

Acct ID: 608954 MTL: 092W28B001901 Date: 11/3/25 Appr: GH Prop Class: 401 RMV Prop Class: 401
 Situs: 13287 PICARD PL SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 96555 Year: 2025

Last Date Appraised: 11/21/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - %COMPLETE (Completion)
 Owner: TONEY,ZACHARY WAYNE & TONEY,JESSICA LEA Last Sales Date: Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327100

RMV Land: 304460 RMV Imp: 427450 RMV Total: 731910 MAV: 106450 MSAV: 0 SAV: 0

Comment: 25-26: L2 MDL 11.21.24 TAG 24-00 1517 (LB), 24-00 1516 (WSP)

OSDs 2627 : 100% complete MA 100% - GB 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	05530	16700

CHANGED TO OSD AVERAGE FROM PHOTO'S MDL

Land

Site: 0 Code Area: 05530 Size: 2.74 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 269460 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05530 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3174 % Complete: 65.00
 Desc: Multi Story above grade Dimensions: RMV: 392010
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 187040 Adjust: Adjust RMV: 0

100

Floors change class to 5 - used classing calculator m/m

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>4</u>	Finished	2478	3	<u>FB-2</u>	2024	2024	HVAC+, KIT, ROOF, BATH - 2, FP - 1	Y N
Attic <u>MAZ</u>	<u>4</u>	Finished	696	0	0	2024	2024	HVAC+	Y N
Garage Attached	<u>4</u>	Finished	900	0	0	2024	2024	ROOF	Y N

Bonus Rm has 6. ft wall height according to plans

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2024	20865	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05530 Stat Class: 351 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2480 % Complete: 70.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 35440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16910 Adjust: Adjust RMV: 0

100

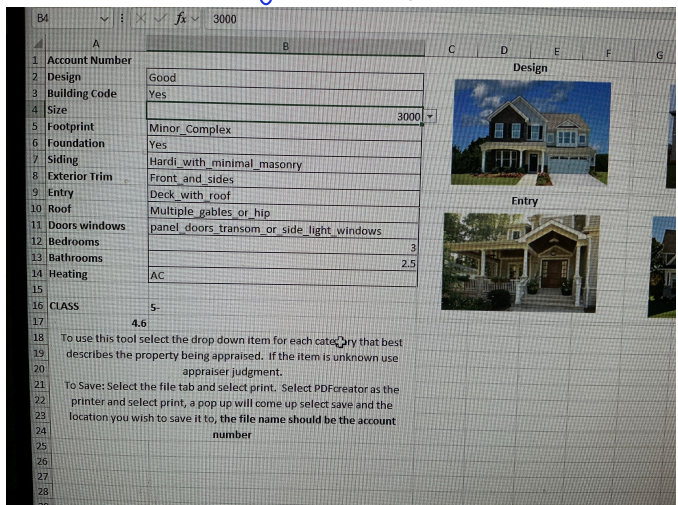
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	2480	0	0	2024	2024	<u>FAIR</u> <u>Good</u>	Y N

