

Acct ID: 554508 MTL: 093W01D002500 Date: 11/18/25 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 3254 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 110699 Year: 2025

Last Date Appraised: 01/13/2025 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - Tags/Permit (Completion)
 Owner: DUANE & LISA YIRKA RLT Last Sales Date: 01/05/2016 Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 379430
 RMV Land: 343900 RMV Imp: 479560 RMV Total: 823460 MAV: 313540 MSAV: 0 SAV: 0
 Comment: 25-26: L2 MDL 1.13.25 TAG
 24-25 L2 12.6.23 MDL TAG 23-005288
 23-24: L2 11.10.22 MDL TAG GATE

Notations 26-27: b3 100% complete & Two new LTL

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land
 Site: 1 Code Area: 05590 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Permanently Disqualified Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 293900 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: 100.00
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 217380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

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	SKRT+, ROOF, KIT, HVAC, BTH - 1, BATH - 3	Y N
First Floor	6	Finished	1536	0	0	2003	2003		Y N

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: 100.00
 Desc: Yard Improvements Dimensions: RMV: 33690
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

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 AVERAGE 4 0 2022 31779 1 Exception: Y N

Bldg: 8 Code Area: 05590 Stat Class: 148 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 105640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 50400 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Attached	4	Finished	1056	0	0	2024	2024	ROOF	Y N

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

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100.00
 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
Pump House	0	Finished	120	0	0	0	0	Exception: Y N

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: 100.00
 Desc: Arenas (HA) Dimensions: RMV: 89880
 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
Horse Arena	4	Finished	8352	0	0	2016	2016	FAIR Exception: Y N

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: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 12x12 RMV: 500
 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	144	0	0	2017	2017	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05590 Stat Class: 351 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1440 % Complete: ~~90.00~~ 100
 Desc: General Purpose Building (GB) Dimensions: 60x24 RMV: 32470
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 15490 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1440	0	HB-1	2024	2024	BTH - 1, AVG Exception: Y N

Accessories

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

LTL
5
10x23
2022

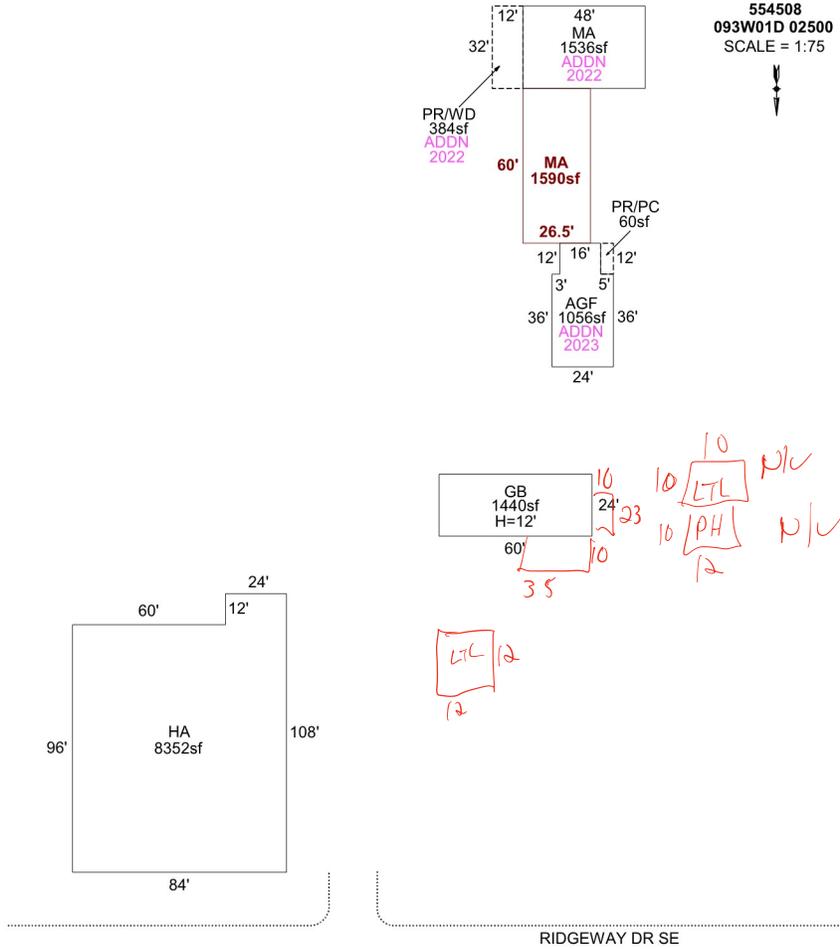
LTL
5
10x35
2022

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	HA	1.0	8352.0	384.0	
	GB	1.0	1440.0	168.0	9792.0
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/PC	1.0	60.0	34.0	
	PR/WD	1.0	384.0	88.0	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
 UPDATED BY CJURAN 10/03/2023 23-005288 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		3,126
Net BUILDING	cnt	2	(rounded)		9,792

