

Summary

Lead Appr: WW 10/31 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: HDL Input Print Date: 9/29/2025

Acct ID: 531085 MTL: 082W330000700 Date: 10/30/25 Appr: HDL Prop Class: 459 RMV Prop Class: 409  
Situs: 8494 55TH AVE SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 43168 Year: 2025

Last Date Appraised: 09/11/2024 Appraiser: MATT LORD Tag: Y N Tag info:  
Owner: MOSSO, ANGELA Last Sales Date: 05/21/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 220400  
RMV Land: 401680 RMV Imp: 137310 RMV Total: 538990 MAV: 220400 MSAV: 0 SAV: 0  
Comment: 24-25: L2 9.11.24 WW

19 Estate Sale

OSDs 26-27 sales

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4B1SS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 36170 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: 550190

Site: 3 Code Area: 05595 Size: 7.40 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4B1SS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 267640 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: 550190// 2012-13: PER #36, INCREASE WOODLOT ACREAGE FROM 1 TO 1.6// 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIBA YEAR, 8.0 TTL ACRES

Site: 4 Code Area: 05595 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4B1SS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 57870 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO WOOD-M// 550190

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05595 Stat Class: 468 Year Blt: 2003 Eff Year Blt: 1998 Sq.Ft: 1775 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 104460  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1775	3	FB-2	2003	1998	ROOF+, SKRT+, HVAC+, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	72	1998	840	0	Y N
ROOF EXTENSION OR PATIO COVER	6	72	1998	1107	0	Y N

Bldg: 4 Code Area: 05595 Stat Class: 107 Year Blt: Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 29600  
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1998	27927	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05595 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 416 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3040  
 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	416	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05595 Stat Class: 354 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 80 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: RMV: 210

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	5	Finished	80	0	0	2006	2006		

**Accessories**

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

R31085  
082W 33 00700  
SCALE=1:30  
N

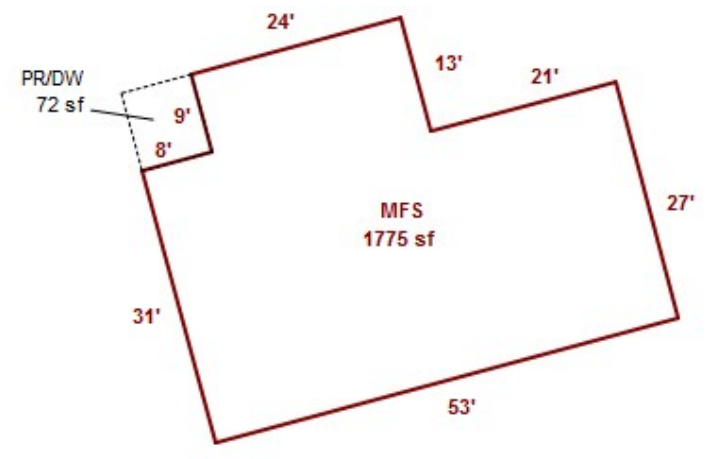
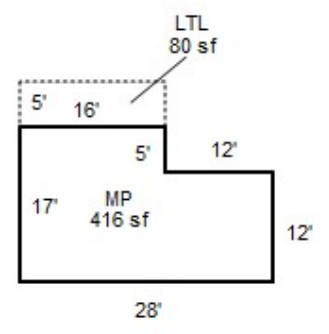
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MULTIPLE N/V SHEDS & LTs

