

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDC Input | Print Date: 6/30/2025

Acct ID: 535884 MTL: 092W320001200 Date: 7/17/25 Appr: MDL Prop Class: 550 RMV Prop Class: 500
Situs: MaSaNh: 07 06 000 Unit: 150486 Year: 2025

Last Date Appraised: 05/05/2016 Appraiser: MATT LORD Retag: Y (N) Tag info:
Owner: JGF LAND LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 43471
RMV Land: 269960 RMV Imp: 0 RMV Total: 269960 MAV: 0 MSAV: 43471 SAV: 127128
Comment: BRASS SEED

Notations 25-26 cycle
No notation data available.

OSDs
No OSD data available.

Land

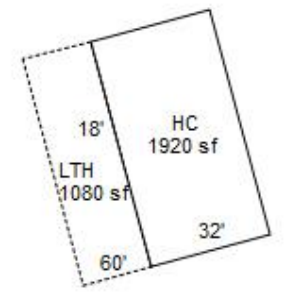
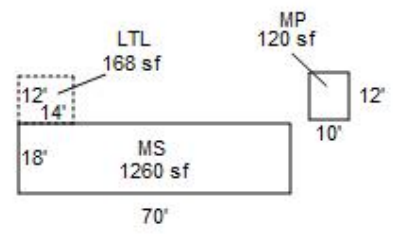
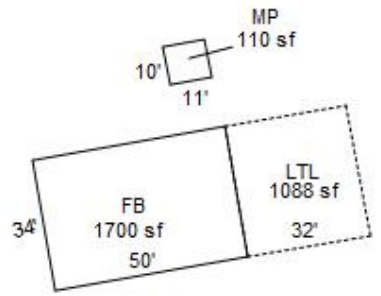
Site: 1 Code Area: 05530 Size: 36.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 249440 Exception: Y N
Adjustment(s): IRR Fire Patrol: Description:
Comments: Liability year - 1980 / 500130: 01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR /03-04: REAPPRAISAL

Site: 2 Code Area: 05530 Size: 3.11 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 20520 Exception: Y N
S
Adjustment(s): IRR Fire Patrol: Description:
Comments: Liability year - 1980 / 08-09: 8BENCH PROJECT - CHG OF 8HILL TO 4HILL// //01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR

Improvements - Residence / Manufactured Structures
No residence or manufactured structure improvement data available.

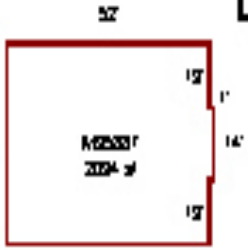
Improvements - Accessory Buildings
No improvement data available for all other stat class types.

R35884
092W32 01200
SCALE=1:70



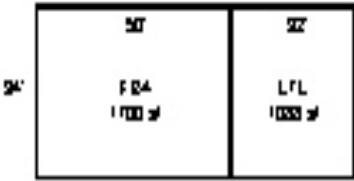
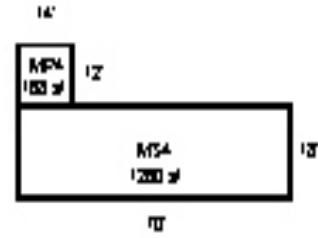
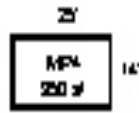
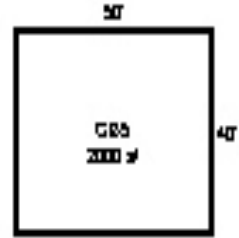
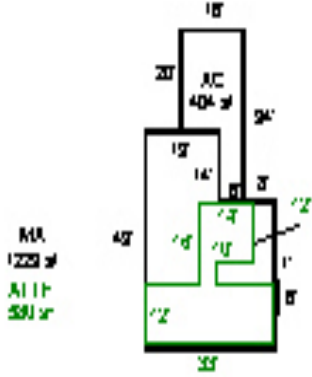
R35884
092W32 01200

IMPROVEMENTS MOVED TO ACCT# R35887



092W32 01200
R35884
SCALE=1/8"
N

T.L. 01100





R35884FB-ItI

05-12-2016



R35884ms-mp

05-12-2016

092W32 01200
550 01E A20
00500130

R35884

00500130

JOHNSON, JAMES L & SALLY A

39.11 AC.

~~44.31~~ Acres

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R35884

MAP NO: 092W32

TAX LOT: 01200

Improvements moved to R35887

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

SALES
Date Amt.

