

Summary Lead Appr: Clerk: Lead Clerk: Appr: MNL Input Print Date: 1/25/2024

Acct ID: 536819 MTL: 102W05A000400 Date: 5/15/25 Appr: MNL Prop Class: 451 RMV Prop Class: 451
Situs: 15453 BAILEY PL SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23254 Year: ~~2024~~
Last Date Appraised: 09/02/2020 Appraiser: MATT LORD Retag: Y N Tag info: 2025
Owner: OLSON, JACOB K Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 186560
RMV Land: 264430 RMV Imp: 117270 RMV Total: 381700 MAV: 186560 MSAV: 0 SAV: 0
Comment: LEVEL 4 9.2.20 MH31//

Notations 25-26: cycle
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05535	0

Land

Site: 2	Code Area: 05535	Size: 1.97 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS	Value Source: Rural Restrictive	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 174630	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	550130					
Site: 3	Code Area: 05535	Size: 0.68 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Rural Restrictive	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 54800	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	//08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M AND MOVE .87 ACRES TO 4BENCH// 550130: 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05535	Stat Class: 131 -	Year Blt: 1948	Eff Year Blt: 1928	Sq.Ft: 1636	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 96570				
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	1636	2	FB-2	1948	1928	BATH - 2, KIT-, ROOF, HVAC, FP - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH <u>YCA</u>	3	288	1928	4925	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05535	Stat Class: 321	Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 768	% Complete: 100
Desc: Hay Cover (HC)	Dimensions: 12x64	RMV: 1210				
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
Hay Cover	4	Finished	768	0	0	1964	1964	FAIR ✓	Y N

Accessories

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

Bldg: 4	Code Area: 05535	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 16x12	RMV: 5230				
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
Multi-Purpose Bldg	5	Finished	192	0	0	0	0	FAIR ✓	Y N

Accessories

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

Bldg: 5	Code Area: 05535	Stat Class: 351	Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 864	% Complete: 100
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Desc: General Purpose Building (GB)

Dimensions: 36x24

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	Exception: Y N
General Purpose Bldg	4	Finished	864	0	0	1964	1964	Fair	

Accessories

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

Bldg: 6 Code Area: 05535 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 240 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 20x12

RMV: 5310

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
Multi-Purpose Bldg	5	Finished	240	0	0	0	0	N/V	

Accessories

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

Bldg: 7 Code Area: 05535 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 182 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 13x14

RMV: 150

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
Lean-to Light Duty	4	Finished	182	0	0	1964	1964	Fair	

Accessories

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

Bldg: 8 Code Area: 05535 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 480 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x48

RMV: 1470

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
Multi-Purpose Bldg	4	Finished	480	0	0	1964	1964	Fair	

Accessories

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

Bldg: 9 Code Area: 05535 Stat Class: 351 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 900 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 30x30

RMV: 4140

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
General Purpose Bldg	5	Finished	900	0	0	1964	1964	FAIR ✓	

Accessories

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

Bldg: 10 Code Area: 05535 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 210 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 15x14

RMV: 850

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
Lean-to Light Duty	4	Finished	210	0	0	0	0	N/V	

