

Summary

input *WW 48*
Lead Appr:

Clerk: Lead Clerk: Appr:

Print Date:
3/9/2026

Acct ID: 547474 MTL: 083W36A000600 Date: 3-12-26 Appr: WW Prop Class: 401 RMV Prop Class: 401
Situs: 8328 VALLEY WAY SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 109028 Year: 2026

Last Date Appraised: 06/14/2022 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: WYNN LT Last Sales Date: 12/16/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 853720

RMV Land: 374290 RMV Imp: 1005090 RMV Total: 1379380 MAV: 853720 MSAV: 0 SAV: 0

Comment: 22-23 L4 6/14/22 CLUKE

upd soil

*MCS 834475
DOM 69*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	84000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.67 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 290290 Exception: Y N

Adjustment(s): VIEWE Fire Patrol: Description:

Comments: 500190/00-01; REAPPRAISAL /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /02-03; DISQ 1.67 AC FROM F/U 04-05; ADJUSTMENT CODES EDIT LIST

0.90 4HD 0.77 2HD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 163 Year Blt: 2004 Eff Year Blt: 2004 ✓ Sq.Ft: 4289 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 1005090
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
First Floor	6	Finished	3948	3	FB-2/ HB-1	2004	2004	HVAC+, ROOF, KIT, BTH - 1, BATH - 2, FP - 3 <i>B1F/EP</i>	Exception: Y N
Basement	6	Finished	341	0	FB-1/ HB-1	2004	2004	HVAC+, BTH - 1 <i>FP</i>	Exception: Y N
Garage Attached	6	Finished	1211	0	0	2004	2004	ROOF	Exception: Y N
Garage Basement	6	Unfinished	533	0	0	2004	2004		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	6	2200	2005	5940	1	Exception: Y N
CONCRETE DRIVEWAY	6	1418	2005	4147	1	Exception: Y N
PATIO	6	730	2005	3614	1	Exception: Y N
YARD IMPROVEMENTS GOOD	6	1	2005	48825	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W36A 00600

File No R47474

SUBJECT

Property Address 8328 VALLEY WY SE

City TURNER

County MARION

State OR

Zip 97392

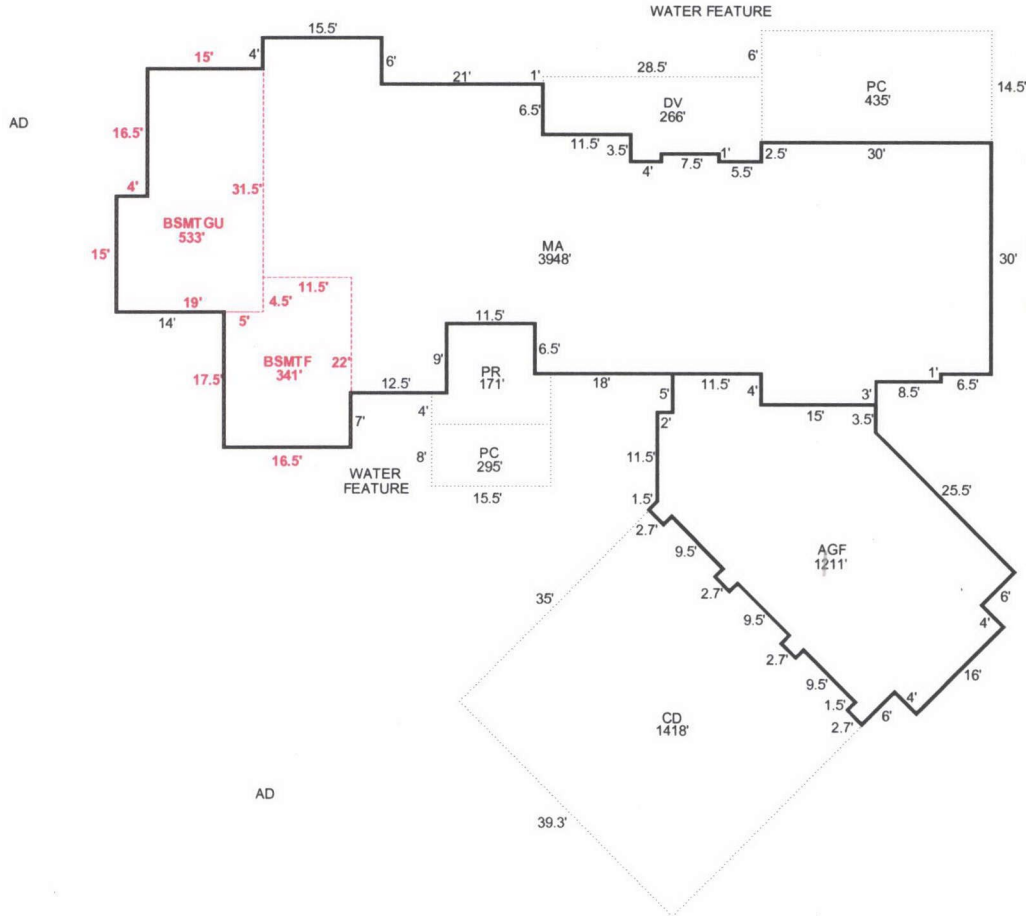
Owner

Client

Appraiser Name BRIAN BEEBE (44)

