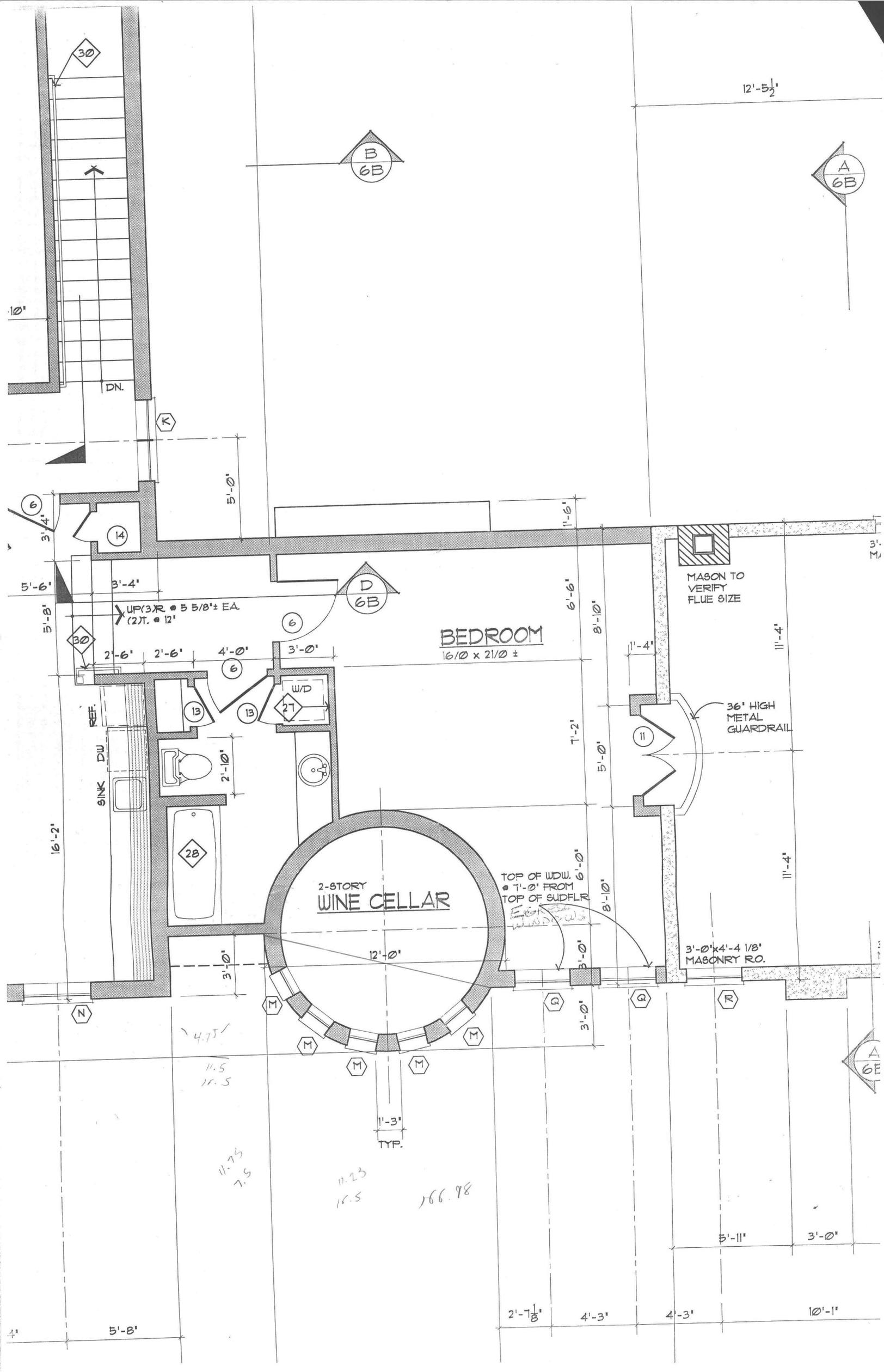
outdoor
 BBQ
 ↓ 1.5 BA
 1 Bed



wine cellar ↓
 BATH
 excessive P.M.
 Lap Pool
 outdoor FP

↑ 2 Beds
 1 BA
 Great ROOM
 DW, Sink, Ref

1 BA ↓



12'-5 1/2'

B
6B

A
6B

DN.