Accessories

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

classing calculator



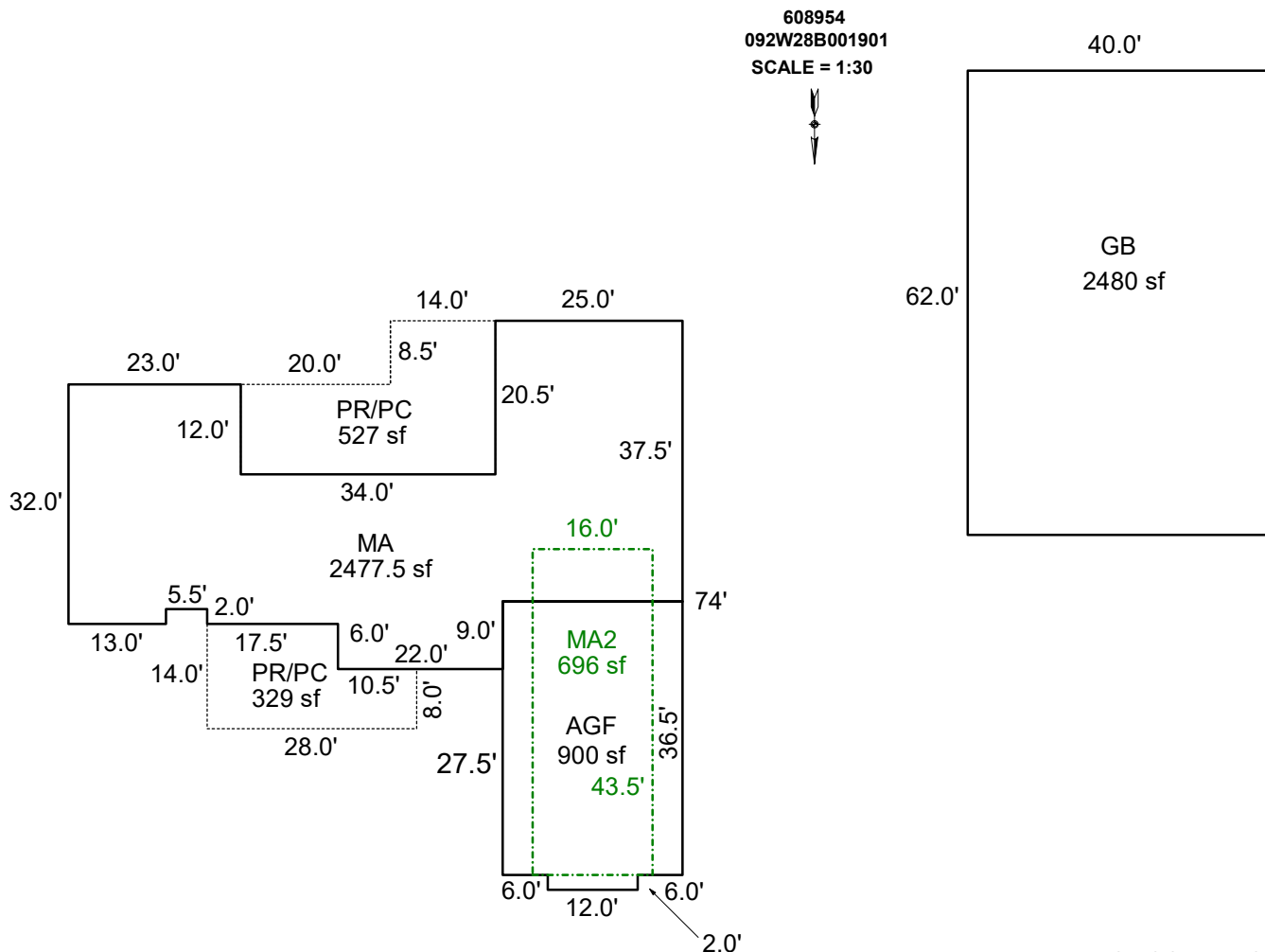


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 608954 Parcel No.: 092W28B001901
 Property Address: 13287 PICARD PL SE
 City: TURNER County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