Inspection Date 3/6/07

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3948	362	3948
BSMT	BSMTGU	1.00	533	101	
	BSMTF	1.00	341	77	873
P/P	DV	1.00	266	81	
	PR	1.00	171	57	
	PC	1.00	295	73	
	CD	1.00	1418	158	
	PC	1.00	435	89	2584
GAR	AGF	1.00	1211	164	1211
Net LIVABLE Area (Rounded w/ Factors)					3948

LIVING AREA BREAKDOWN

Breakdown			Subtotals
MA			
	1 x	8	8
	30 x	30	900
	15 x	31	458
	17 x	27	437
	17 x	18	289
	4 x	12	46
	4 x	46	184
	9 x	40	340
	13 x	31	388
	12 x	25	282
	7 x	13	81
	6 x	28	151
	12 x	28	316
	1 x	24	24
	3 x	15	45
15 Items (Rounded w/o Factors)			3948

N.V. #73 5/10/17

L4 ONLY

Value Comparison MARION County

Account ID 547474 **Map** 083W36A000600 **RMV Class** 401 **Property Class** 401 **Situs** 8328 VALLEY WAY SE TURNER OR 97392
Workflow ID 7608879 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD SOIL, INV

Value Source		RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 1.67 Acres	\$290,290	\$290,290	\$0	\$169,750	\$0	\$169,750
New	Rural at MKT 0.9 Acres	\$184,110	\$184,110	\$0	\$114,650	\$0	\$114,650
		(\$106,180)	(\$106,180)	\$0	(\$55,100)	\$0	(\$55,100)
Prev	OSD - GOOD	\$65,000	\$65,000	\$0	\$76,770	\$0	\$76,770
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$40,480	\$0	\$40,480
		\$0	\$0	\$0	(\$36,290)	\$0	(\$36,290)
Prev	163 RESIDENCE 4289 Sqft	\$1,005,090	\$1,005,090	\$0	\$607,200	\$0	\$607,200
New	163 RESIDENCE 4289 Sqft	\$1,005,090	\$1,005,090	\$0	\$625,860	\$0	\$625,860
		\$0	\$0	\$0	\$18,660	\$0	\$18,660
Prev							
New	Rural at MKT 0.77 Acres	\$116,800	\$116,800	\$0	\$72,730	\$0	\$72,730
		\$116,800	\$116,800	\$0	\$72,730	\$0	\$72,730
	Total Prev	\$1,360,380	\$1,360,380	\$0	\$853,720	\$0	\$853,720
	Total New	\$1,371,000	\$1,371,000	\$0	\$853,720	\$0	\$853,720
	Total Change	\$10,620	\$10,620	\$0	\$0	\$0	\$0

Value Comparison MARION County

Account ID 547474 **Map** 083W36A000600 **RMV Class** 401 **Property Class** 401 **Situs** 8328 VALLEY WAY SE TURNER OR 97392
Workflow ID 7608879 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD SOIL, INV

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 1.67 Acres	\$290,290	\$290,290	\$0	\$169,750	\$0	\$169,750
New	Rural at MKT 0.9 Acres	\$184,110	\$184,110	\$0	\$114,650	\$0	\$114,650
		(\$106,180)	(\$106,180)	\$0	(\$55,100)	\$0	(\$55,100)
Prev	OSD - GOOD	\$65,000	\$65,000	\$0	\$76,770	\$0	\$76,770
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$40,480	\$0	\$40,480
		\$0	\$0	\$0	(\$36,290)	\$0	(\$36,290)
Prev	163 RESIDENCE 4289 Sqft	\$1,005,090	\$1,005,090	\$0	\$607,200	\$0	\$607,200
New	163 RESIDENCE 4289 Sqft	\$1,010,670	\$1,010,670	\$0	\$625,860	\$0	\$625,860
		\$5,580	\$5,580	\$0	\$18,660	\$0	\$18,660
Prev							
New	Rural at MKT 0.77 Acres	\$116,800	\$116,800	\$0	\$72,730	\$0	\$72,730
		\$116,800	\$116,800	\$0	\$72,730	\$0	\$72,730
	Total Prev	\$1,360,380	\$1,360,380	\$0	\$853,720	\$0	\$853,720
	Total New	\$1,376,580	\$1,376,580	\$0	\$853,720	\$0	\$853,720
	Total Change	\$16,200	\$16,200	\$0	\$0	\$0	\$0