K

5'-0"

1'-6"

3'-4"

14

MASON TO VERIFY FLUE SIZE

BEDROOM
16'0" x 21'0" ±

UP/3R • 5 5/8" ± EA
(2) T. • 12"

D
6B

6

2'-6" 2'-6" 4'-0" 3'-0"

6

W/D

2'-10"

28

36" HIGH METAL GUARDRAIL

11

16'-2"

SINK DW REF.

1'-2"

6'-6"

8'-10"

11'-4"

TOP OF WDW. 6'-0"
• 1'-0" FROM TOP OF SUDFLR

6'-0"

8'-10"

11'-4"

2-STORY WINE CELLAR

12'-0"

3'-0" x 4'-4 1/8" MASONRY RO.

N

M

M

M

M

Q

Q

Q

R

A
6B

4.75
11.5
16.5

11.75
7.5

11.25
16.5

166.98

1'-3" TYP.

5'-11"

3'-0"

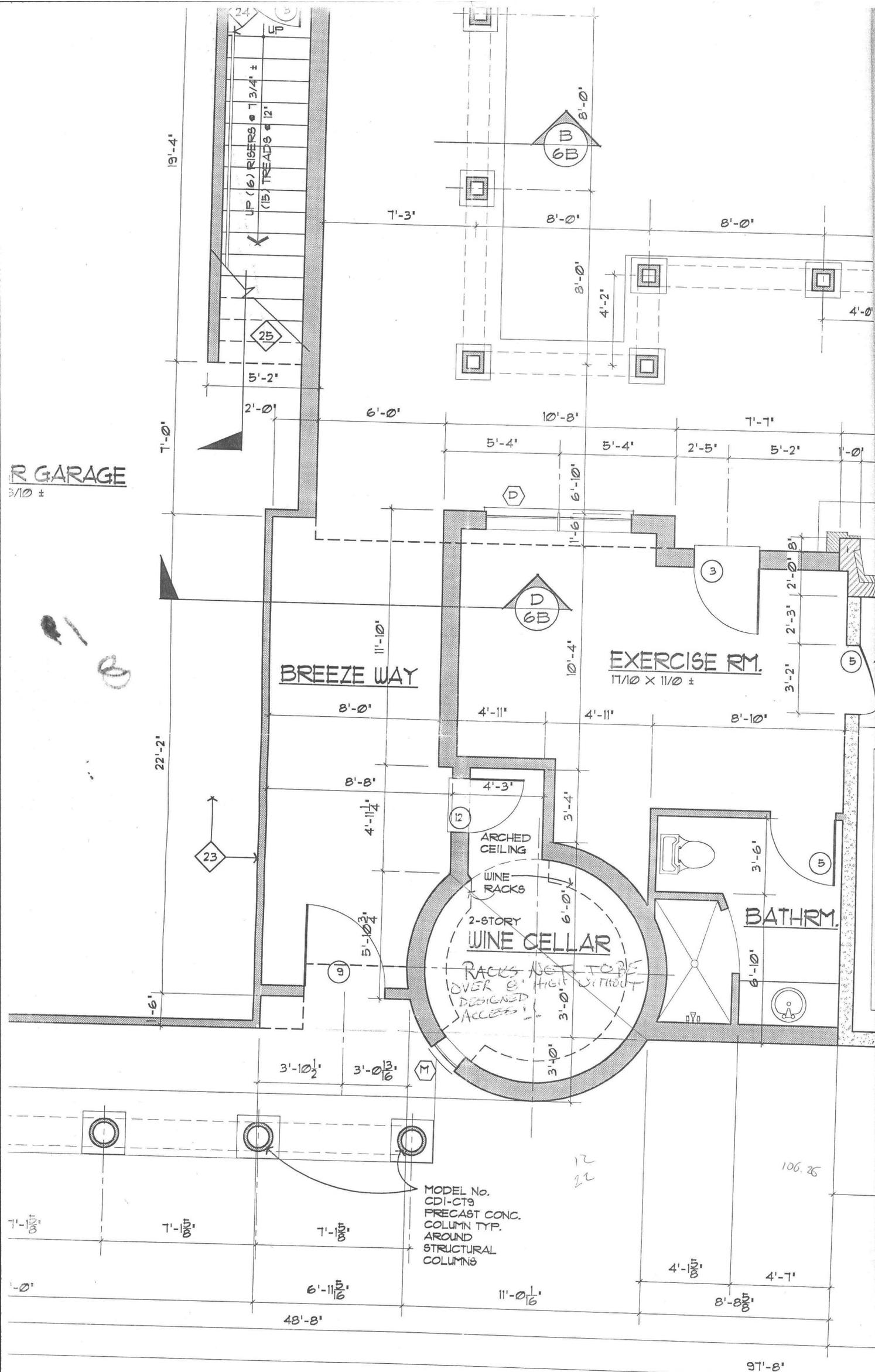
2'-7 1/8"