R54508

093W01D 02500

3254 RIDGEWAY DR SE
TURNER, OR 97392

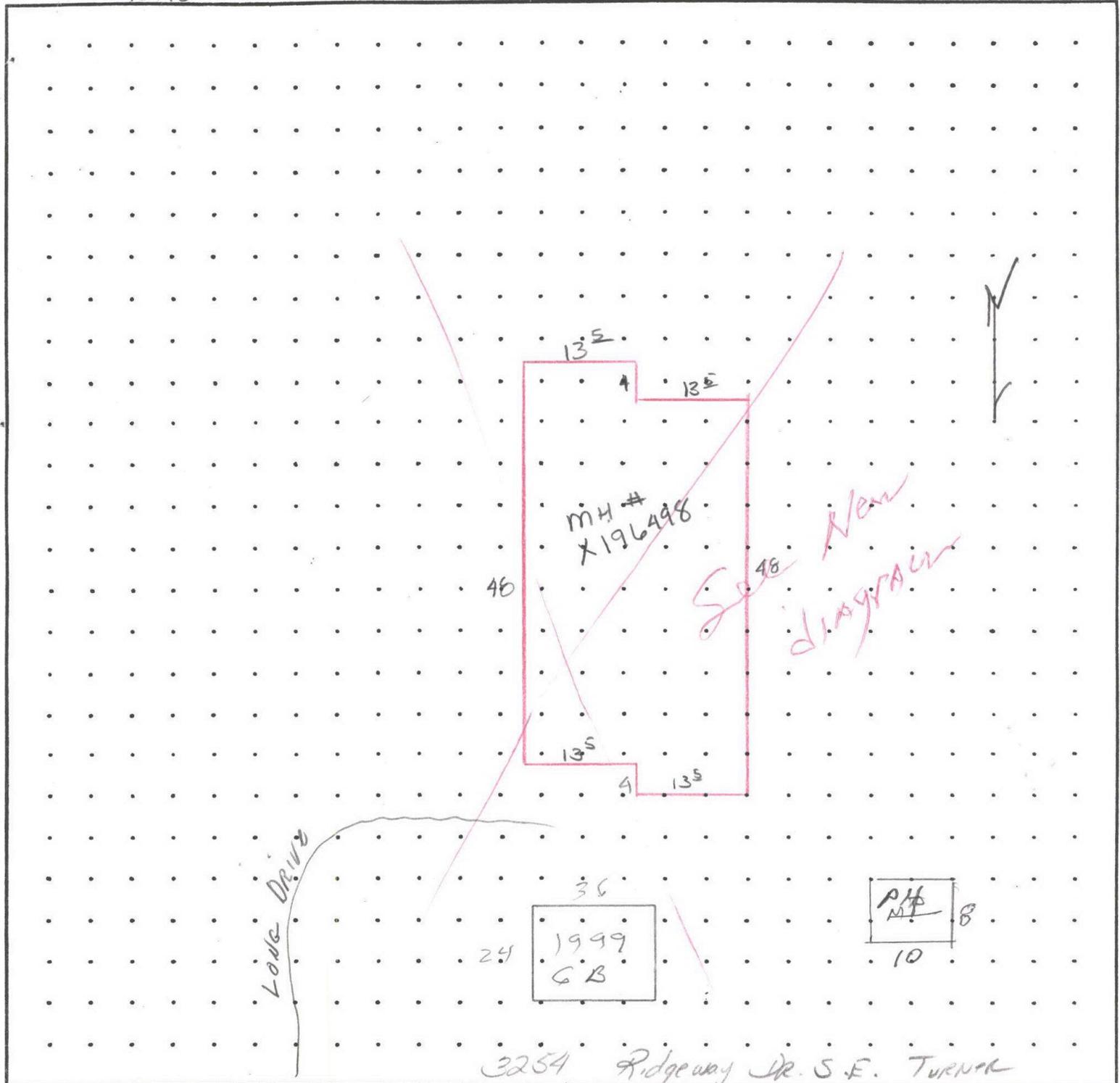
451

00500190

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 73110-030

MAP NO. 12-9-3W



3254 Ridgeway Dr. S.E. TURNER

MEASUREMENT VERIFIED	
DATE	BY
03-17-88	H. NG
8-25-89	RJ
6-16-00	CEP

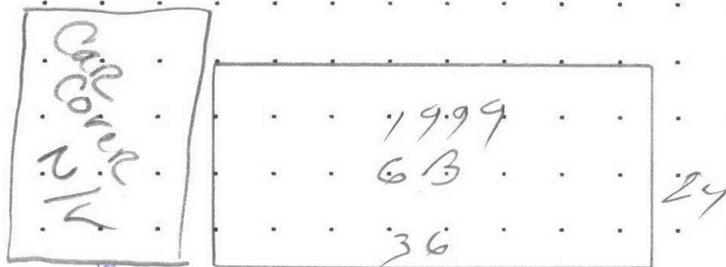
REMARKS:

