

Summary Lead Appr: WW 3.5.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 12/20/2024

Acct ID: 533449 MTL: 083W360000600 Date: 3/3/25 Appr: MDL Prop Class: 550 RMV Prop Class: 500
Situs: 2685 HANNEMAN LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 149477 Year: 2025

Last Date Appraised: 09/13/2021 Appraiser: MATT LORD Retag: Y (N) Tag info:

Owner: WILLAMETTE VALLEY VINEYARDS INC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 30735

RMV Land: 426390 RMV Imp: 0 RMV Total: 426390 MAV: 0 MSAV: 30735 SAV: 260136

Comment: 22-23 LEVEL 4 ML 09.13.21
LEVEL 2 5.3.21 WV06//

MLS 811954

36 SAKS letter SD
5/3/24
Done 165

Notations

25-26; SV

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

No OSD data available.

Land

Site: 3 Code Area: 92590 Size: 20.06 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 194560 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1968

25-26: Updated land classes

Site: 4 Code Area: 92590 Size: 4.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 41550 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1983

18-19: SV #24 NO CHG// 17-18: CYCLE WORK #73 NO CHG// 16-17: COMB LIKE SEGS

Site: 5 Code Area: 92590 Size: 10.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 103490 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1968

Site: 6 Code Area: 92590 Size: 9.33 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 85970 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1968

Site: 7 Code Area: 92590 Size: 2.83 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 820 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1983

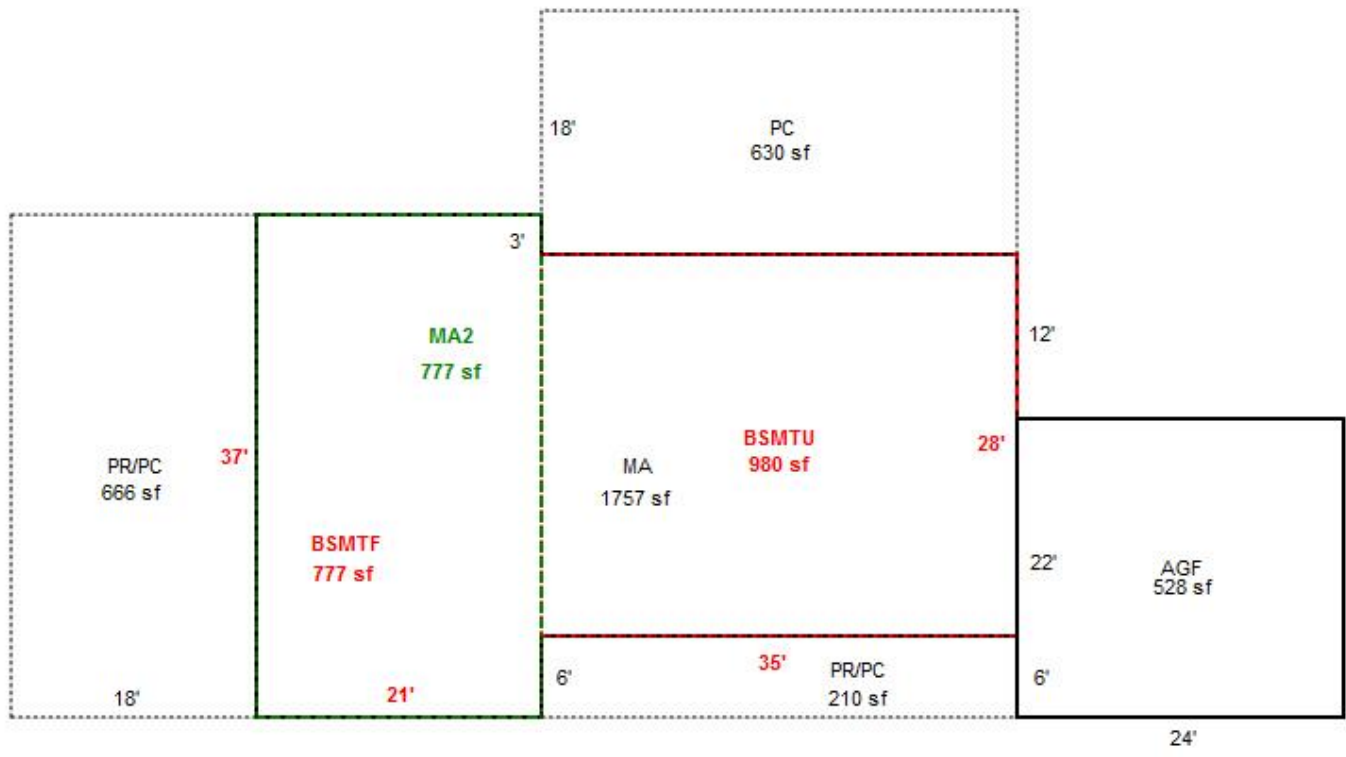
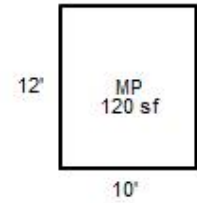
25-26: 2.09 acres 6HD, 0.19 acres 4HD

