

Acct ID: 535897 MTL: 092W32A000800 Date: 11/7/23 Appr: MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 14394 WEJOCUMA LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 36368 Year: 2023
 Last Date Appraised: 02/24/2023 Appraiser: MATT LORD Retag: (Y) N Tag info: 2024 - Tags/Permit (Completion)
 Owner: JAMSGARD, JENNIFER L Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO (INSP) AV: 112461
 RMV Land: 276360 RMV Imp: 325930 RMV Total: 602290 MAV: 83690 MSAV: 28771 SAV: 39856
 Comment: 23-24: L2 2.24.23 CL
 22-23: L2 01.07.22 ML
 LEVEL 2 4.20.21 CL10//

input mdl 11/30/23

Notations 24-25: ✓ For completion of Gut + Remodel / NO change

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	30000	05530	0

Land

Site: 1	Code Area: 05530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 24490	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 20-21: PER #35 ADJ SOIL CLASS ACREAGE// 09-10: CYCLE WORK PER #49 CHG OSDA.RUR TO OSDN.RUR// 03-04: REAPPRAISAL// 06-07: INCREASE HOMESITE TO ONE ACRE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.						
Site: 3	Code Area: 05530	Size: 4.81 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 117790	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 1981 / 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						
Site: 4	Code Area: 05530	Size: 4.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 104080	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 1971 / 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05530	Stat Class: 132	Year Blt: 1948	Eff Year Blt: 1948	Sq.Ft: 2016	% Complete: 60
Desc: Multi Story above grade	Dimensions:	RMV: 110300				
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	3	Finished	1736	2	FB-1	1948	1948	KIT-, ROOF, FP, HVAC, BATH - 1	Y N
Attic	3	Finished	280	0	0	1948	1948		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
CONCRETE DRIVEWAY	3	690	1948	1480	1	Y N

Bldg: 3	Code Area: 05530	Stat Class: 121	Year Blt: 1972	Eff Year Blt: 1972	Sq.Ft: 1440	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 117190				
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	2	Finished	1440	2	FB-1	1972	1972	KIT-, ROOF, HVAC, BATH - 1	Y N

Accessories

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

Bldg: 5	Code Area: 05530	Stat Class: 108	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 30680				
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	10790	2003	24547	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05530	Stat Class: 351	Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 720	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 36x20		RMV: 2930
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	
General Purpose Bldg	4	Finished	720	0	0	1964	1964	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 05530	Stat Class: 351	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 48x50		RMV: 57750
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	
General Purpose Bldg	6	Finished	2400	0	0	2012	2012	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 05530	Stat Class: 354	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 1381	% Complete: 100
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 5450
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	6	Finished	1381	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 05530	Stat Class: 354	Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 648	% Complete: 100
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 660
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	648	0	0	1964	1964		Exception: Y N

Accessories

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

Bldg: 8	Code Area: 05530	Stat Class: 354	Year Blt: 1948	Eff Year Blt: 1948	Sq.Ft: 690	% Complete: 100
Desc: Lean-to Light (LTL)				Dimensions: 30x23		RMV: 700
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	690	0	0	1948	1948		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 05530	Stat Class: 355	Year Blt:	Eff Year Blt: 1972	Sq.Ft: 160	% Complete: 100
Desc: Lean-to Heavy (LTH)				Dimensions: 20x8		RMV: 270
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

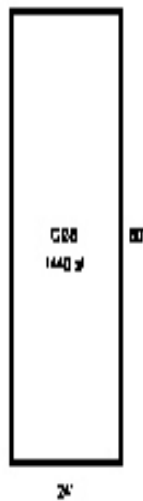
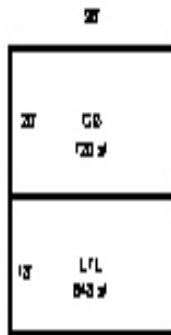
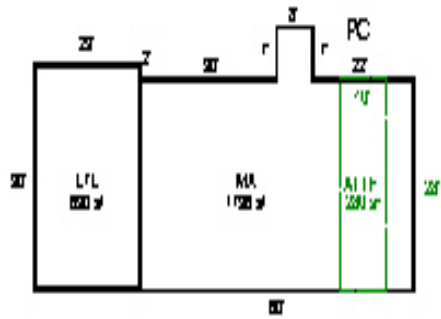
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Lean-to Heavy Duty	4	Finished	160	0	0	0	1972		Exception: Y N