N/V

N/V

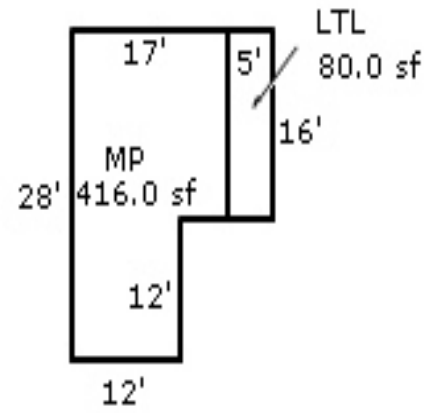
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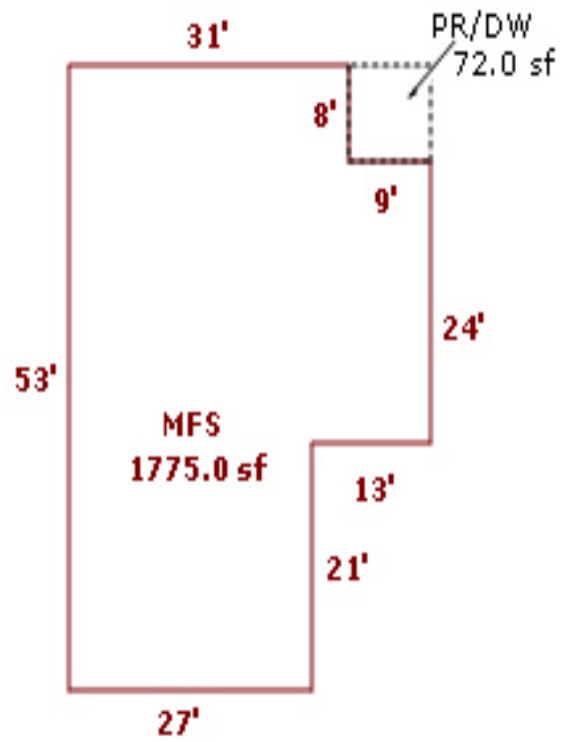
R31085  
082W 33 00700

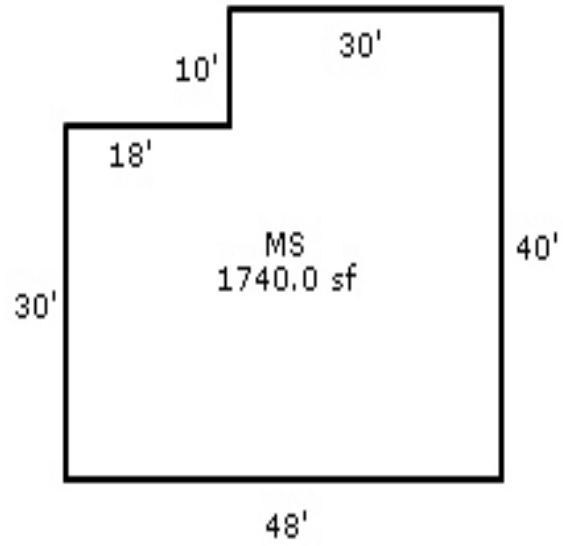


MS 90 feet North  
See Page 2



55th





R31085  
082W 33 00700  
Page 2 of 2

Res and Mp 90 feet  
South





R31085

MA

NW SIDE

3/2/17



R31085

MP 416 SF

W.SIDE

3/2/17







Acct ID: 531085 MTL: 082W330000700 Date: *9-11-24* Appr: *WU* Prop Class: 459 RMV Prop Class: 459  
 Situs: 8494 55TH AVE SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 43168 Year: 2024

Last Date Appraised: 03/02/2017 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: WAGNER, YVONNE E Roll Type: R  
 Cycle Tag Sales Verification Other: *Not exempt DQ* Inspection level: 1 2 3 4 *LCB* TTO INSP AV: 223283  
 RMV Land: 309230 RMV Imp: 165890 RMV Total: 475120 MAV: 223283 MSAV: 0 SAV: 0  
 Comment:

*upd. reset mav*

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05595	0

**Land**

*all 48153*

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 27420 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 550190

Site: 3 Code Area: 05595 Size: 7.40 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 202930 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 550190// 2012-13: PER #36, INCREASE WOODLOT ACREAGE FROM 1 TO 1.6// 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIBA YEAR, 8.0 TTL ACRES

Site: 4 Code Area: 05595 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 43880 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO WOOD-M// 550190

**Improvements - Residence / Manufactured Structures**

Bldg: 2 Code Area: 05595 Stat Class: 468 Year Blt: 2003 Eff Year Blt: *1998* Sq.Ft: 1775 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 162450  
 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	6	Finished	1775	3	FB-2	2003	2003	BATH - 2, KIT-, HVAC+, ROOF, SKRT+	Y N