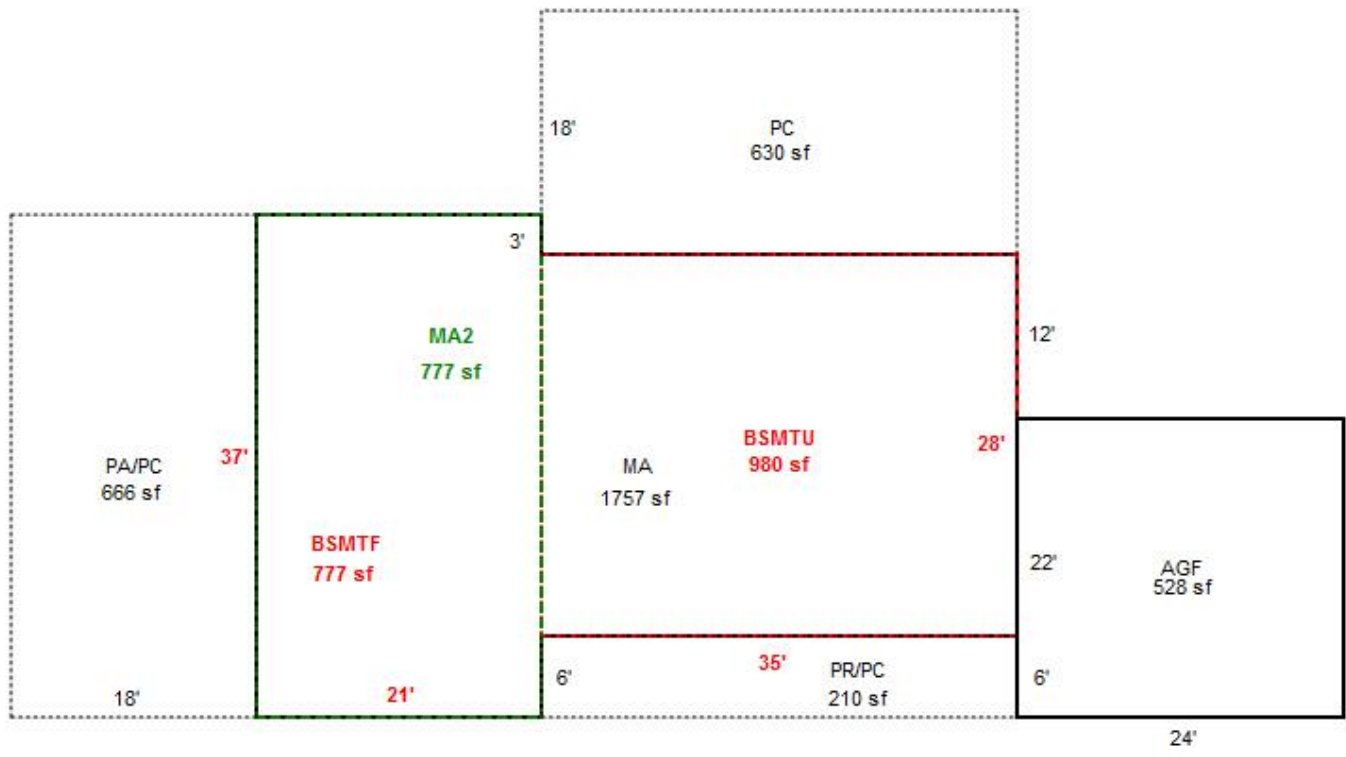
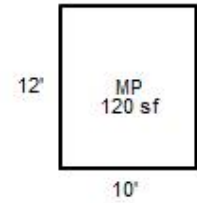
Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.