Accessories

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

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R35897
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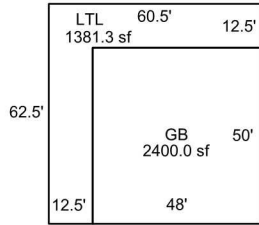


SKETCH/AREA TABLE ADDENDUM

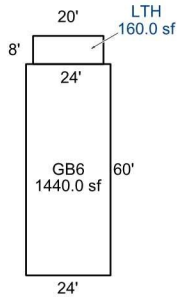
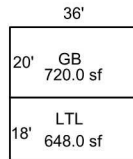
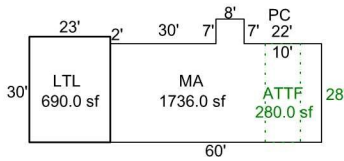
SUBJECT INFO

File No.: R35897 Parcel No.: 092W32A 00800
 Property Address: 14394 WEJOCUMA LN SE
 City: TURNER County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



R35897
 092W32A 00800
 SCALE=1:50



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB6	1.0	1440.0	168.0	
	LTL	1.0	690.0	106.0	
	GB	1.0	720.0	112.0	
	LTL	1.0	648.0	108.0	
	GB	1.0	2400.0	196.0	
	LTL	1.0	1381.3	246.0	
	LTH	1.0	160.0	56.0	7439.3
GLA1	MA	1.0	1736.0	190.0	1736.0
GLA2	ATTF	1.0	280.0	76.0	280.0
	Net LIVABLE	cnt	2 (rounded)		2,016
	Net BUILDING	cnt	7 (rounded)		7,439

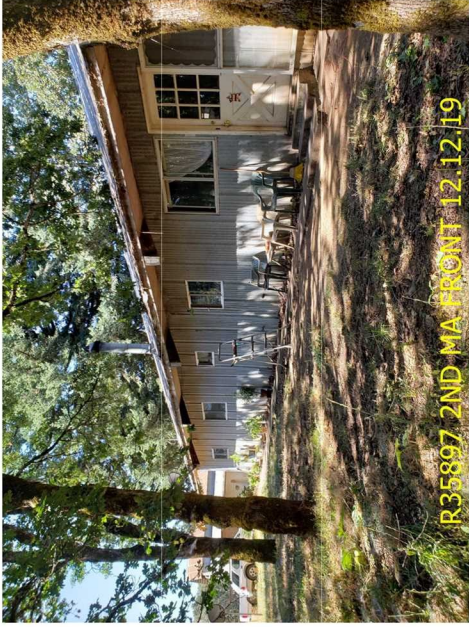
COMMENT TABLE 1	
UPD BY PH 03.05.20	
COMMENT TABLE 2	COMMENT TABLE 3



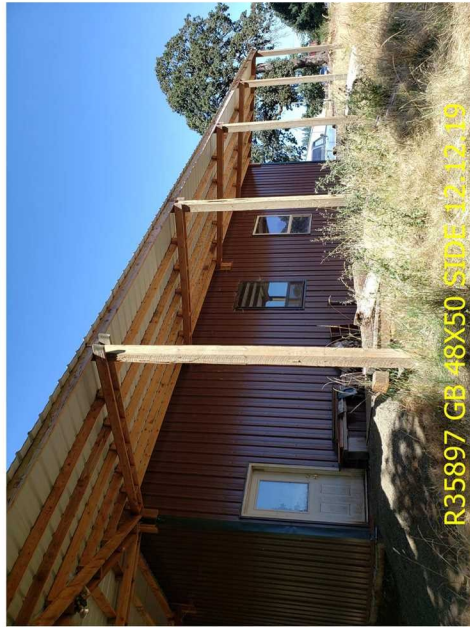
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R35897 2ND MA 12.12.19