*deferred roof/extension*

**Accessories**

*built in FR deck 72"*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	234	2003	2934	0	Y N
YARD IMPROVEMENTS FAIR	6	1	2003	26334	1	Y N

*4A move to 107*

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 05595 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 416 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3230  
 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	416	0	0	1990	1990	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 05595 Stat Class: 354 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 80 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 210  
 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
Lean-to Light Duty	5	Finished	80	0	0	2006	2006		Y N

**Accessories**

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



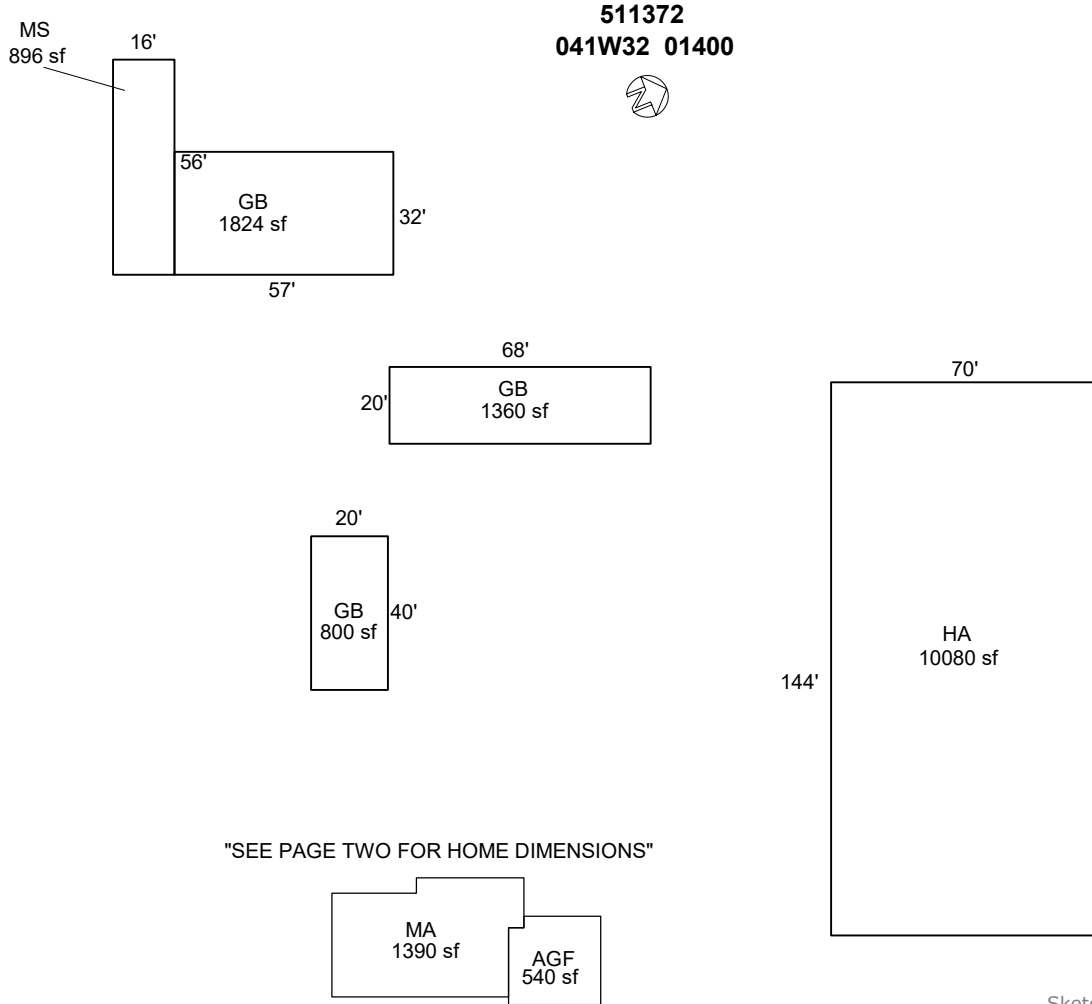
Ni

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 511372 Parcel No.: 041W32 01400  
 Property Address: 17511 BOONES FERRY RD NE  
 City: HUBBARD County: State: OR ZipCode: 97032  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1	10080	428	
	GB	1	1360	176	
	GB	1	800	120	
	GB	1	1824	178	
	MS	1	896	144	14960
GLA1	MA	1	1390	162	1390
GAR	AGF	1	540	94	540