R33449
MA,MA2,AGF

8/10/18



R33449

MA,MA2 BACK

8/10/18



R33449
MA,MA2

8/10/18



R33449
MP

8/10/18



R33449

08-26-2017



R33449

083W36 00600

2685 HANNEMAN LN SE
TURNER, OR 97392

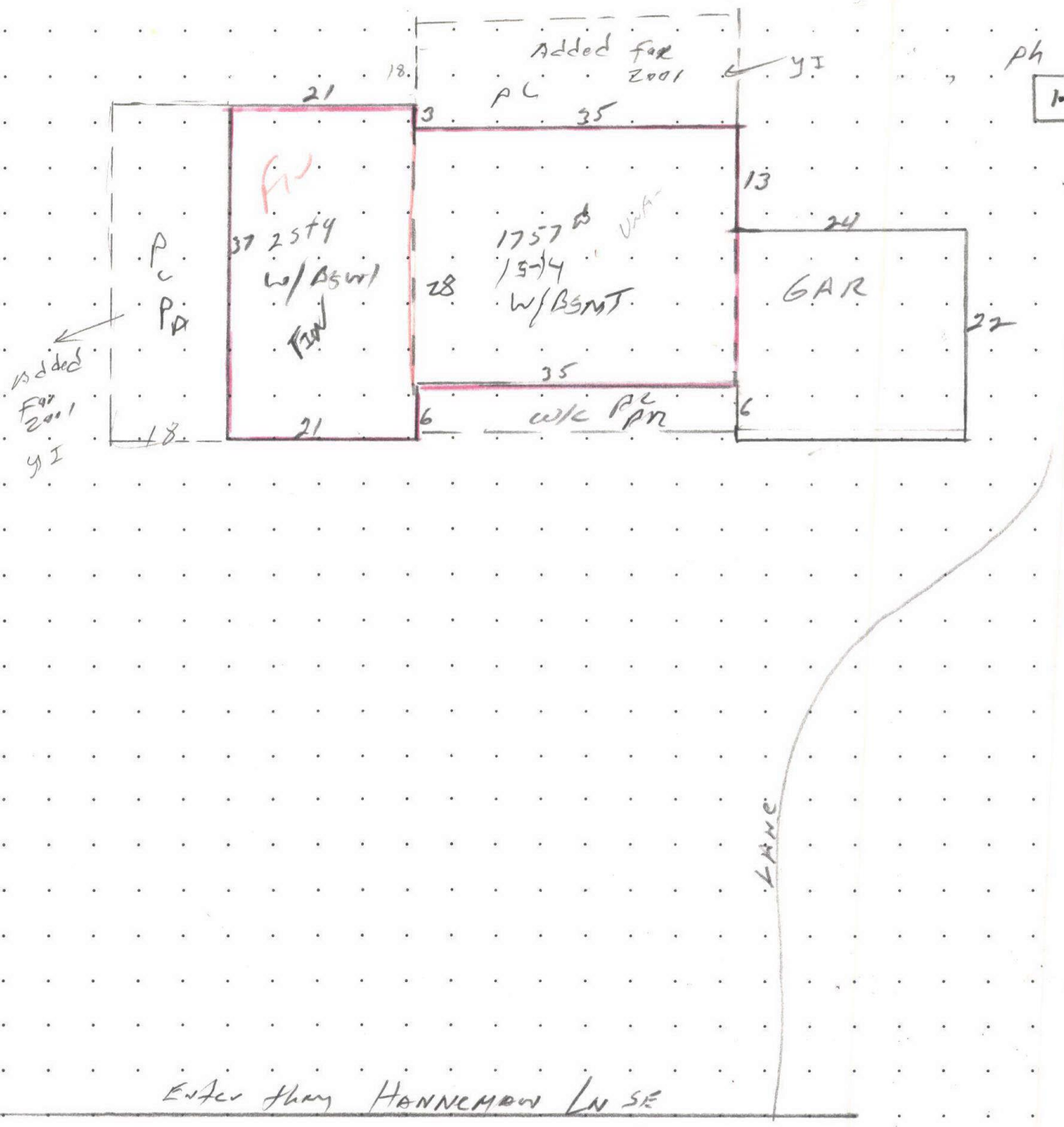
581

02400190

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 19248-1 60041

MAP NO. 36-8-3W



Enter thru HANNEMAN LN SE

RT 1 BOX 321 AB TURNER

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
4-23-71	B.H.	1574 (21x37) + (28x35) = 1757 Full BSMT
1-30-76	Jm	
9-24-82	Reyes	cycle NV - Part of lower BSMT appears FIN.
7-6-89	76 DN	
6-20-2000	Reyes	
3-4-11	48	

7-31-17 #73

8/13/18 #24 - sales verif.