4'-3"

4'-3"

10'-1"

5'-8"



- ◆ MAIN LEVEL FLOOR PLAN KEYNOTES
12. LIVING ROOM FIREPLACE: 42"X28" FIREBOX OPENING IN MAS
INSTALL CDI CONCRETE FIREPLACE SURROUND ASSEMBLY
INSTALL 12' HIGH HEARTH TO 22' HIGH

Percent Complete Form

Account # R47477

	No Basement		Basement	
	%Item	%Sum	%Item	%Sum
— Plans/Survey	3%	3%	3%	3%
— Excavation	2%	5%	4%	7%
— Foundation	3%	8%	10%	17%
— Framing	14%	22%	16%	33%
— Trusses	7%	29%	7%	40%
— Roofing	7%	36%	7%	47%
— Windows/Ext. Doors	7%	43%	6%	53%
— Siding	5%	48%	5%	58%
— Plumbing Rough-in	4%	52%	3%	61%
— Electrical Rough-in	3%	55%	2%	63%
— Heating Rough-in	2%	57%	1%	64%
— Heating Unit	1%	58%	1%	65%
— Insulation	3%	61%	2%	67%
— Drywall (finished)	5%	66%	4%	71%
Paint Interior	2%	68%	2%	73%
Paint Exterior	2%	70%	2%	75%
Cabinets	6%	76%	5%	80%
Electrical Fixtures	3%	79%	2%	82%
Plumbing Fixtures	4%	83%	3%	85%
Floor Coverings & Countertops	7%	90%	6%	91%
Interior Trim Carpentry	7%	97%	6%	97%
Porch/Entry/Stoop	2%	99%	2%	99%
Finish Grade	1%	100%	1%	100%

Based on Permit Inspection Report

PPRAISER <u>44</u>	DATE <u>7-7-06</u>	YR FOR <u>06-07</u>	% COMP. <u>66</u>
PPRAISER <u>44</u>	DATE <u>3-6-07</u>	YR FOR <u>07-08</u>	% COMP. <u>100</u>
PPRAISER _____	DATE _____	YR FOR _____	% COMP. _____
PPRAISER _____	DATE _____	YR FOR _____	% COMP. _____

PPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST WHOLE NUMBER.

REMEMBER THIS IS MERELY A GUIDE.