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R54508*

MAP NO: *93W11D*

TAX LOT: *2500*

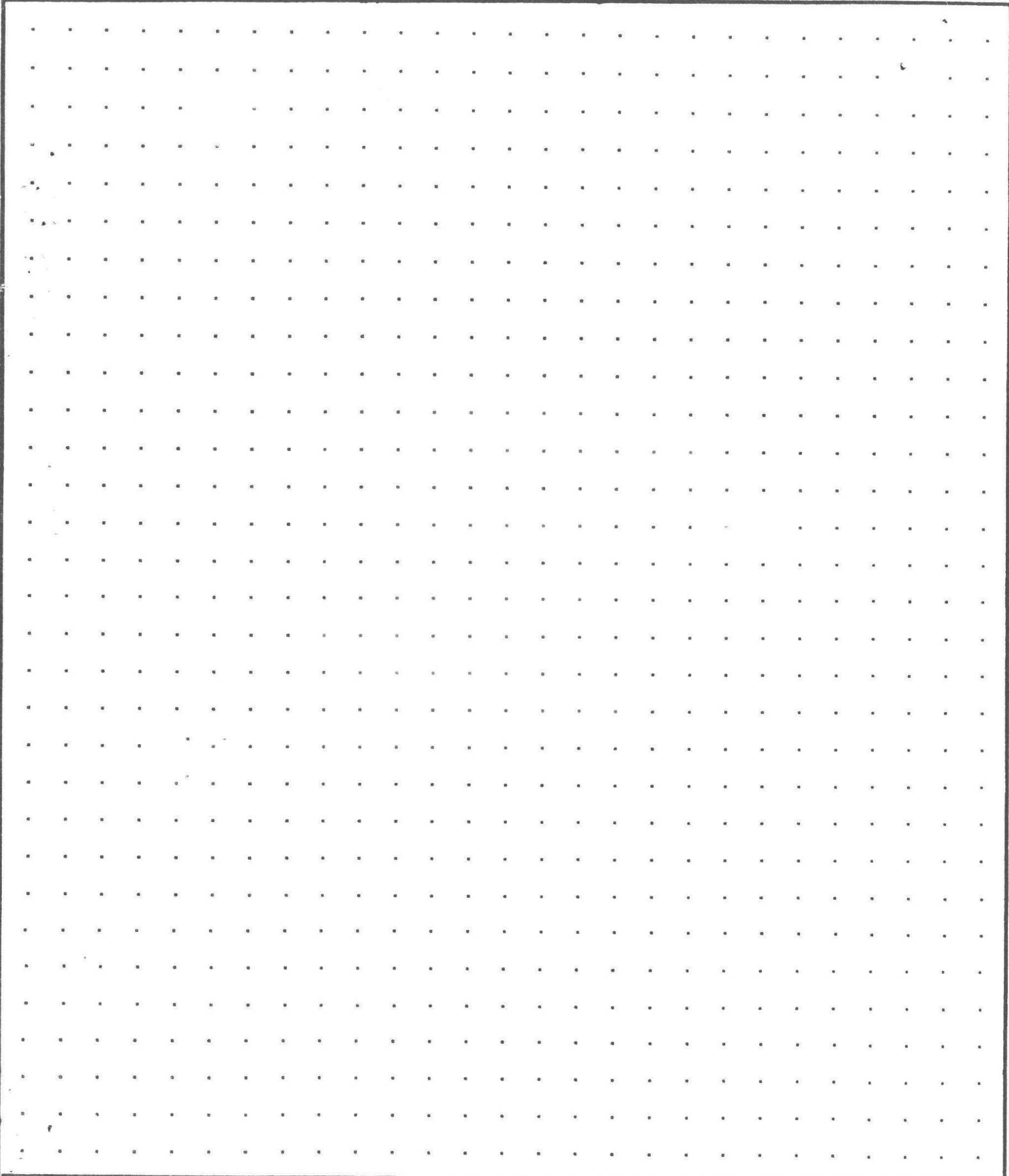


CALCULATIONS:

SCALE: 1" = 20'

$$MH = (26\frac{1}{2} \times 60) = 1590$$

MEASUREMENT VERIFIED		YR BLT: <i>2013</i>	ADDRESS: <i>3254 Ridgeway Dr SE</i>	SALES			
DATE	BY	REMARKS: <i>HA@90%</i>	BUILDER:	Date	Amt.		
<i>12-11-03</i>	<i>17</i>						
<i>11-28-11</i>	<i>67 MS</i>						
<i>2-7-18</i>	<i>T24</i>						



CALCULATIONS:

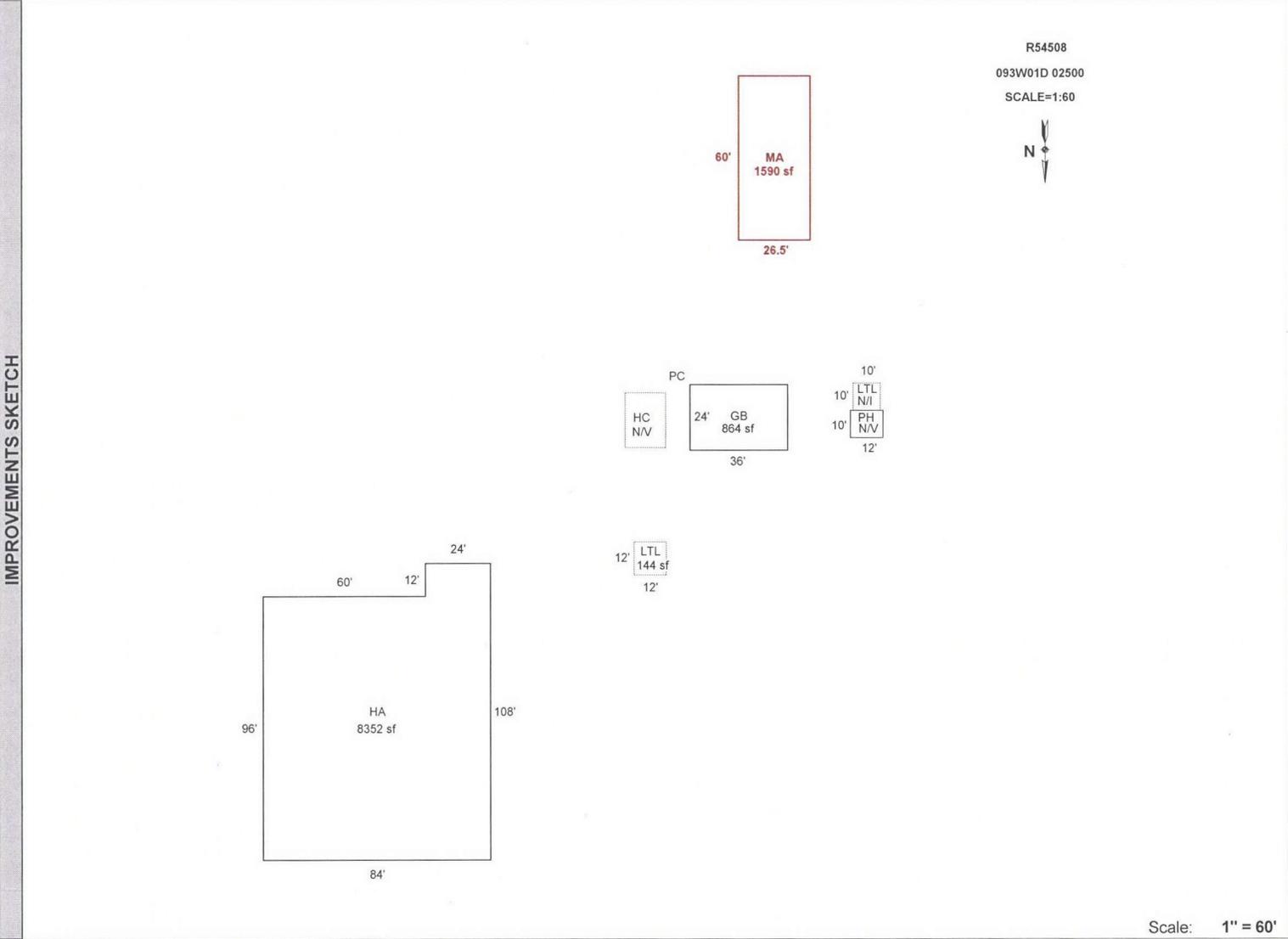
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W01D 02500

File No R54508

SUBJECT	Property Address 3254 RIDGEWAY DR SE		
	City TURNER	County MARION	State OR Zip 97392
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 60'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1590	173	1590	DRAWN BY JRONDEMA 7/14/16 UPDATED BY JRONDEMA 1/13/17	
GBA1	GB	1.00	864	120			
	HA	1.00	8352	384			
	LTL	1.00	144	48	9360		
Net LIVABLE Area (rounded w/ factors)					1590	Comment Table 2 Comment Table 3 <i>11/29/18 #350</i>	
Net BUILDING Area (rounded w/ factors)					9360		

R54508 093W01D 02500 Prop Class: 459 Prop Code: F09R Fran: 35 Appr #: _____ Date: _____
 Situs Address 3254 RIDGEWAY DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner YIRKA,DUANE M & Pictom Other: _____
 RMV Land: 202,300 RMV Imps: 131,190 RMV Total: 333,490 M50 Total: 204,460 For: 2019-2020
 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	PERM DQS LAND	008S	5.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

Date: 12/15 Clerk: Amy Routing Slip Clerk Comments: Break out of 4I?

