

Acct ID: 535897 MTL: 092W32A000800 Date: 11/21/24 Appr: MDL Prop Class: 551 RMV Prop Class: 451  
 Situs: 14394 WEJOCUMA LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 36368 Year: ~~2024~~ 2025  
 Last Date Appraised: 11/07/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - 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: 115711  
 RMV Land: 304620 RMV Imp: 302350 RMV Total: 606970 MAV: 86200 MSAV: 29511 SAV: 44777  
 Comment: 24-25: L2 11.7.23 MDL Interior Remodel  
 23-24: L2 2.24.23 CL  
 22-23: L2 01.07.22 ML  
 LEVEL 2 4.20.21 CL10//

**Notations** 25-26 N/C ✓ 1/1/26

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs** Chris 2/5/25 L4 farm use ok - cattle

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

**Land** ✓

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	05530	1.00 Acres	005	REST	011	0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY			RMV: 27300	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	05530	4.81 Acres	005	REST	011	0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 131300	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	05530	4.25 Acres	005	REST	011	0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY			RMV: 116020	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	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	05530	132	1948	1948	2016	60
Desc: Multi Story above grade Dimensions: RMV: 105970						
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	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	3	Finished	280	0	0	1948	1948		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>CONCRETE DRIVEWAY</del> <u>Asph Dr</u> <u>XIF</u>	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: 112560  
 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	BATH - 1, KIT-, ROOF, HVAC	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: 29620  
 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	24278	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: 2340
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: 46200
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: 4360
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: 520
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: 560
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: 220
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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	160	0	0	0	1972	Exception: Y N

**Accessories**

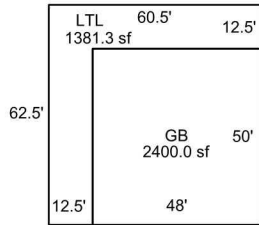
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

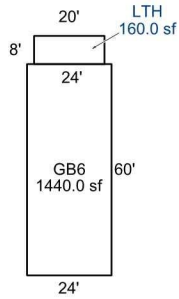
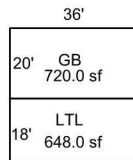
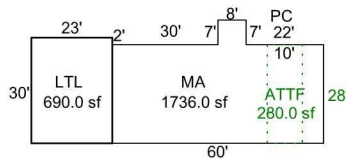
## SUBJECT INFO

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

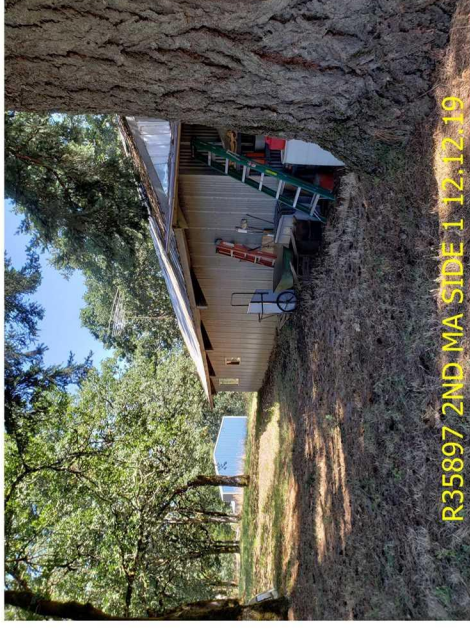
UPD BY PH 03.05.20

### COMMENT TABLE 2

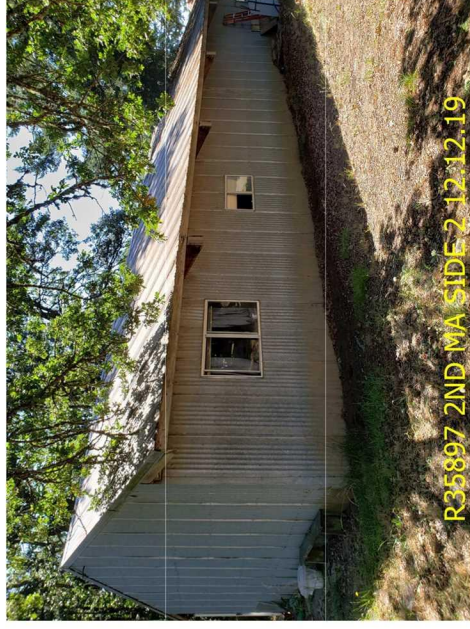
### COMMENT TABLE 3



R35897 2ND MA FRONT 12.12.19



R35897 2ND MA SIDE 1 12.12.19



R35897 2ND MA SIDE 2 12.12.19



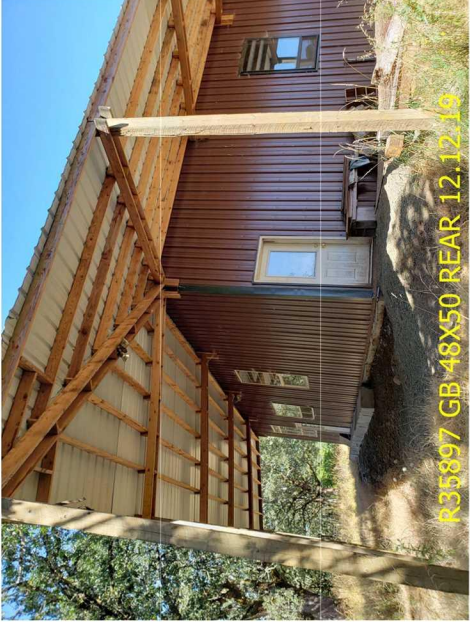
R35897 2ND MA 12.12.19



R35897 GB 20X36 LTL 12.12.19



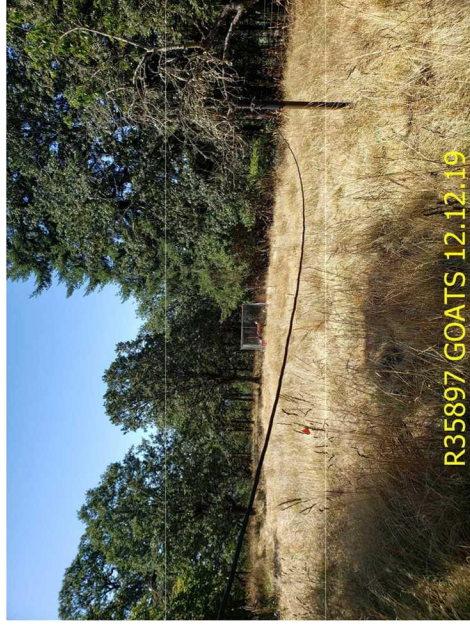
R35897 GB 20X36 REAR 12.12.19



R35897 GB 48X50 REAR 12.12.19



R35897 GB 48X50 SIDE 12.12.19



R35897 GOATS 12.12.19



R35897 MA REAR 12.12.19



R35897 MA SIDE 12.12.19



R35897 GUTTING 12.12.19



R35897 PRF PC 12.12.19



R35897 LTL CARPORT 12.12.19