11-2004



3/14/11



3/4/11

RATAT 5-9-17





R47477
COURTYARD

11/3/17



R47477
POOL HOUSE AND MA2

11/3/17



R47477

MA, DGOF, MA2

11/3/17

Summary

Expiring Adjudication

close tag

Acct ID: 547477 MTL: 083W36A000900 Date: 2/9/23 GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 8418 VALLEY WAY SE TURNER OR 97392 MaSaNh: 06 06 000 Unit: 109031 Year: 2022
 Owner: ROBERT T FRERES JR LT & Roll Type: R
 Cycle: Permits Sales Verification Other: _____ Inspection level: 1 2 3 4 LCR TTO INSP PICT MLS AV: 1200000
 RMV Land: 200000 RMV Imp: 1000000 RMV Total: 1200000 MAV: 1806460 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/14/22 CLUKE

GRH 5/10/23 INPUT

Notations

RP/MS Code Description Reviewed WW 05/10/23
 RP ADJ ADJUDICATION
 OSDs

Remove adjudication

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	60000	05590	0

Land

Code Area: 05590	Site: 1	Size: 1.71 Acres	Use Code: 004	Zone: AR	SAV Use:	Exception: 0
Class:	Description:				RMV: 140000	
Adjustment(s):	VWVGR, NOZNE, 06IMP		Fire Patrol:	Description:		
Comments:	18-19: BOPTA #18-031 FLAT VALUE LAND / 15-16; CORRECT TO VIEWVG.RUR OK PER #29. #73/// 00-01: 500190, FARMED WITH R47467, FWOODLOT /00-01; REAPPRAISAL /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /02-03: DISQ 1.71 AC FROM F/U 04-05: ADJUSTMENT CODES EDIT LIST					

Improvements - Residence / Manufactured Structures

Imp ID: 209776	Bldg 1	Code Area: 0559	Year Blt: 2005	Eff Year Blt: 2005	Dimensions:	% Complete: 100
Stat Class: 171	Desc: One Story Only				Sq.Ft: 4429	RMV: 620000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	
Floors						
Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class Yr Blt Eff Yr Blt Inventory
First Floor	4429	0	0	2	FB-1/HB-1	7 2005 2005 CKTPE, DSP, DW, H&F, OVEND, TCLAY, AC, BATH - 1, BTH - 1, SGLE
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
BARBECUE	7	0	2005	9700	1	

Imp ID: 209781	Bldg 2	Code Area: 0559	Year Blt: 2005	Eff Year Blt: 2005	Dimensions:	% Complete: 100
Stat Class: 162	Desc: Multi Story above grade				Sq.Ft: 3196	RMV: 300000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	
Floors						
Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class Yr Blt Eff Yr Blt Inventory
Second Floor	1658	0	0	2	FB-1	6 2005 2005 DSP, DW, BATH - 1, AC
First Floor	1538	0	0	0	FB-1	6 2005 2005 TCLAY, AC, SGLE, BATH - 1
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
HOT TUB / SPA	6	0	2005	1380	1	
SWIMMING POOL	6	0	2005	42000	1	
YARD IMPROVEMENTS AVERAGE	6	0	2005	27600	1	

Imp ID: 353415	Bldg 4	Code Area: 0559	Year Blt: 2005	Eff Year Blt: 2005	Dimensions:	% Complete: 100
Stat Class: 158	Desc: Res other improvements				Sq.Ft: 0	RMV: 80000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	
Floors						
Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class Yr Blt Eff Yr Blt Inventory
Garage Oversized Detached	1230	0	0	0		5 2005 2005 20FT, GABLE, CNCFL, CNCFD, TCLAY
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	5	0	2005	18400	1	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Comments: _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Year Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Interior Walls: PANEL DRYWALL

Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

Tag: Y N _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Yr Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