DATE
5-5-16

BY
7/2/16

REMARKS:
FARM ←

BUILDER:

CALCULATIONS:

SCALE: 1" = 20'

R35884 092W32 01200 Appr #: _____ Date _____ Prop Class 551 Prop Code A90S
 Situs Address Franchise Code 73 Year For: 2016-2017

Owner GROSS,JUSTIN &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 187,620 RMV Imp: 10,790 RMV Total: 198,410 M50 Total: 46,580

Segment	MP	MP				Land
Class	5	4				
Dim/Size	10' X 12'	11 X 10				
Foundation	FRAME	FRAME				
Exter Wall	BKENAM	VERT				
Wall Height	7'	6'				
Inter Finish	/	/				
Roof Cover	BKENAM	BKENAM				
Roof Style	GABLE	GABLE				
Flooring	/	/				
Plumbing	/	/				
Electric	/	/				
Misc.	/	/				
Yr Blt	/	/				
Eff Yr	2007	1990				
Cond.	AUG	AUG				
% Good	100	100				
% Comp	100	100				
Lump Sum						
Except.Code	RNEW	RNEW				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOUR BENCH IRR	008SI	36.00		
2	FOUR BENCH DRY	008S	8.31		

Eff Acres 175.31 Companion Accounts R35890 R35885 092W32A 00700
 R35887 R35896

Zone: EFU

Date 6/6 Clerk Amy ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response APEX UPDATE
- Reviewed by lead appraiser/comments _____

Owner GROSS,JUSTIN &

Tags Cycle ^{TO R35890} Sales Verification Other: FARM
 Notes: ADD MP, Move GB # 4.1, ADD MP, Δ MP # 1.1 to LTH

RMV Land: 187,620 RMV Imp: 10,790 RMV Total: 198,410 M50 Total: 46,580

Return to #73 for work order
5/27/16

Accessory Improvements

Out Buildings

Seg.Type MP MULTI/MISC PUR Seg. # 1.1 Method: F09 Class 4 Area 168 Eff Area 168
 Length 14 LTH Width 12 Foundation POST Ex. Wall BKENAM Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1966
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 480
 Lump Sum ___ Except Code/Year INV Comments Δ to LTH

Seg.Type MP MULTI/MISC PUR Seg. # 2.1 Method: F09 Class 4 Area 350 Eff Area 350
 Length 25 Width 14 Foundation POST Ex. Wall BKENAM Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1966
 Cond. P F A G E Adj. Codes FLCM NC % Comp ___ Func ___ Econ ___ RMV: 800
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type HC HAY COVER Seg. # 3.1 Method: F09 Class 4 Area 1920 Eff Area 1920
 Length 60 Width 32 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1966
 Cond. P F A G E Adj. Codes FLCM NC % Comp ___ Func ___ Econ ___ RMV: 2,100
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type GB GENERAL PURPO Seg. # 4.1 Method: F09 Class 5 Area 2300 Eff Area 2300
 Length 50 Width 46 Foundation POST Ex. Wall METAL;14FT Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1977
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 5,060
 Lump Sum ___ Except Code/Year ___ Comments Move to R35890

Seg.Type FB FEEDER BARN Seg. # 5.1 Method: F09 Class 4 Area 1700 Eff Area 1700
 Length 50 Width 34 Foundation FRAME Ex. Wall B&B Roof Cover METAL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1966
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,350
 Lump Sum ___ Except Code/Year NC Comments ___