Appraiser Response: 12/26/19 #35 @ ✓

Return to appraiser after input Review by lead appraiser S.R. #94 11/30/18

R54508 093W01D 02500 Prop Class: 459 Prop Code: F09R Fran: 35 Appr #: T#35 Date: 11/09/10
 Situs Address 3254 RIDGEWAY DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner YIRKA,DUANE M & Pictom Other: _____

RMV Land: 202,300 RMV Imps: 131,190 RMV Total: 333,490 M50 Total: 204,460 For: 2019-2020

Notes: Update Segs HA complete - pull tag

Seg: 3.1 MA MFD STRUCT
 Method: M04 Roof Cover: BKENAM Int Comp: DW;H&F Adj: MSLCMD
 Class: 6D Roof: Gable
 Area: 1590 Eff 1590 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 2003 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 55,150
 Exc Code: 10 Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 3.3 YI3F MFD STRUCT
 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: RMV: 4,650
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: None Comment/Adj: per conv. w/ 103 @ L/S: _____

Out Buildings

Seg: 1.1 PH PUMP HOUSE
 Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM
 Class: Roof Style:
 Area: 120 Eff: 120 Flooring: CONC
 Dimens: 10 x 12 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: PLYWD Fireplace: Year: Eff: Value: 0
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 2.1 GB GENERAL PURPOSE BLDG
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 864 Eff: 864 Flooring: CONC
 Dimens: 36 x 24 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: BKENAM;10FT Fireplace: Year: 1998 Eff: 1999 Value: 8,230
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 3.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 173 Eff: 173 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: CBLOCK Fireplace: Year: 2003 Eff: 2003 Value: 1,490
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 4.1 HA HORSE ARENA
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMHA;COMPL
 Class: 4 Roof Style: GABLE
 Area: 8352 Eff: 8352 Flooring: DIRT
 Dimens: x Plumbing: Electrical: 110V % Comp: 100
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: 12FT Fireplace: Year: 2016 Eff: 2016 Value: 61,250
 AddFactor1: 35 stalls \$4500 AddFactor2: AddFactor3:
 Exc Code: M/M Comment/Adj: _____ L/S: _____

Seg: 5.1 LTL LEAN TO LIGHT
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: Roof Style: SHED
 Area: 144 Eff: 144 Flooring: DIRT
 Dimens: 12 x 12 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: 6FT;BKENAM Fireplace: Year: 2017 Eff: 2017 Value: 420
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

R54508 093W01D 02500 Prop Class: 451 Prop Code: F09R Fran: 24 Appr #: T24 Date: 2/7/18
 Situs Address 3254 RIDGEWAY DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner YIRKA, DUANE M & Pictom Other: _____

RMV Land: 184,900 RMV Imps: 116,380 RMV Total: 301,280 M50 Total: 190,960 For: 2017-2018

Notes: Update Inv, Add segs, Retag for 1-1-19

Seg: 3.1 MA MFD STRUCT
 Method: M04 Roof Cover: BKENAM Int Comp: DW;H&F Adj: MSLCMD
 Class: 6D Roof:
 Area: 1590 Eff 1590 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: % Comp: _____
 Found: Heat/AC: FA Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: N/C Year: 2003 Eff: 2003 RMV: 45,830
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Out Buildings

Seg: 1.1 PH PUMP HOUSE
 Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM
 Class: Roof Style:
 Area: 80 ¹⁰ ¹² Eff: 80 Flooring: CONC
 Dimens: ~~10~~ ~~x 8~~ Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall PLYWD Fireplace: Year: Eff: Value: 0
 Exc Code: I/O Comment/Adj: update area L/S: _____

Seg: 2.1 GB GENERAL PURPOSE BLDG
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 864 Eff: 864 Flooring: CONC
 Dimens: 36 x 24 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall BKENAM;10FT Fireplace: Year: 1998 Eff: 1999 Value: 9,140
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 3.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 173 Eff: 173 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall CBLOCK Fireplace: Year: 2003 Eff: 2003 Value: 1,650
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 4.1 HA HORSE ARENA
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMHA;COMPL
 Class: 4 Roof Style: GABLE
 Area: 8352 Eff: 8352 Flooring: DIRT
 Dimens: x Plumbing: Electrical: 110V % Comp: 90%
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall 12FT Fireplace: Year: 2016 Eff: 2016 Value: 59,760
 Exc Code: MIN/MAJ Comment/Adj: update % comp. L/S: _____

** check for stalls, tac + bathrooms next year.*

R54508 093W01D 02500 Prop Class: 451 Prop Code: F09R Fran: 24 Appr #: _____ Date: _____

Situs Address 3254 RIDGEWAY DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner YIRKA,DUANE M & Pictom Other: _____

RMV Land: 184,900 RMV Imps: 116,380 RMV Total: 301,280 M50 Total: 190,960 For: 2017-2018

Notes: _____

Segment	LTL	YI					Land
Class		3F					
Dim/Size	12x12						
Foundation	Post						
Exter Wall	Bkenam						
Wall Height	6						
Inter Finish							
Roof Cover	Bkenam						
Roof Style	Shed						
Flooring	Dirt						
Plumbing							
Electric							
Misc.		Inc PC					
Yr Blt	2017						
Eff Yr	2017	2017					
Cond.							
% Good							
% Comp	100	100					
Lump Sum							
Except.Code	New	New					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	PERM DQS LAND	008S	5.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

