

Summary

input ww 2/18/26

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 12/26/2025

Acct ID: 560019 MTL: 092W20B002400 Date: 1-13-26 Appr: WW Prop Class: 401 RMV Prop Class: 401
Situs: 4938 SHADOW HILLS DR SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 138190 Year: 2026

Last Date Appraised: 11/09/2021 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: PRICE, CHARLES & PRICE, SONJA M Last Sales Date: 05/29/1998 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 667800

RMV Land: 367990 RMV Imp: 829970 RMV Total: 1197960 MAV: 667800 MSAV: 0 SAV: 0

Comment: 11/9/21 LEVEL 2 ML40
LEVEL 3 1.13.21 WV06
LEVEL 4 C19 4-23-20 WV06

add new mp & Lt, upd em

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05590	0

Land

Site: 1 Code Area: 05590 Size: 3.68 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: 4 HD RMV: 312990 Exception: Y N
Adjustment(s): VWFR Fire Patrol: Description:
Comments: 21-22: #06 CYCLE C19, NO CHG //03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 153 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3972 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 829970
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	5	Finished	2813	1	FB-1/ HB-1	2021	2021	BATH+, FP - 1, HVAC+, ROOF, KIT, BTH - 1, BATH - 1	Exception: Y N
Basement	5	Finished	1159	2	FB-2	2021	2021	HVAC+, BATH - 2	Exception: Y N
Garage Attached	5	Finished	1358	0	0	2021	2021	Roof	Exception: Y N
Garage Basement	5	Low Cost	560	0	0	2021	2021		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	370	2021	1178	0	Exception: Y N
DECK	5	591	2021	11584	0	Exception: Y N
PATIO	5	78	2021	420	0	Exception: Y N
PATIO	5	591	2021	3185	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	78	2021	2217	0	Exception: Y N

add generator m/m

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006397	85589	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	56932	0	R	NEW GARAGE/SHOP BLDG (24 x 36) FOR PERSONAL USE. NO PLUMBING

2025 341 5 MP 12x16 aug New 2025 LTL 8x16 New

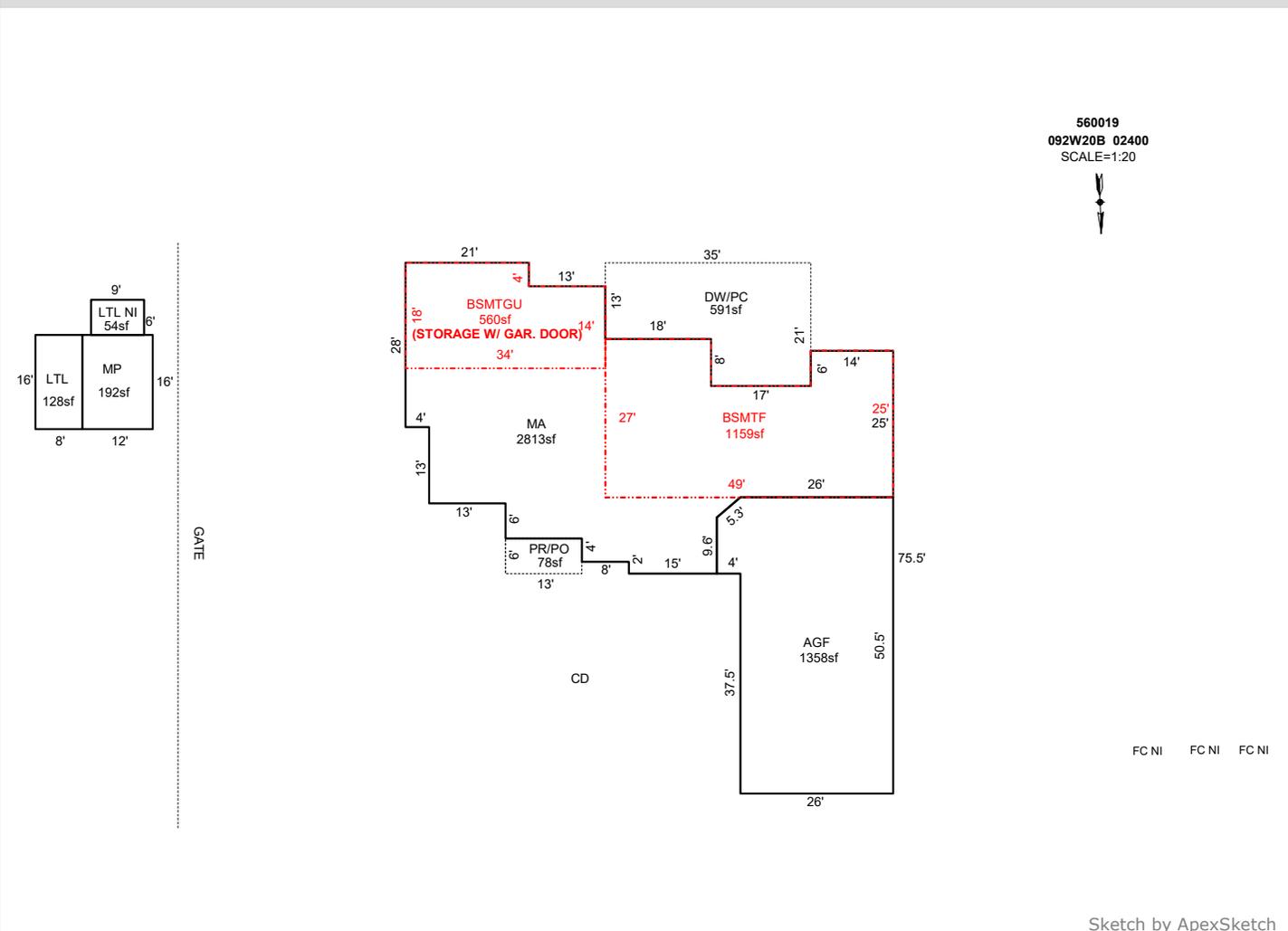


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560019 Parcel No.: 092W20B 02400
 Property Address: 4938 SHADOW HILLS DR SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	192.0	56.0		APEX BY CJURAN 12/30/2020 555-20-007154 UPDATED BY CLOBERG 10/07/25 25-006397 GB UPDATED BY WILLIAMS 2/18/26	
	LTL	1.0	128.0	48.0			
	LTL NI	1.0	54.0	30.0	374.0		
GLA1	MA	1.0	2812.9	281.8	2812.9		
BSMT	BSMTF	1.0	1159.0	164.0	1159.0		
GAR	BSMTGU	1.0	560.0	104.0			
	AGF	1.0	1358.1	158.8	1918.1		
P/P	DW/PC	1.0	591.0	112.0			
	PR/PO	1.0	78.0	38.0	669.0		
	Net LIVABLE	cnt	1 (rounded)	3,972			
	Net BUILDING	cnt	2 (rounded)	2,292		COMMENT TABLE 3	