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W36 00600

File No R33449

Property Address 2685 HANNEMAN LN SE

City TURNER

County MARION

State OR

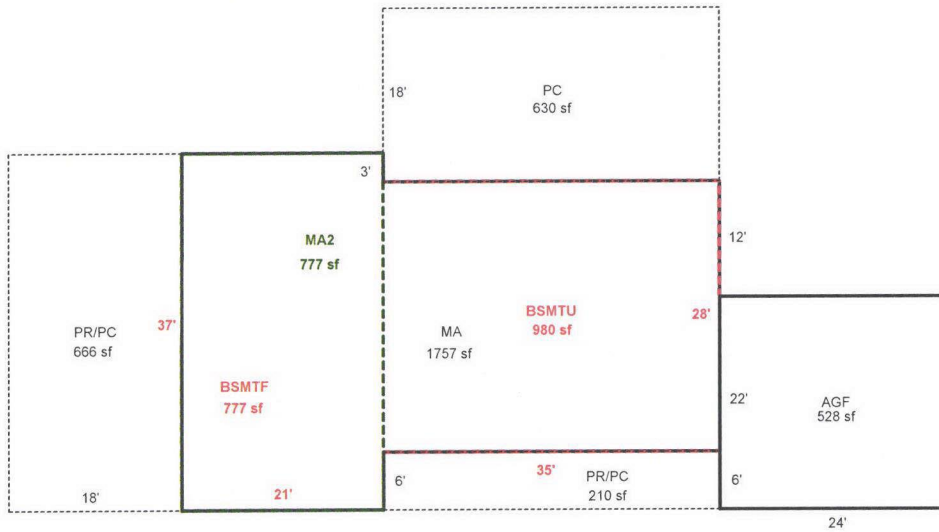
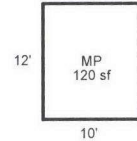
Zip 97392

Owner

Client

Appraiser Name

R33449
083W36 00600
SCALE=1:20



AD 9950 SF

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1757	186	1757
GLA2	MA2	1.00	777	116	777
GLA0	BSMTF	1.00	777	116	777
GBA1	MP	1.00	120	44	120
BSMT	BSMTU	1.00	980	126	980
GAR	AGF	1.00	528	92	528
P/P	PC	1.00	630	106	
	PR/PC	1.00	210	82	
	PR/PC	1.00	666	110	1506
Net LIVABLE Area (rounded w/ factors)					3311
Net BUILDING Area (rounded w/ factors)					120

Comment Table 1

DRAWN BY JRONDEMA 5/9/18
UPDATED BY JRONDEMA 8/15/18

Comment Table 2

9/14/21 T-40

Comment Table 3

L4 TAGS

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr # 06 Date: 5-3-21
 Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 (2) 3 4 Cycle Tags Farm Forest
 Owner MEDURI, JOSEPH J & Pictom Sales Verif Other: _____

RMV Land: 160,420 RMV Imps: 374,570 RMV Total: 534,990 M50 Total: 245,260 For: 2021-2022

Notes: break out yis and replant

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: RNG;DW *Replant* Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style: gable
 Area: 1757 Eff 1757 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: 1/0 AddFactor2: AddFactor3: RMV: 170,270
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 777 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 57,380
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM5
 Class: 5 Roof Style: gable
 Area: 528 Eff 528 Flooring:
 Dimens: 24 x 22 Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: 1/0 AddFactor2: AddFactor3: RMV: 35,560
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 980 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 39,100
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 55,030
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

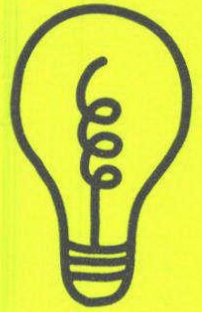
Seg: 3.1 YI4A YI'S
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style: delete
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 14,700
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: break out L/S: _____

Out Buildings

Seg: 2.1 MP MULTI-PURPOSE BLDG
 Method: F09 Roof Cover: ARCOMP Int Comp: Adj: FLCMCP
 Class: 4 Roof Style: GABLE
 Area: 120 Eff: 120 Flooring: CONC
 Dimens: 10 x 12 Plumbing: Electrical: 220V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: BEVEL;6FT Fireplace: Year: 1990 Eff: 2002 Value: 2,530
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Pick up
AD 9950
2022

do from
office



R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr #: _____ Date: _____

Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MEDURI, JOSEPH J & Pictom Sales Verif Other: _____

RMV Land: 160,420 RMV Imps: 374,570 RMV Total: 534,990 M50 Total: 245,260 For: 2021-2022