Zone: SA

Date: 2/27 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser 2/26/18 (31)

R54508 093W01D 02500 Appr #: 23 Date 1-9-17 Prop Class 451 Prop Code F09R ^{HA}

Situs Address 3254 RIDGEWAY DR SE 97392 Franchise Code 73 Year For: 2017-2018

Owner YIRKA, DUANE M &

Tags Cycle Sales Verification Other: Keep Tags TTO LCB Insp. Pictom. MLS

Notes: ADD HA @ 801-

RMV Land: 178,000	RMV Imp: 50,140	RMV Total: 228,140	M50 Total: 143,870
Seg. Type MA	MFD STRUCT	Seg. # 3.1	Method: M04 Class 6D Area 1590 Eff Area 1590
Length	Width	Roof Cover BKENA	Plumbing BATH2 Heat FA
Fireplace		Inter. Comp: DW;H&F	Bedrooms 3
Year Built 2003	Eff. Year Built 2003		Cond. P F A G E
Adj Codes MSLCMD		Qty ___ % Comp ___	Func ___ Econ ___ RMV: 40,670
Lump Sum	Except Code/Year <u>NC</u>	Comments	

Accessory Improvements

Out Buildings

Seg. Type PH	PUMP HOUSE	Seg. # 1.1	Method: F;N Class Area 80 Eff Area 80
Length 10	Width 8	Foundation CONC	Ex. Wall PLYWD Roof Cover COMP
Roof Style		Floor CONC	Plumbing
Heat	Int. Comp.		Elect. Yr. Blt. Eff. Yr. Blt:
Cond. P F A G E	Adj. Codes FLCM <u>nc</u>		% Comp ___ Func ___ Econ ___ RMV: 0
Lump Sum	Except Code/Year	Comments	

Seg. Type GB	GENERAL PURPO	Seg. # 2.1	Method: F09 Class 5 Area 864 Eff Area 864
Length 36	Width 24	Foundation POST	Ex. Wall BKENAM;10F Roof Cover BKENAM
Roof Style GABLE		Floor CONC	Plumbing
Heat	Int. Comp.		Elect. Yr. Blt. 1998 Eff. Yr. Blt: 1999
Cond. P F A G E	Adj. Codes FLCM		% Comp ___ Func ___ Econ ___ RMV: 8,010
Lump Sum	Except Code/Year <u>nc</u>	Comments	

Seg. Type MHSK	MFD STRUCT	Seg. # 3.2	Method: M04 Class Area 173 Eff Area 173
Length	Width	Foundation	Ex. Wall CBLOCK Roof Cover
Roof Style		Floor	Plumbing
Heat	Int. Comp.		Elect. Yr. Blt. 2003 Eff. Yr. Blt: 2003
Cond. P F A G E	Adj. Codes <u>nc</u>		% Comp ___ Func ___ Econ ___ RMV: 1,460
Lump Sum	Except Code/Year	Comments	

R54508 093W01D 02500 Appr #: _____ Date _____ Prop Class 451 Prop Code F09R
 Situs Address 3254 RIDGEWAY DR SE 97392 Franchise Code 73 Year For: 2017-2018
 Owner YIRKA,DUANE M &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 178,000 RMV Imp: 50,140 RMV Total: 228,140 M50 Total: 143,870

Segment						Land
Class	HA					
Dim/Size	41					
Foundation	8352 φ					
Exter Wall	POST					
Wall Height	—					
Inter Finish	12'					
Roof Cover						
Roof Style	PKENAM					
Flooring	GABLE					
Plumbing	DIRT					
Electric						
Misc.	110V					
Yr Blt						
Eff Yr	2016					
Cond.	2016					
% Good						
% Comp	80					
Lump Sum						
Except.Code	NEW					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	PERM DQS LAND	008S	5.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

Date 1/12/17 Clerk Chui **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 1/11/17 (31)

451

#73

Assessor Monthly Issued Permit Report

For 6/1/2016 to 6/30/2016

PERMIT#: 555-16-003717-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/25/2016
 SUB-TYPE: Structural ISSUED: 6/28/2016
 CATEGORY: Comprehensive EXPIRES: 12/24/2016

OFFICE: MC
 PARCEL#: 093W01D 02500 R54508
 ACRES: 5
 SUBDIV: MARK IV VILLAGE
 LOT/BLOCK: 4 / 1
 ADDRESS: 3254 RIDGEWAY DR SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	SANTIAM BARNES & SUPPLY INC	PO BOX 9142 BROOKS, OR 97305	5033930017
CCB	SANTIAM BARNES & SUPPLY INC	PO BOX 9142 BROOKS, OR 97305	5033930017
OWNER	YIRKA,DUANE M		
PRIMARY CONTACT	SANTIAM BARNES & SUPPLY INC	PO BOX 9142 BROOKS, OR 97305	5033930017

CONST CAT: Detached Accessory Structure
 WORK TYPE: New
 WORK DESC: 96 X 60 HORSE ARENA WITH 24 X 108 SHED
 VALUATION: \$186,416.64
 STORIES: 0
 BATHS: KITCHENS:

SQUARE FEET

HABITABLE:
 EXISTING: 0
 NEW: 8352
TOTAL SQ. FT.: 8352

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	8352 Sq Ft

HA

Outbuilding Construction Completion Guide

ACCOUNT# RS7508

<u>Construction Progress Percentage</u>	<u>%Item</u>	<u>%Sum</u>	<u>% per Appraiser</u>
Excavation & Foundation (Concrete, Prep. & Posts. etc)	10%	10%	_____
Floor- Concrete, Wood	30%	40%	_____
Walls:			
Framing	10%	50%	_____
Cover (Metal, Wood etc.)	15%	65%	_____
Roof :			
Framing & Trusses	15%	80%	_____
Sheathing	5%	85%	_____
Cover (Metal, Comp etc.)	10%	95%	_____
Doors & Windows	5%	100%	_____
	SUM	80%	_____

Attic _____ Finished Interior _____ Electrical _____

Loft _____ Plumbing _____ Functional _____

Office _____ Heating _____ Other _____

Appraiser <u>73</u>	Date <u>1-9-17</u>	YR FOR <u>17</u> - <u>18</u>	% COMP <u>80</u>
Appraiser <u>T24</u>	Date <u>2-7-18</u>	YR FOR <u>18</u> - <u>19</u>	% COMP <u>90</u>
Appraiser <u>T#35</u>	Date <u>11/09/19</u>	YR FOR <u>19</u> - <u>20</u>	% COMP <u>100</u>
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____

Appraisers discretion will be used to determine % complete.
Remember this is merely a guide.