### COMMENT TABLE 1

APEXED BY NRC 10/05/2009  
 DEL MP - CE 5/10/10  
 UPD BY WW 9.11.24

### COMMENT TABLE 2

WW 9.11.24

### COMMENT TABLE 3

CYCLE 9.11.24

Net LIVABLE	cnt	1	(rounded)	1,390
Net BUILDING	cnt	5	(rounded)	14,960

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

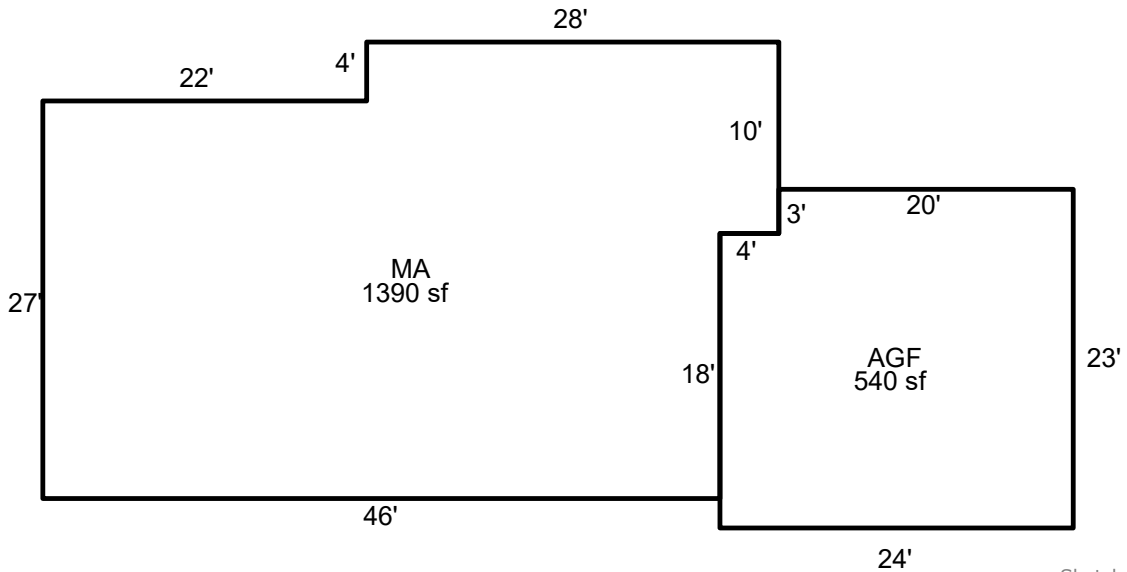
File No.: 511372 Parcel No.: 041W32 01400  
 Property Address: 17511 BOONES FERRY RD NE  
 City: HUBBARD County: State: OR ZipCode: 97032  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**511372**  
**041W32 01400**



"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1	1390	162	1390
GAR	AGF	1	540	94	540

### COMMENT TABLE 1

APEXED BY NRC 10/05/2009  
 DEL MP - CE 5/10/10  
 UPD BY WW 9.11.24

### COMMENT TABLE 2

WW 9.11.24

### COMMENT TABLE 3

CYCLE 9.11.24

Net LIVABLE                      cnt                      1      (rounded)                      1,390