- - Appraisal Land and Improvement Information - -
Property ID: R35884 (Real Estate) 092W32 01200

Neighborhood : SCEN.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	FOUR BENCH IRR	36.0000-AC	\$158,760	\$30,280
L2	FOUR BENCH DRY	8.3100-AC	\$28,860	\$5,510
	Land Totals Lgl AC(44.31)	44.3100-AC	\$187,620	\$35,790

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	MULTI/MISC PURPOSE BUILDING	F		1	\$480
I2	MULTI/MISC PURPOSE BUILDING	F		1	\$800
I3	HAY COVER	F		1	\$2,100
I4	GENERAL PURPOSE BUILDING	F		1	\$5,060
I5	FEEDER BARN	F		1	\$2,350
	Improvement Totals				\$10,790

L*-Create Land	I*-Create Improvement	R-Recalculate
C*L-Copy Land	C*I-Copy Improvement	(.) More

Enter selection or <RET> to Exit: _____

MOVE TO R 35890

*#73/ME
5-16-14*

- - Appraisal Land and Improvement Information - -
Property ID: R35884 (Real Estate) 092W32 01200

Neighborhood : SCEN.RUR

LIAB VR

- - Land Segments - -

LAND SU.

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
1980 L1	FOUR BENCH IRR	36.0000-AC	\$136,800	\$30,280
1980 L2	FOUR BENCH DRY	8.3100-AC 5.20	\$25,760	\$5,510
	Land Totals Lgl AC(39.11)	44.3100-AC	\$162,560	\$35,790

3,1100

~~COBSI~~
~~COBS~~

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	LEAN TO HEAVY	F		1	\$170
I2	MULTI/MISC PURPOSE BUILDING	F		1	\$800
I3	HAY COVER	F		1	\$2,100
I4	FEEDER BARN	F		1	\$2,350
I5	MULTIPURPOSE	F		1	\$2,090
I6	MULTIPURPOSE	F		1	\$970
	Improvement Totals				\$8,480

MOVE ALL ^{IMPS} TO R35887

L*-Create Land
C*L-Copy Land

I*-Create Improvement
C*I-Copy Improvement

R-Recalculate
(.) More

Enter selection or <RET> to Exit: _____

GIS# 20160431 MOVES ALL IMPROVEMENTS AND
5.20-AC OF FOUR ~~HILL~~ ^{BENCH} DRY FROM R35884 TO
R35887

#73
6-24-16

JACKET COPY

Specially Assessed Land Appraisal Card

Account: R35884

Map Tax Lot: 092W32 01200

Name: GROSS,JUSTIN & GROSS,SARAH

Acres: 44.31

Franchise: 73

M 3483 BUENA VISTA RD

JEFFERSON, OR 97352

Related Accounts:

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV
Y80	ASU	3260	FOUR BENCH IRR	36.00	008SI	158,760	70,660	30,280
Y80	ASU	3270	FOUR BENCH DRY	8.31	008S	28,860	14,350	5,510

Inspection Date: 515 116

Remarks:

FARM USE OK #73/415
 - Pull Tags - S-16-16
 RYE GRASS OR SEED (MOVE GR TO R35890)

RETURN JACKET TO #73 FOR WORK ORDER

Specially Assessed Land Appraisal Card

Account: R35884

Map Tax Lot: 092W32 01200

Name: GROSS,JUSTIN & GROSS,SARAH

Acres: 44.31

Franchise: 73

M 3483 BUENA VISTA RD
JEFFERSON, OR 97352

Related Accounts:

Event Code	Date	Comment
FARMSALE	3/15/2016	MARCH 2016: THIS FARM PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM USE IN MAY 2016
2015FARM	6/15/2015	JUNE 2015 - SENT NEW OWNER SALES CONFIRMATION LETTER & FARM FLYER