R54508 HA W SIDE 11.09.18



R54508 HA N SIDE 11.09.18

COKE
2003







R54508
MA

2-7-18



R54508
MA BACK

2-7-18



R54508

HA

2-7-18



R54508

HA BACK

2-7-18



R54508

GB

2-7-18



R54508

LTL

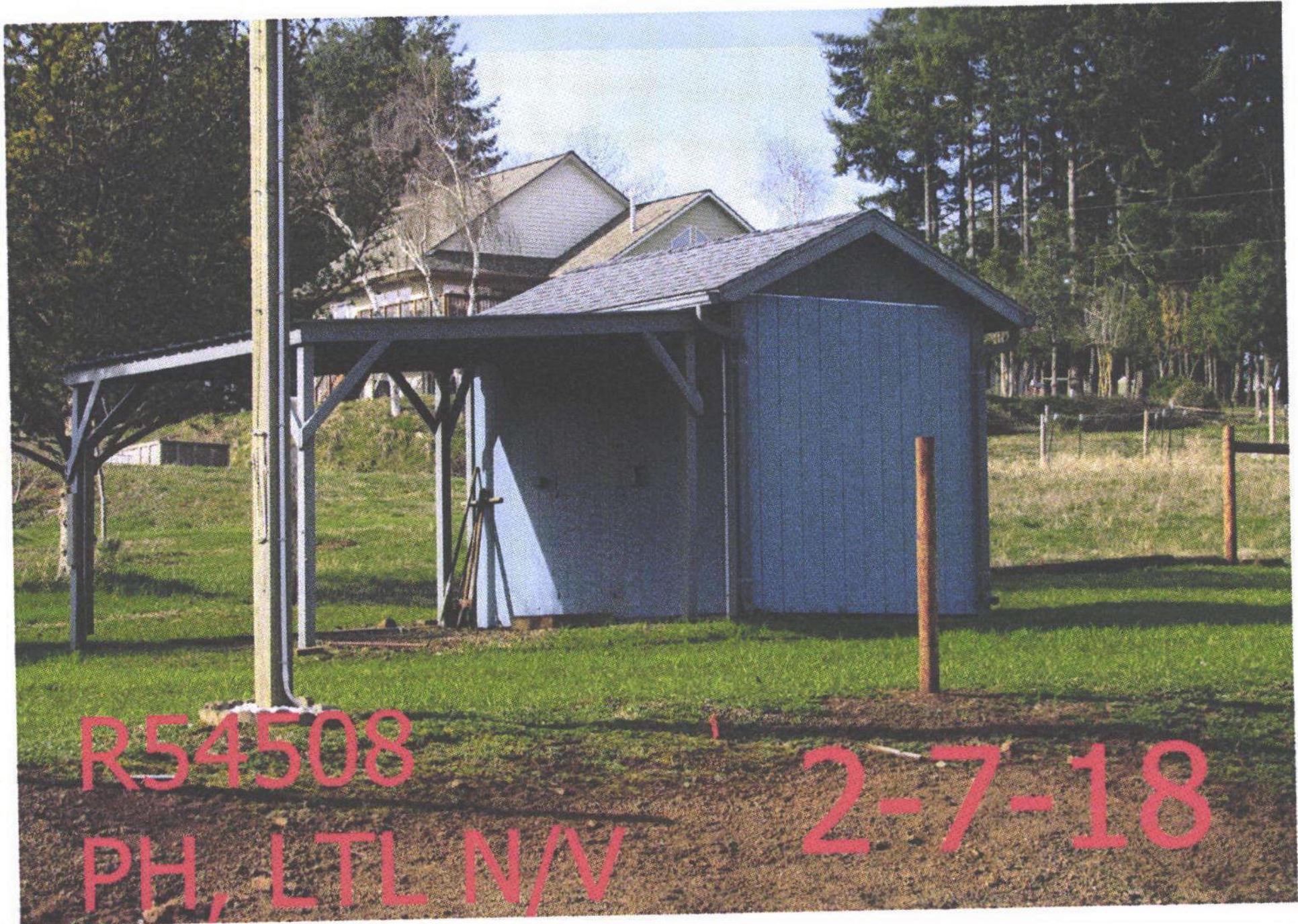
2-7-18



R54508

HC N/V

2-7-18



R54508

PH, LTL N/V

2-7-18





R 57508 1-9-17 HA

Acct ID: 554508 MTL: 093W01D002500 Date: 1/13/25 Appr: MDL Prop Class: 459 RMV Prop Class: 459
 Situs: 3254 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 110699 Year: ~~2024~~ 2025
 Last Date Appraised: 12/06/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: DUANE & LISA YIRKA RLT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 309080
 RMV Land: 278170 RMV Imp: 314630 RMV Total: 592800 MAV: 283820 MSAV: 0 SAV: 0
 Comment: 24-25 L2 12.6.23 MDL TAG 22-011415 - attached garage - under construction
 23-24: L2 11.10.22 MDL 23-005209 24x60 GB w/BATHROOM/NO START

Notations 25-26: ABF 100% ; GB No Bathroom or Elec. Finished 90% as of 1/1/25

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

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: 4BDS Value Source: Permanently Disqualified Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 233170 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: 191340
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 25260 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	BATH - 2, SKRT+, ROOF, KIT, HVAC	Y N
First Floor	6	Finished	1536	0	0	2003	2003		Y N

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: 20420
 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 0 2022 16740 1 Exception: Y N

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

~~NO XXX~~ 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: 10340

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

GONE

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: 92020
 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: 510
 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