082W33 00700

R31085

551 01D A29R

00550190

00550190

WAGNER, YVONNE E

10 Acres

8494 55TH AV SE

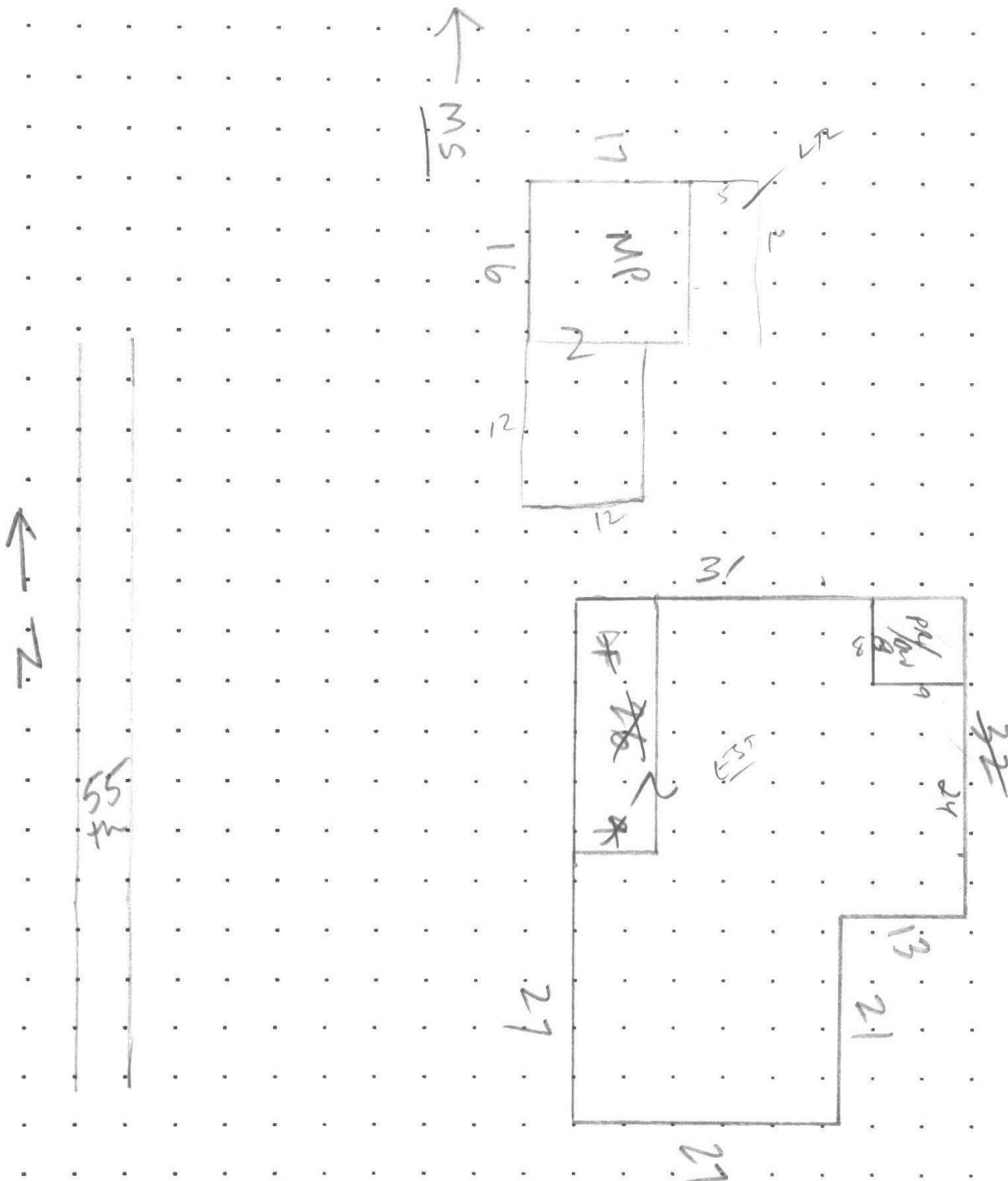
1/30/02

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 31085

MAP NO: 82W 33

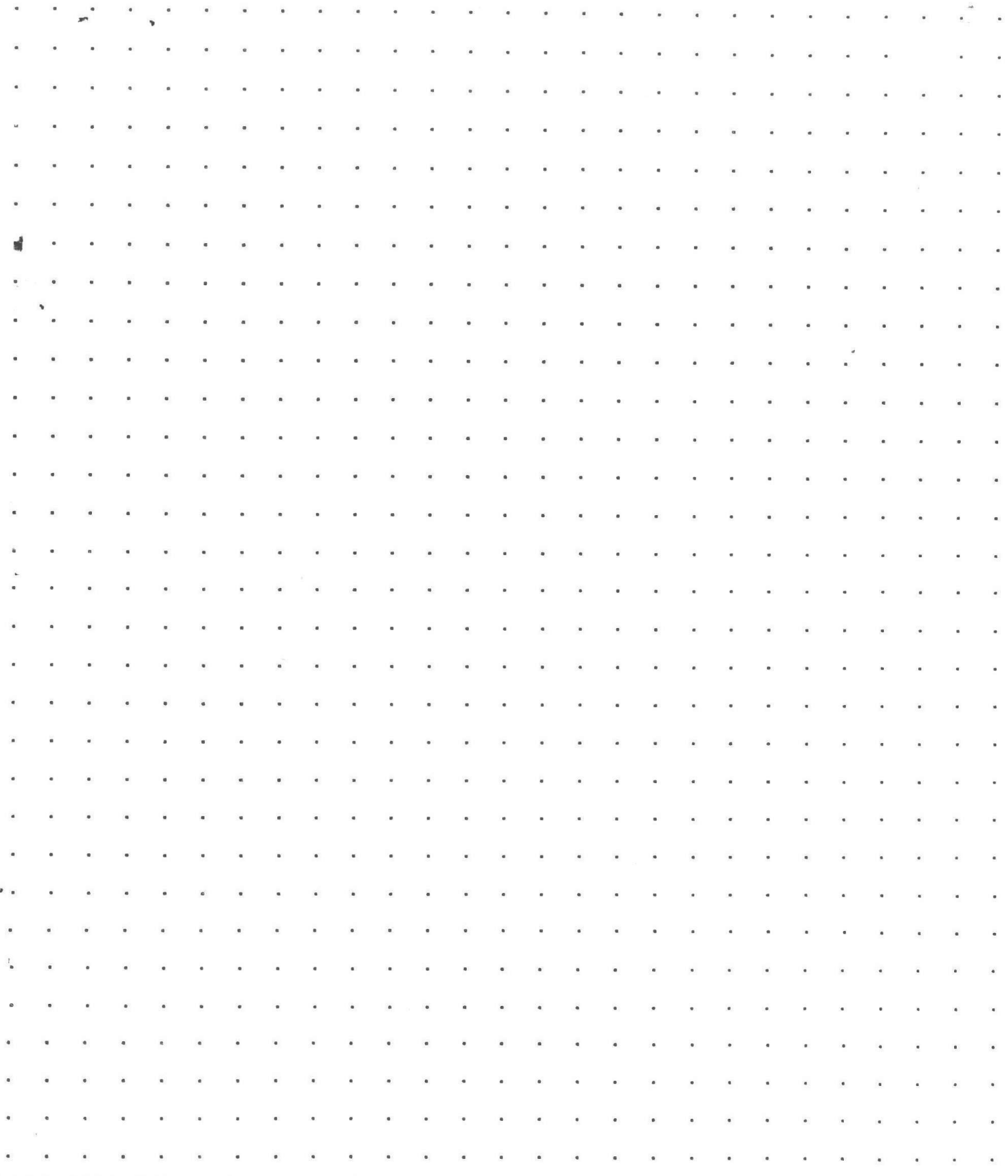
TAX LOT: 700



**CALCULATIONS:**  $(31 \times 26) + (40 \times 6) + (21 \times 27)$   
 $806 + 240 + 567 = 1613$   
 $(40 \times 32) + (27 \times 21) - (9 \times 8) = 1280 + 567 - 72 = 1769$

SCALE: 1" = 20'

<b>MEASUREMENT VERIFIED</b>	YR BLT: <u>03</u>	ADDRESS: <u>8494 55<sup>TH</sup></u>	<b>SALES</b>	
DATE	BY	REMARKS: <u>BUILDER: SATIAM HOMES</u>	Date	Amt.
<u>10.15.03</u>	<u>T-37</u>			
<u>3-7-11</u>	<u>UR</u>			
<u>3/4/16</u>	<u>#36</u>	<u>Diagram incorrect - not realized until after in office.</u>		