Accessories

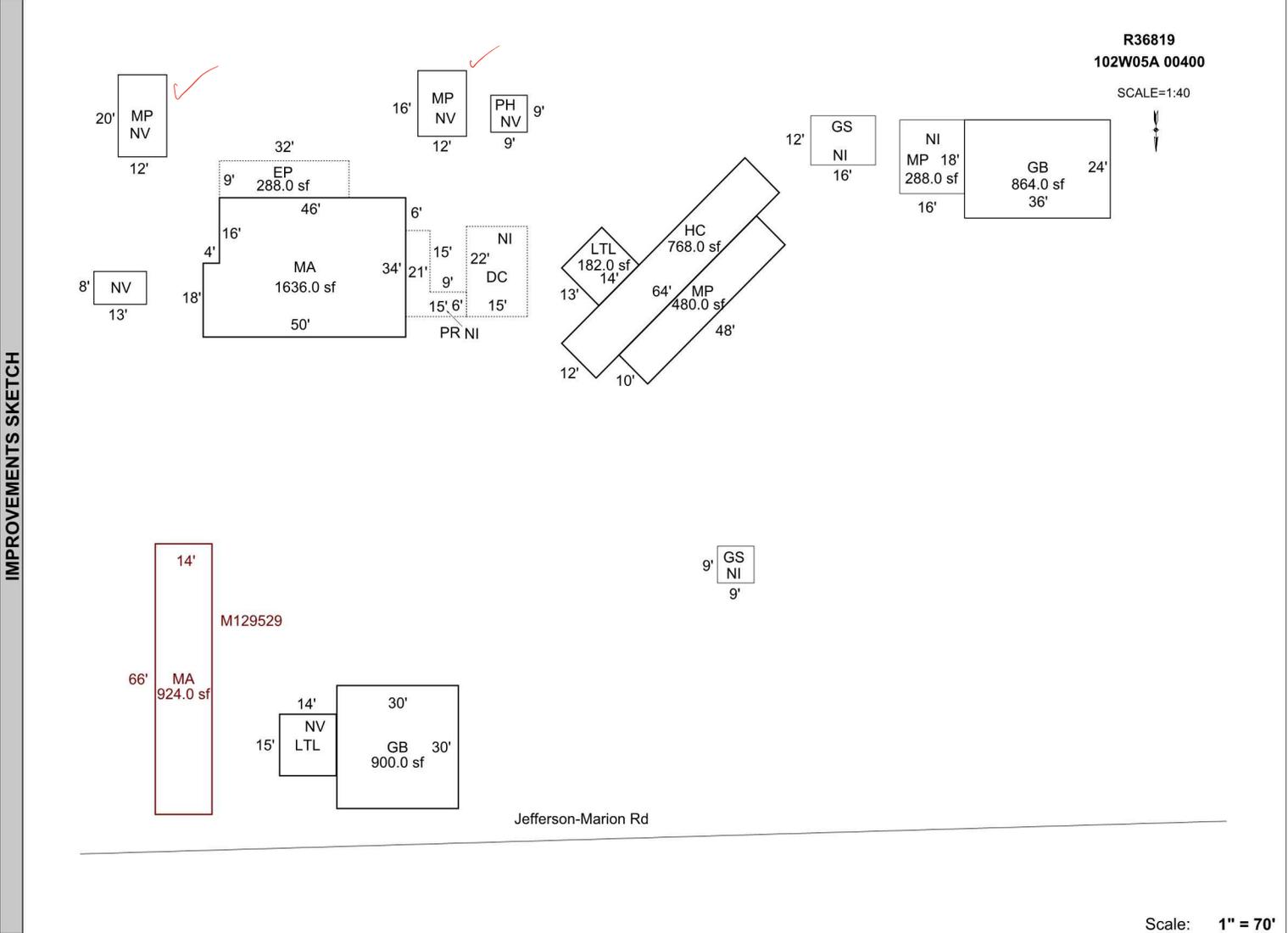
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 102W05A 00400

File No R36819

SUBJECT	Property Address 5050 Jefferson-Marion Rd SE
	City Turner State OR Zip 97392
	Owner
	Client
	Appraiser Name



Scale: 1" = 70'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1636.00	168.0	2560.00
		MA	1.00	924.00	160.0	
	GBA1	HC	1.00	768.00	152.0	2540.00
		MP	1.00	480.00	116.0	
		LTL	1.00	182.00	54.0	
		GB	1.00	900.00	120.0	
		LTL	1.00	210.00	58.0	
	GAR	DC N/V	1.00	330.00	74.0	330.00
OTH	PH	1.00	81.00	36.0	1481.00	
	MP	1.00	192.00	56.0		
	GB	1.00	864.00	120.0		
	MP	1.00	240.00	64.0		
	N/V	1.00	104.00	42.0		
	Net LIVABLE Area		(rounded w/ factors)		2560	
	Net BUILDING Area		(rounded w/ factors)		2540	

Comment Table 1	
Apex 5/24/2010 Jane Edited 2/28/11 to correct sf of HC, add n/v LTL UPDATED BY JRONDEMA 6/8/18 UPD BY PH 08.27.19	
Comment Table 2	Comment Table 3