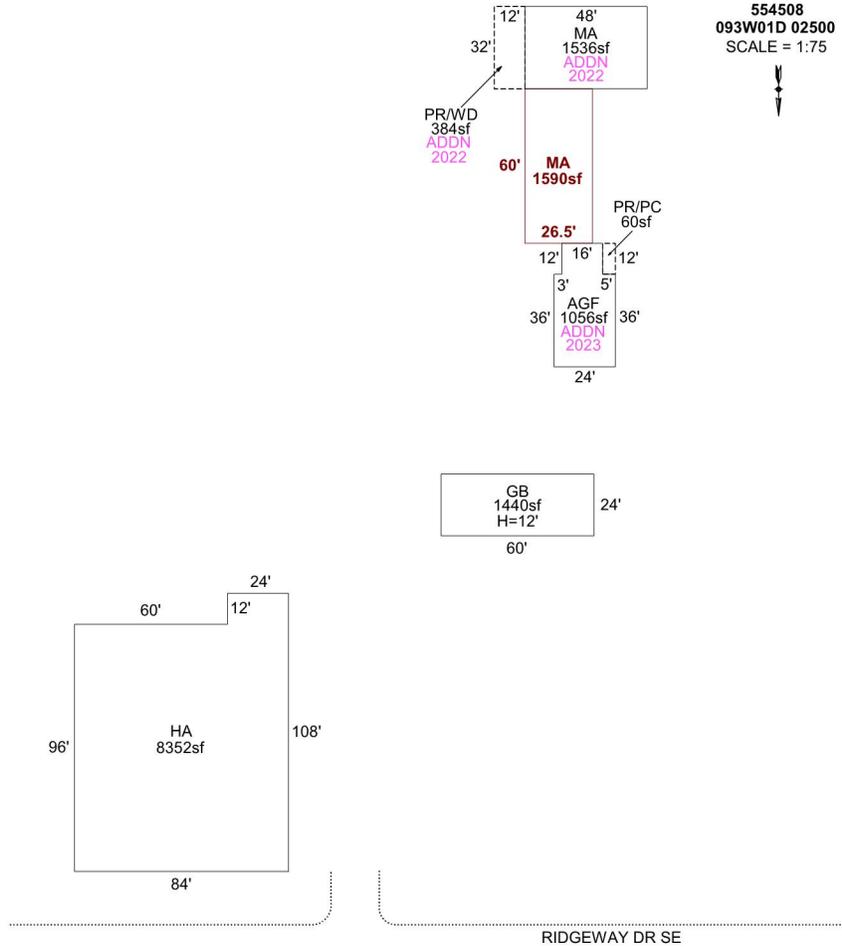
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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	HA	1.0	8352.0	384.0	
	GB	1.0	1440.0	168.0	9792.0
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/PC	1.0	60.0	34.0	
	PR/WD	1.0	384.0	88.0	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
 UPDATED BY CJURAN 10/03/2023 23-005288 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	3,126
Net BUILDING	cnt	2	(rounded)	9,792

ACCOUNT # 554508 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS 4
 SIZE 1056
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE LB
 STAT / CLASS 5
 SIZE 24x60 1440sqft
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH 1/2
 YR BLT 2024
 EFF YR 2024
 % COMP 90
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

NEEDS BATH and Etc
Done



1/13/25





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





U.S. PATENT
GATE CO.



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: 2023-2024

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

RMV Land: 241830 RMV Imp: 331930 RMV Total: 573760 MAV: 235140 MSAV: 0 SAV: 0

Comment: 23-24: L2 11.10.22 MDL

Handwritten: Bated Don't know what happen to onsite 1st year
 This year or last years photos

Handwritten: 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

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	Exception: Y N
First Floor	6	Finished	1536	0	0	2003	2003		Exception: Y N

Handwritten: 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		Exception: 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					

XXXXXXXX

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
OR LCB Gated Don't know what happen to this year or last years photos onsite last year

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

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

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

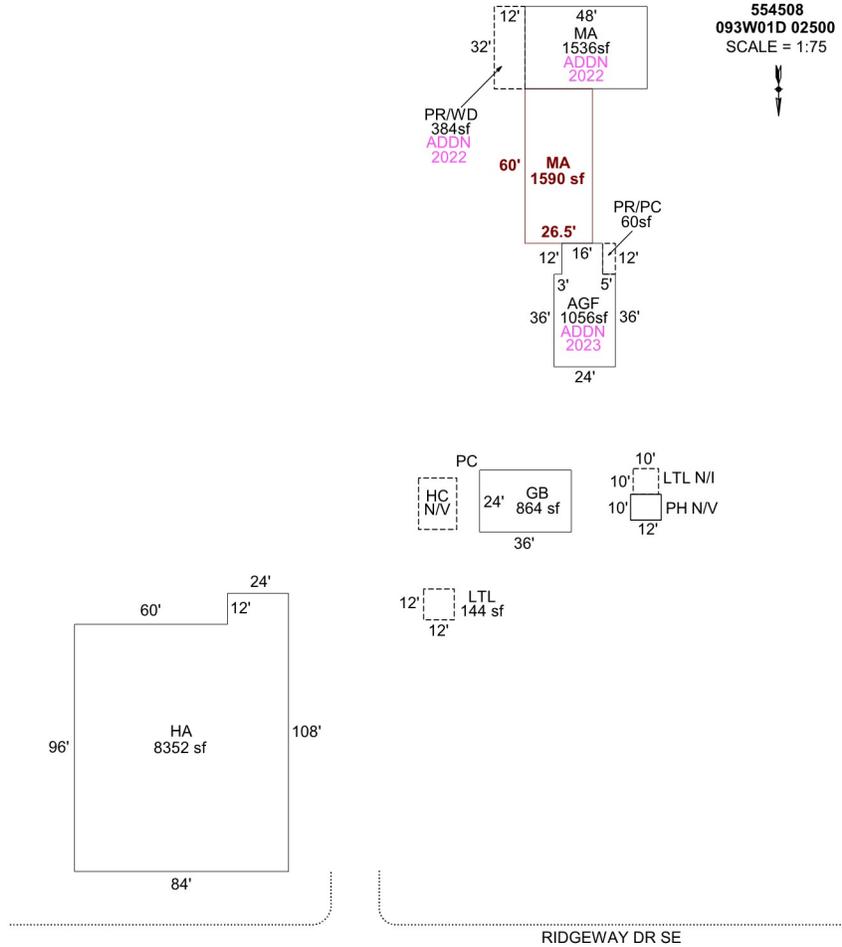
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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