R35897 2ND MA FRONT 12.12.19



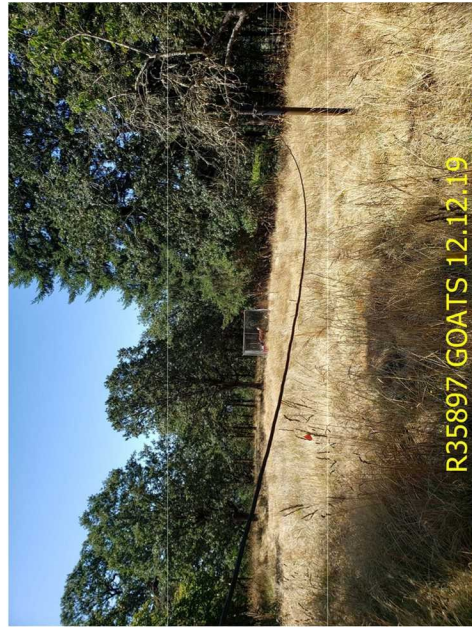
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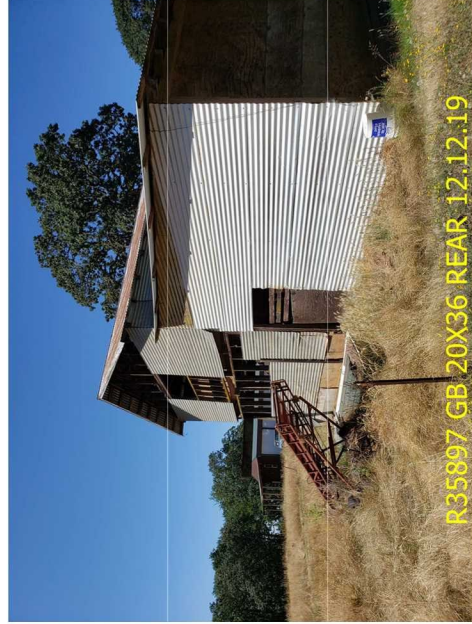
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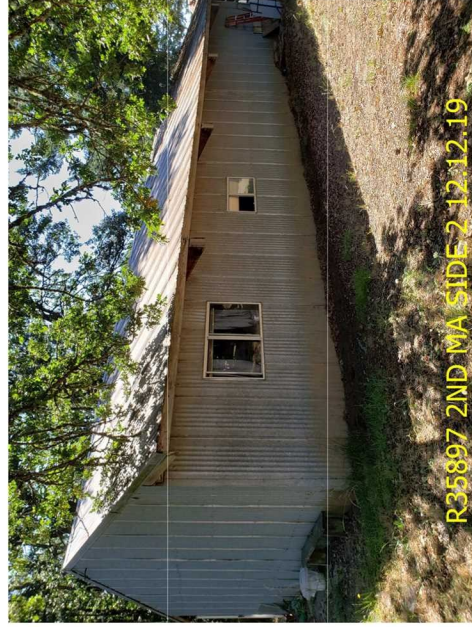
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R35897 GOATS 12.12.19



R35897 GB 20X36 REAR 12.12.19



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R35897 MA REAR 12.12.19



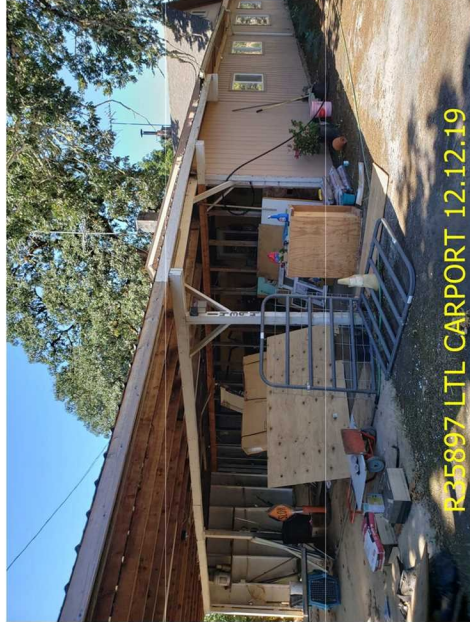
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R35897 GUTTING 12.12.19



R35897 PRF PC 12.12.19



R35897 LTL CARPORT 12.12.19