Notes: _____

Segment	PC	PRA	AD	Land
Class				
Dim/Size	① 35x18	① 35x6	99/50	
Foundation	1986	1986		
Exter Wall	1/0	1/0		
Wall Height				
Inter Finish				
Roof Cover	② 35x6	② 37x18		
Roof Style	1986	1986		
Flooring	1/0	1/0		
Plumbing				
Electric				
Misc.	③ 37x18			
Yr Blt	1986		2020	
Eff Yr	1/0		2020	
Cond.				
% Good				
% Comp				
Lump Sum				
Except. Code			new	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD Forest	OSDA.RUR	0.00		
2	FARM HOMESITE Forest	008S	1.00	VIEWVG.RUR 70000	
3	SIX HILL	008SF	6.10		
4	SMALL TRACT FORESTLAND	008S	3.00		
Eff Acres	56.06	Companion Accounts	R33448 R33450	083W36C 01800	

Zone: SA

Routing Slip

Date: 6/8/21 Clerk: Chris Clerk Comments: _____

Appraiser Response: 6/10/21 ~~Remove VI 3 Improvement~~ #40 MAX

Return to appraiser after input Review by lead appraiser _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr # 06 Date: 5-3-21

Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MEDURI, JOSEPH J & Pictom Sales Verif Other: _____

RMV Land: 160,420 RMV Imps: 374,570 RMV Total: 534,990 M50 Total: 245,260 For: 2021-2022

Notes: break out yis add new use

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: RNG;DW *Replank* Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style: gable
 Area: 1757 Eff 1757 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: 1/0 AddFactor2: AddFactor3: RMV: 170,270
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Farm Forest ok Replanted ✓

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 777 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 57,380
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM5
 Class: 5 Roof Style: gable
 Area: 528 Eff 528 Flooring:
 Dimens: 24 x 22 Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: 1/0 AddFactor2: AddFactor3: RMV: 35,560
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 980 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 39,100
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 55,030
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 3.1 YI4A YI'S
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring: delete
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 14,700
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: break out L/S: _____

Out Buildings

Seg: 2.1 MP MULTI-PURPOSE BLDG
 Method: F09 Roof Cover: ARCOMP Int Comp: Adj: FLCMCP
 Class: 4 Roof Style: GABLE
 Area: 120 Eff: 120 Flooring: CONC
 Dimens: 10 x 12 Plumbing: Electrical: 220V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: BEVEL;6FT Fireplace: Year: 1990 Eff: 2002 Value: 2,530
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 35 Appr #: 35 Date: 04-25-20
 Situs Address 2685 HANNEMAN LN SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner MEDURI,JOSEPH J & Pictom Other: 019

RMV Land: 160,420 RMV Imps: 378,980 RMV Total: 539,400 M50 Total: 238,240 For: 2020-2021

Notes: trees cut in early 2019 re-planting not due until 2021 send letter & re-tag 01/21

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 1757 Eff 1757 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 172,330
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 777 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 58,080
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5
 Class: 5 Roof Style:
 Area: 528 Eff 528 Flooring:
 Dimens: 24 x 22 Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 35,980
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 980 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 39,580
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 55,700
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 3.1 YI4A YI'S
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 14,700
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTI-PURPOSE BLDG
 Method: F09 Roof Cover: ARCMP Int Comp: Adj: FLCMCP
 Class: 4 Roof Style: GABLE
 Area: 120 Eff: 120 Flooring: CONC
 Dimens: 10 x 12 Plumbing: Electrical: 220V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex. Wall BEVEL;6FT Fireplace: Year: 1990 Eff: 2002 Value: 2,610
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 35 Appr #: _____ Date: _____
 Situs Address 2685 HANNEMAN LN SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner MEDURI,JOSEPH J & Pictom Other: _____
 RMV Land: 160,420 RMV Imps: 378,980 RMV Total: 539,400 M50 Total: 238,240 **For: 2020-2021**
 Notes: _____

	Land
Segment	
Class	
Dim/Size	
Foundation	
Exter Wall	
Wall Height	
Inter Finish	
Roof Cover	
Roof Style	
Flooring	
Plumbing	
Electric	
Misc.	
Yr Blt	
Eff Yr	
Cond.	
% Good	
% Comp	
Lump Sum	
Except.Code	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008S	1.00	VIEWVG.RUR 70000	
3	SIX HILL	008SF	6.10		
4	SMALL TRACT FORESTLAND	008S	3.00		
Eff Acres	56.06	Companion Accounts	R33448 R33450	083W36C 01800	

Zone: SA

Routing Slip

Date: _____ Clerk: _____ Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input
 Review by lead appraiser