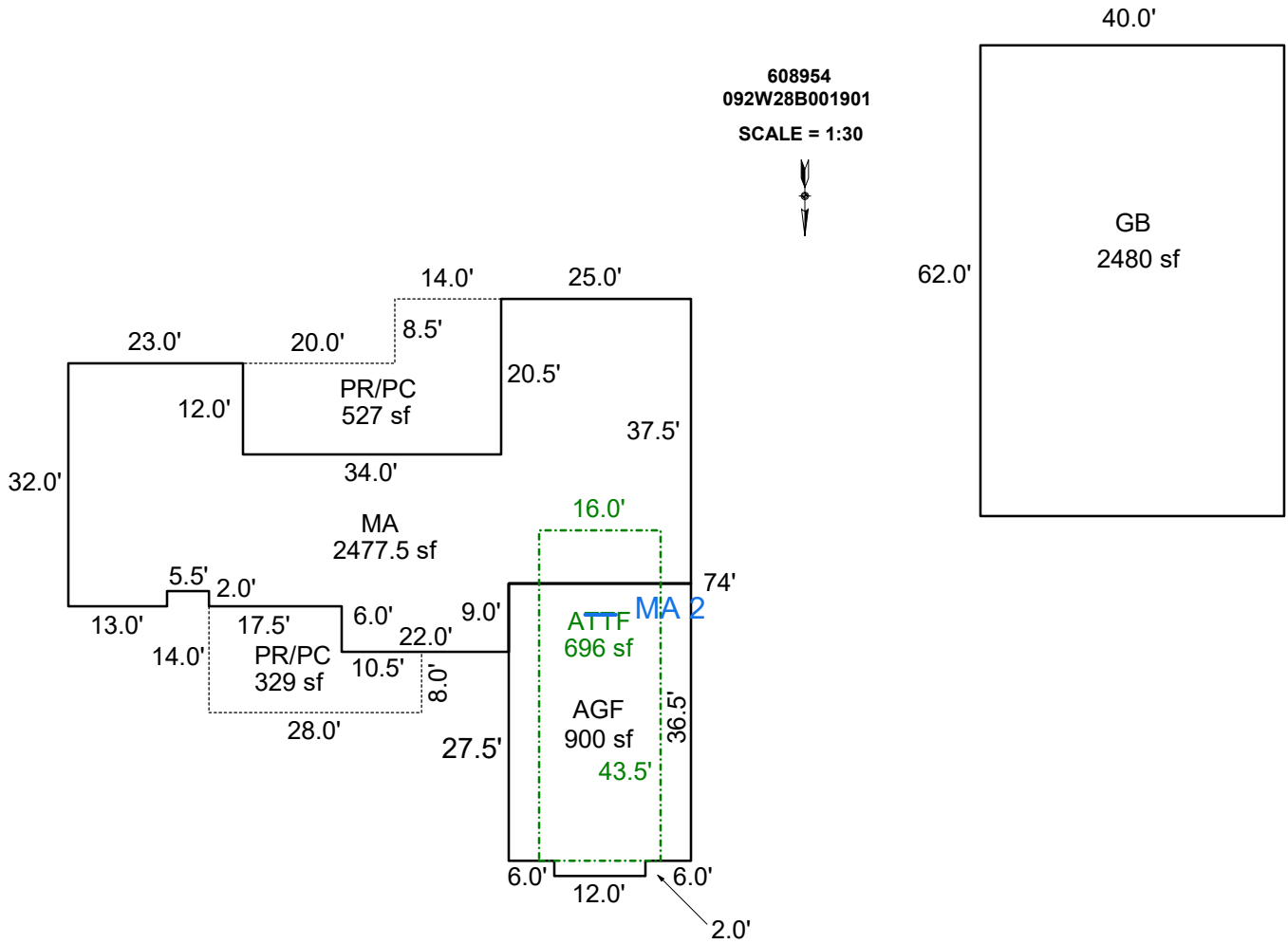
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2480.0	204.0	2480.0	APEX BY CLOBERG 06/17/2024 24-001516 MA UPDATED BY CLOBERG 08/05/24 24-001517 GB UPDATED BY CLOBERG 12/20/24 UPDATED BY CLOBERG 03/31/26	
GLA1	MA	1.0	2477.5	285.0	2477.5		
GLA2	MA2	1.0	696.0	119.0	696.0		
GAR	AGF	1.0	0.0	33.0			
P/P	AGF	1.0	900.0	125.0	900.0		
	PR/PC	1.0	527.0	109.0		COMMENT TABLE 2 MDL 10/14/24 GRH 01/13/25	
	PR/PC	1.0	329.0	84.0	856.0		
	Net LIVABLE	cnt	2 (rounded)		4,074		
	Net BUILDING	cnt	0 (rounded)		2,480		

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2480.0	204.0	2480.0
GLA1	MA	1.0	2477.5	285.0	2477.5
GLA2	ATTF	1.0	696.0	119.0	696.0
GAR	AGF	1.0	0.0	33.0	
	AGF	1.0	900.0	125.0	900.0
P/P	PR/PC	1.0	527.0	109.0	
	PR/PC	1.0	329.0	84.0	856.0

COMMENT TABLE 1

APEX BY CLOBERG 06/17/2024 24-001516 MA
 UPDATED BY CLOBERG 08/05/24 24-001517 GB
 UPDATED BY CLOBERG 12/20/24

COMMENT TABLE 2

MDL 10/14/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	0	(rounded)		3,174
Net BUILDING	cnt	1	(rounded)		2,480

Percent Complete Form

Account # 608954

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	0%
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%	65%
2%	Heating Rough-In	2%	1%			
	80%	Heating Unit	1%	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%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MDL Date 11/21/24 YR For 25-26 % COMP 65%
 APPR GPH Date 11/2/26 YR For 26-27 % COMP 100
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____