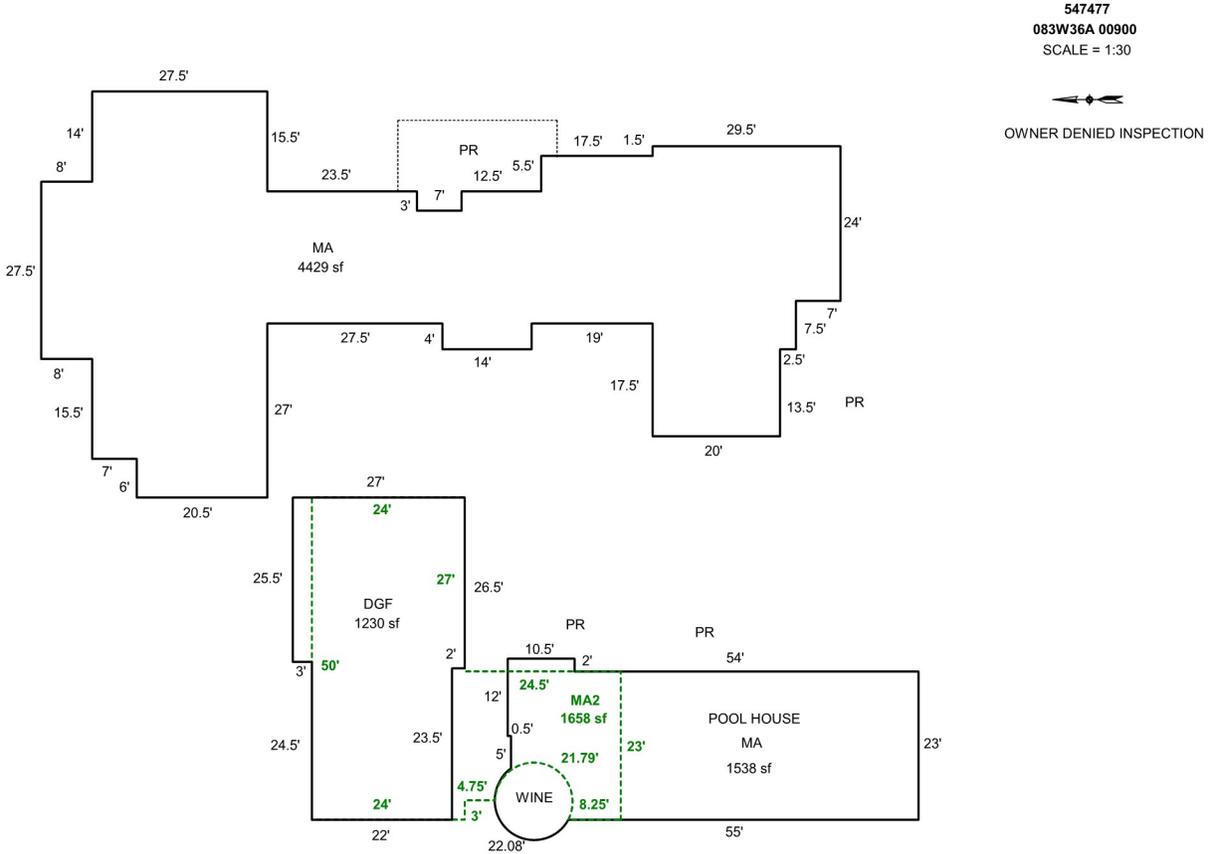
Flooring: _____ Exception Code: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547477 Parcel No.: 083W36A 00900
 Property Address: 8418 VALLEY WY 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1538.1	184.1	
	MA	1.0	4428.8	440.0	5966.9
GLA2	MA2	1.0	1657.8	210.3	1657.8
GAR	DGF	1.0	1229.5	154.0	1229.5

COMMENT TABLE 1

UPDATED BY JRONDEMA 5/15/17
 UPDATED BY CJURAN 05/08/2023

COMMENT TABLE 2

GRH 02/19/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 3 (rounded) 7,625



547477 ENTRANCE
2023-02-09 L2



547477 REAR MA2 POOL HOUSE (15)
2023-02-09 L2



547477 BACK MA2 POOL HOUSE
2023-02-09 L2



547477 REAR MA2 POOL HOUSE (9)
2023-02-09 L2



547477 BACK MA
2023-02-09 L2



547477 REAR MA2 POOL HOUSE (8)
2023-02-09 L2