R33449 083W36 00600

Prop Class: 581 Prop Code: ~~A955~~ Fran: 24

Appr #: 24 Date: 8/13/18

Situs Address 2685 HANNEMAN LN SE

TTO LCB Insp
 Pictom *Talked to renter*

Cycle Tags Farm Forest Sales Verif

Owner MEDURI, JOSEPH J &

Other:

RMV Land: 151,310

RMV Imps: 311,840

RMV Total: 463,150

M50 Total: 224,800

For: 2018-2019

Notes: Update Inv + prop code

* Tag for 4-1-19 for farm/forest - they said they will be harvesting trees, also farm use new owner

Seg: 1.1 MA RESIDENTIAL

Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW Adj: RLCM5;R5-QLTY

Class: 5 Roof: _____

Area: 1757 Eff 1757 Flooring: _____

Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____

Found: Heat/AC: FA Bedrooms: 2 1986 % Comp: _____

Ex Wall: Fireplace: SGL-P Year: 1959 Eff: 1959 Adj: _____

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 143,200

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

Seg: 1.2 MA2 RESIDENTIAL

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM5;R5-QLTY

Class: 5 Roof: _____

Area: 777 Eff 777 Flooring: _____

Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____

Found: Heat/AC: FA Bedrooms: 3 1986 % Comp: _____

Ex Wall: Fireplace: _____ Year: 1959 Eff: 1959 Adj: _____

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 48,260

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

Seg: 1.3 AGF RESIDENTIAL

Method: R05 Roof Cover: ARCMP Int Comp: _____ Adj: RLCM5

Class: 5 Roof: _____

Area: 528 Eff 528 Flooring: _____

Dimens: 24 x 22 Plumbing: _____ Electrical: _____ Qty: _____

Found: Heat/AC: _____ Bedrooms: 1986 % Comp: _____

Ex Wall: Fireplace: _____ Year: 1959 Eff: 1959 Adj: _____

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 29,900

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM5;R5-QLTY

Class: 5 Roof: _____

Area: 980 Eff 1757 Flooring: _____

Dimens: x Plumbing: _____ Electrical: _____ Qty: _____

Found: Heat/AC: _____ Bedrooms: 1986 % Comp: _____

Ex Wall: Fireplace: _____ Year: 1959 Eff: 1959 Adj: _____

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 32,890

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

Seg: 1.6 BSMTF RESIDENTIAL

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM5;R5-QLTY

Class: 5 Roof: _____

Area: 777 Eff 1757 Flooring: _____

Dimens: x Plumbing: _____ Electrical: _____ Qty: _____

Found: Heat/AC: FA Bedrooms: 1986 % Comp: _____

Ex Wall: Fireplace: _____ Year: 1959 Eff: 1959 Adj: _____

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 46,280

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

Accessory Improvements

Seg: 1.5 YI4A RESIDENTIAL

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____

Class: _____ Roof Style: _____

Area: 1 Eff: 1 Flooring: _____

Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____

Found: Heat/AC: _____ Bedrooms: _____ Adj: _____

Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 9,500

AddFactor1: _____ AddFactor2: _____ AddFactor3: PC 35x18

Exc Code: _____ Comment/Adj: N/C Inc PR/PC 35x6, PR/PC 18x37 L/S: _____

Out Buildings

Seg: 2.1 MP MULTI-PURPOSE BLDG

Method: F09 Roof Cover: ARCMP Int Comp: _____ Adj: FLCM

Class: 4 Roof Style: GABLE

Area: 120 Eff: 120 Flooring: CONC

Dimens: 10 x 12 Plumbing: _____ Electrical: 220V % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: 2002 Func: _____

Ex Wall: BEVEL;6FT Fireplace: _____ Year: 1990 Eff: 1990 Value: 1,810

AddFactor1: I/O AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: Update E-1-B L/S: _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr #: T40 Date: 9/13/21
 Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner MEDURI, JOSEPH J & Pictom Sales Verif Other: Desk PER#6

RMV Land: 160,420 RMV Imps: 477,110 RMV Total: 637,530 M50 Total: 245,320 For: 2022-2023

Notes: Make changes as noted 100% Pull TAB New AD

Seg: 1.1 MA RESIDENTIAL FARM
 Method: R05 Roof Cover: ARCOMP Int Comp: RNG;DW Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style: GABLE
 Area: 1757 Eff 1757 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 210,950
 Exc Code: N/C Comment/Adj: L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 777 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 71,090
 Exc Code: N/C Comment/Adj: L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM5
 Class: 5 Roof Style: GABLE
 Area: 528 Eff 528 Flooring:
 Dimens: 24 x 22 Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 45,450
 Exc Code: N/C Comment/Adj: L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 980 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 48,450
 Exc Code: N/C Comment/Adj: L/S: _____