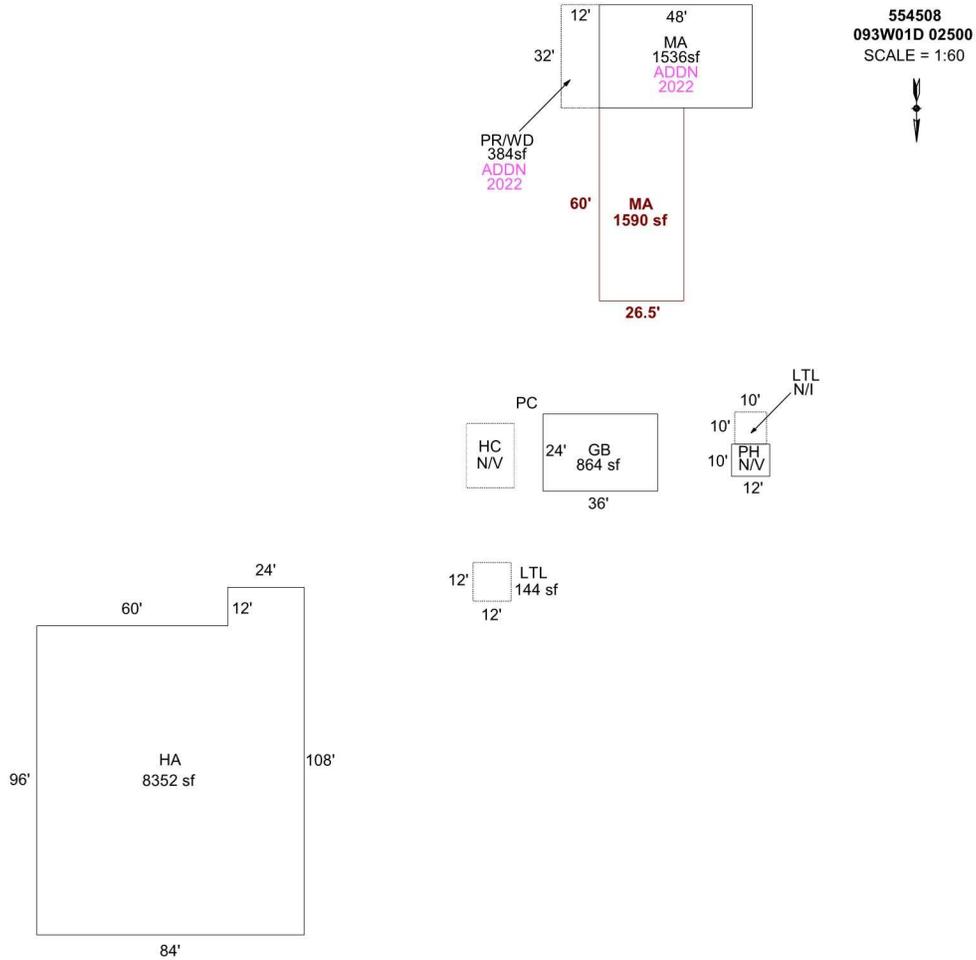
Net LIVABLE	cnt	2	(rounded)	3,126
Net BUILDING	cnt	3	(rounded)	9,360

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

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
P/P	PR/WD	1.0	384.0	88.0	384.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/14/16
 UPDATED BY JRONDEMA 1/13/17
 UPDATED BY CJURAN 07/28/2022 555-22-004591

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





L.P. TRAIL
GATE CO.



Assessor Monthly Issued Permit Report

For 8/1/2023 to 8/31/2023

PERMIT#: 555-23-005288-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 6/20/2023
 SUB-TYPE: Structural ISSUED: 8/22/2023
 CATEGORY: Comprehensive EXPIRES: 2/18/2024

OFFICE: MC

PARCEL#: 093W01D 02500 R54508

ACRES: 5

SUBDIV: MARK IV VILLAGE

LOT/BLOCK: 4 / 1

ADDRESS: 3254 RIDGEWAY DR SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	YIRKA, DUANE	3254 RIDGEWAY DR SE TURNER, OR 97392	360-623-0320
CCB	MARVS POLE BARNS INC	14487 WHISKEY HILL RD HUBBARD, OR 97032	2037241861
OWNER	YIRKA, DUANE M & YIRKA, LISA G	3254 RIDGEWAY DR SE TURNER, OR 97392	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	YIRKA, DUANE	3254 RIDGEWAY DR SE TURNER, OR 97392	360-623-0320

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 24 X 60 POLE BLDG FOR PERSONAL USE, NO PLMG

VALUATION: \$47,865.60

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1440

TOTAL SQ. FT.: 1440

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	1440 Sq Ft

Assessor Monthly Issued Permit Report

For 5/1/2023 to 5/31/2023

PERMIT#: 555-22-011415-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 12/16/2022
 SUB-TYPE: Structural ISSUED: 5/23/2023
 CATEGORY: Comprehensive EXPIRES: 11/19/2023

OFFICE: MC
 PARCEL#: 093W01D 02500 R54508
 ACRES: 5
 SUBDIV: MARK IV VILLAGE
 LOT/BLOCK: 4 / 1
 ADDRESS: 3254 RIDGEWAY DR SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	YIRKA, DUANE	3254 RIDGEWAY DR SE TURNER, OR 97392	360-623-0320
CCB	KEENES CUSTOM CARPENTRY LLC	5539 WALN CREEK CT S SALEM, OR 97306	5035071868
OWNER	YIRKA, DUANE M & YIRKA, LISA G	3254 RIDGEWAY DR SE TURNER, OR 97392	
SITE CONTACT	DILLON KEENE	5539 WALN CREEK CT S SALEM, OR 97306	503-507-1868

CONST CAT: Other

WORK TYPE: Addition

WORK DESC: 1116SQFT ATTACHED GARAGE

VALUATION: \$65,627.28

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1116

TOTAL SQ. FT.: 1116

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	1056 Sq Ft
U Utility, misc. - half rate	VB	60 Sq Ft