

Summary

Lead Appr: *WW 2/18/26*

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 12/26/2025

Acct ID: 554392 MTL: 092W33BA06800 Date: *1-3-26* Appr: *WW* Prop Class: 401 RMV Prop Class: 401
 Situs: 5952 B ST SE TURNER OR 97392 MaSaNh: 07 06 001 Unit: 110278 Year: 2026

Last Date Appraised: 10/22/2025 Appraiser: MATT LORD Tag: Y N Tag info: *addn*
 Owner: KOEHN, JESSE Last Sales Date: 01/24/2025 Roll Type: R
 Cycle *Tag* Sales Verification Other: _____ Inspection level: *1* 2 3 4 LCB *TTO* INSP AV: 88850
 RMV Land: 185010 RMV Imp: 57460 RMV Total: 242470 MAV: 88850 MSAV: 0 SAV: 0
 Comment: 26-27: L4 MDL 10.22.25 SV

upcl class, eyb ↓ addn @ 70% bt tag

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05545	0

Land

Site: 1 Code Area: 05545 Size: 10454 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 130010 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 70X150 /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: *1214* Year Blt: 1940 Eff Year Blt: 1927 Sq.Ft: 892 % Complete: 100.00
 Desc: One Story Only *131'10" A.J.* Dimensions: RMV: 57460
 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	<i>2</i>	Finished	892	3	FB-1	1940	1927	<i>Return to 1940'10" A.J. then 1958 m/m EPR</i> KIT-, HVAC, FP - 1, ROOF, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR <i>addn 1 bath</i>	2	0	1927	2027	1	Y N

Addn 464'10" 70% complete m/m (new eyb final 5% 27-28)

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-008294	85581	MARION COUNTY	NEW CONSTRUCTION	ADDITION	78458	0	R	464 SQFT ADDITION TO ADD 1 OFFICE, 1 BA & 1 LAUNDRY



SKETCH/AREA TABLE ADDENDUM

Parcel No 092W33BA06800

File No R54392

SUBJECT

Property Address 5952 B ST SE

City TURNER

State OR

Zip 97392

Owner

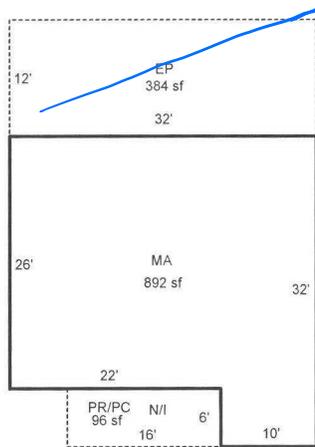
Client

Appraiser Name

IMPROVEMENTS SKETCH

R54392
092W33BA06800
SCALE=1:20

N/I



EP Gone

Addn in place

14.5 x 32

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	892	128	892
P/P	EP	1.00	384	88	384

Net LIVABLE Area (rounded w/ factors) 892

Comment Table 1

APEX BY CE 7/22/09
UPDATED BY JRONDEMA 10/17/18

Comment Table 2

Comment Table 3

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%		1%	65%
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR WVW Date 1-13-20 YR For 20-27 % COMP 70
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____