Seg: 1.5 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof Style:
 Area: 777 Eff 1757 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1959 Eff: 1986 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 68,180
 Exc Code: N/C Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.10 PC RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 666 Eff: 666 Flooring:
 Dimens: 37 x 18 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1986 RMV: 3,280
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: N/C Comment/Adj: L/S: _____

Seg: 1.6 PC RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 630 Eff: 630 Flooring:
 Dimens: 35 x 18 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1986 RMV: 3,110
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: N/C Comment/Adj: L/S: _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr #: _____ Date: _____

Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MEDURI,JOSEPH J & Pictom Sales Verif Other: _____

RMV Land: 160,420 RMV Imps: 477,110 RMV Total: 637,530 M50 Total: 245,320 For: 2022-2023

Notes: _____

Seg: 1.7 PRA RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 210 Eff: 210 Flooring: Electrical: % Comp: _____

Dimens: 35 x 6 Plumbing: Bedrooms: Adj: _____

Found: Heat/AC: Year: Eff: 1986 RMV: 5,460

Ex Wall: Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: N/C Comment/Adj: _____ L/S: _____

Seg: 1.8 PC RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 210 Eff: 210 Flooring: Electrical: % Comp: _____

Dimens: 35 x 6 Plumbing: Bedrooms: Adj: _____

Found: Heat/AC: Year: Eff: 1986 RMV: 1,040

Ex Wall: Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: N/C Comment/Adj: _____ L/S: _____

Seg: 1.9 PRA RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 666 Eff: 666 Flooring: Electrical: % Comp: _____

Dimens: 37 x 18 Plumbing: Bedrooms: Adj: _____

Found: Heat/AC: Year: Eff: 1986 RMV: 17,310

Ex Wall: Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: N/C Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTI-PURPOSE BLDG

Method: F09 Roof Cover: ARCMP Int Comp: Adj: FLC MCP

Class: 4 Roof Style: GABLE

Area: 120 Eff: 120 Flooring: CONC Electrical: 220V % Comp: _____

Dimens: 10 x 12 Plumbing: Bedrooms: Func: _____

Found: CONC Heat/AC: Year: 1990 Eff: 2002 Value: 2,790

Ex Wall BEVEL;6FT Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: N/C Comment/Adj: _____ L/S: _____

R33449 083W36 00600 Prop Class: 581 Prop Code: A95 Fran: 42 Appr #: _____ Date: _____

Situs Address 2685 HANNEMAN LN SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MEDURI,JOSEPH J & Pictom Sales Verif Other: _____

RMV Land: 160,420 RMV Imps: 477,110 RMV Total: 637,530 M50 Total: 245,320 For: 2022-2023

Notes: Pull Tab

Segment	AD									Land
Class										
Dim/Size	9950 sf									
Foundation										
Exter Wall										
Wall Height										
Inter Finish										
Roof Cover										
Roof Style										
Flooring										
Plumbing										
Electric										
Misc.										
Yr Blt										
Eff Yr	2021									
Cond.										
% Good										
% Comp										
Lump Sum										
Except.Code	NEW									

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOREST HOMESITE	008S	1.00	VIEWVVG.RUR 70000	
2	SIX HILL	008SF	6.10		
3	SMALL TRACT FORESTLAND	008S	3.00		
4	FOREST OSD	OSDA.RUR	0.00		
Eff Acres	56.06	Companion Accounts	R33448 R33450	083W36 00700\083W36C 01800	

Zone: SA

Routing Slip

Date: 7/13/22 Clerk: ML Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input

Review by lead appraiser [Signature]

Specially Assessed Land Appraisal Card

Account: R33449 Map Tax Lot: 083W36 00600 Acres: 10.1 Franchise: 35 Zone: SA

Related:

Name: MEDURI, JOSEPH J &

Situs Address: 2685 HANNEMAN LN SE TURNER, OR 97392

LSU									
Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
Y99	LT	1001	FARM OSD	0.00	OSDA.RUR	40,000	4,000	4,000	
Y09	HS	1021	FARM HOMESITE	1.00	008S	61,190	7,060	5,860	VIEWVG.RU
Y83	ASU	3360	SIX HILL	6.10	008SF	31,560	4,500	1,420	
Y68	ASU	4600	SMALL TRACT FORESTL	3.00	008S	18,560	420	270	

Inspection Date: 5/17/19 Appraiser Initials: W103

Remarks: Trees cut, tag for next year for ^{re}planting + cycle
at that time

Specially Assessed Land Appraisal Card

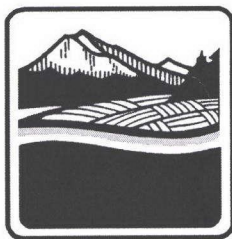
Account: R33449 Map Tax Lot: 083W36 00600 Acres: 10.1 Franchise: 35 Zone: SA

Related:

Name: MEDURI,JOSEPH J &

Situs Address: 2685 HANNEMAN LN SE TURNER, OR 97392

Event Code	Date	Comment
2019FARM	12/6/2018	
2019FARM	12/6/2018	
2018FARM	8/1/2018	9/18/18: SENT NEW OWNER SALES COURTESY LETTER FOR EFU FARM AND FLYER/CW/ 9-14- 18: #94 APPROVED APPLICATION /AK/ 9/13/18: REC'D STF APP AT COUNTER. GIVEN TO #94 FOR REVIEW./CW/ 9-4-18: NO RESPONSE, SENDING INTENT LETTER /AK/ 8/13/18: ONSITE BY #24 SPOKE TO DAUGHTER'S BOYFRIEND WHO SAID THAT THE TREES WERE GOING TO BE HARVESTED. CHECK STATUS OF PROPERTY AND WHETHER HOMESITE AND OSD STILL QUALIFY FOR SA 5/1/19. /CW/18-19: CHANGE OF STF OWNERSHIP, SENT FLYERS AND APPLICATION 8-1-18, DUE WITHIN 30 DAYS.
2018FARM	8/1/2018	9/18/18: SENT NEW OWNER SALES COURTESY LETTER FOR EFU FARM AND FLYER/CW/ 9-14- 18: #94 APPROVED APPLICATION /AK/ 9/13/18: REC'D STF APP AT COUNTER. GIVEN TO #94 FOR REVIEW./CW/ 9-4-18: NO RESPONSE, SENDING INTENT LETTER /AK/ 8/13/18: ONSITE BY #24 SPOKE TO DAUGHTER'S BOYFRIEND WHO SAID THAT THE TREES WERE GOING TO BE HARVESTED. CHECK STATUS OF PROPERTY AND WHETHER HOMESITE AND OSD STILL QUALIFY FOR SA 5/1/19. /CW/18-19: CHANGE OF STF OWNERSHIP, SENT FLYERS AND APPLICATION 8-1-18, DUE WITHIN 30 DAYS.



Marion County

OREGON

ASSESSOR'S OFFICE

Tom Rohlfig, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, STE 2233 Salem, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

06/29/2020

MEDURI, JOSEPH J &
MEDURI, CYNTHIA E
PO BOX 458
TURNER, OR 97392

July 13

RE: Account Number(s) - R33448, R33449
Location - 2685 Hanneman Ln SE, Turner

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status.

Due to the current health related restrictions that we are under for the health and safety of everyone involved, please help us by providing the following information and documentation. Please respond within 14 days from the date of this letter.

- What Farm/Forest activities is your land currently engaged in?

- How many acres are being utilized for these farm/forest activities? _____
- Please include photos/copies of any related documentation you may have. Such as receipts for livestock/seed/planting or related purchases.
- Please include photos of the property being used. This ideally would be smartphone photos, as they have time/date stamps. These photos can be of your livestock or the planted fields. Please be sure to include a couple different photos that give a general idea of the size and location of where they were taken. This can be easily done by including buildings or ponds in the pictures if available. Anything that helps us get a better idea of what is taking place and where.

This documentation will help us confirm your use. Failure to respond may be treated as "no farm/forest evidence provided" and a disqualification of the property may take place. Only portions of the property actively engaged in an acceptable farm/forest practice, with the intent to make a profit in money, qualify to be specially assessed. Any property receiving special assessment, not employed in an acceptable farming practice, will need to be **disqualified** from special assessment.

Should you have any questions, you may contact me at (503) 584-4729 or by e-mail at nmohamed@co.marion.or.us.

Respectfully,

Nadia Mohamed
Rural Property Appraiser



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03/17/2016











3/4/11

7-31-17

R 33949



R 33449

7-31-17



R33449 7-31-17





R33449

MP

8/10/18



R33449

MA,MA2 BACK

8/10/18



R33449
MA, MA2, AGF

8/10/18



R33449
MA,MA2

8/10/18