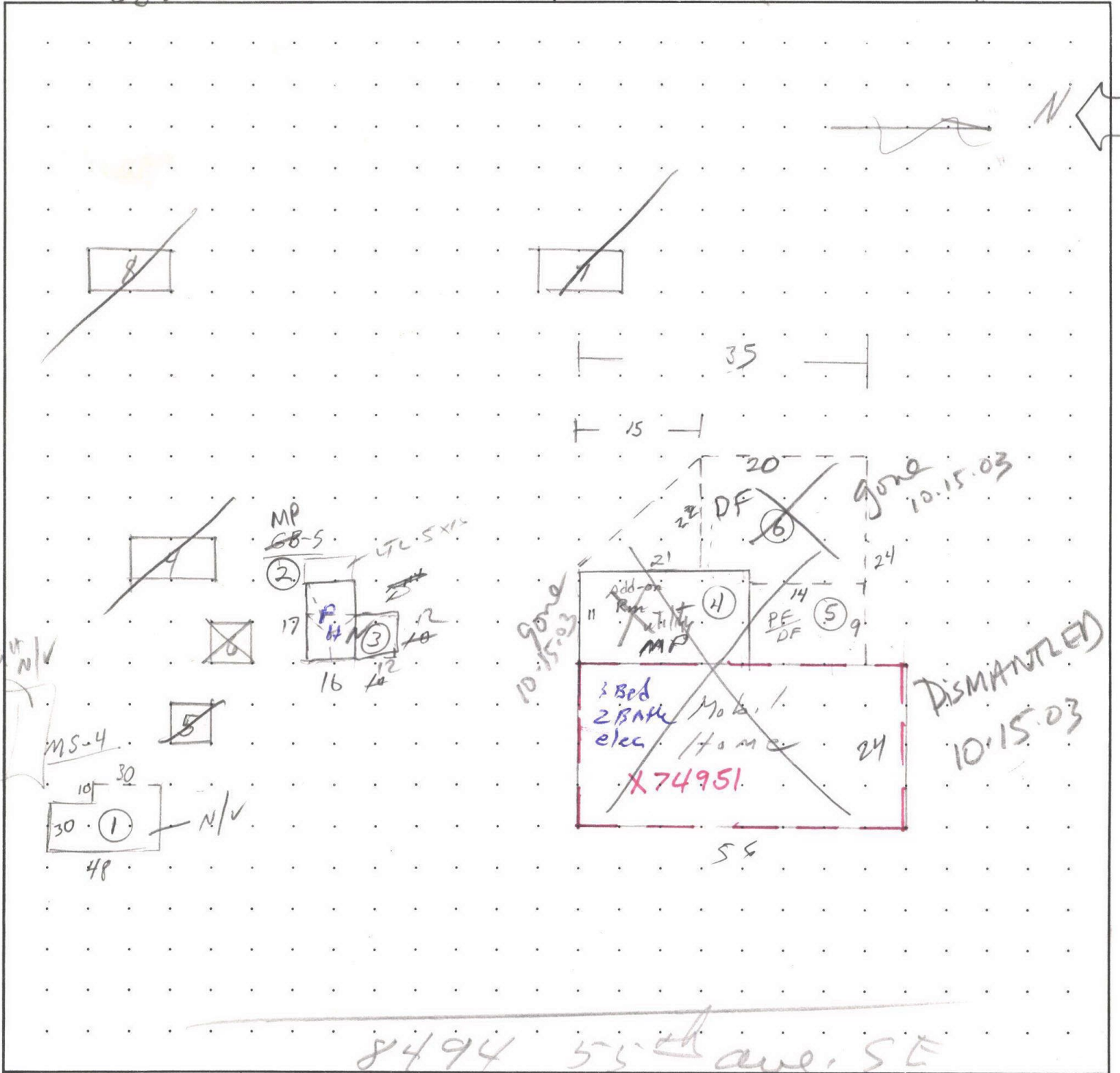
**CALCULATIONS:**

**SCALE: 1" = 20'**

ADCT. NO. 58205-000

MAP NO. 33-8-2W

700



8494 55th ave. SE  
 Turner, Or

MEASUREMENT VERIFIED	
DATE	BY
7-16-75	GPB
1-3-84	RWH
8-22-91	ADW
6-13-02	Reyes

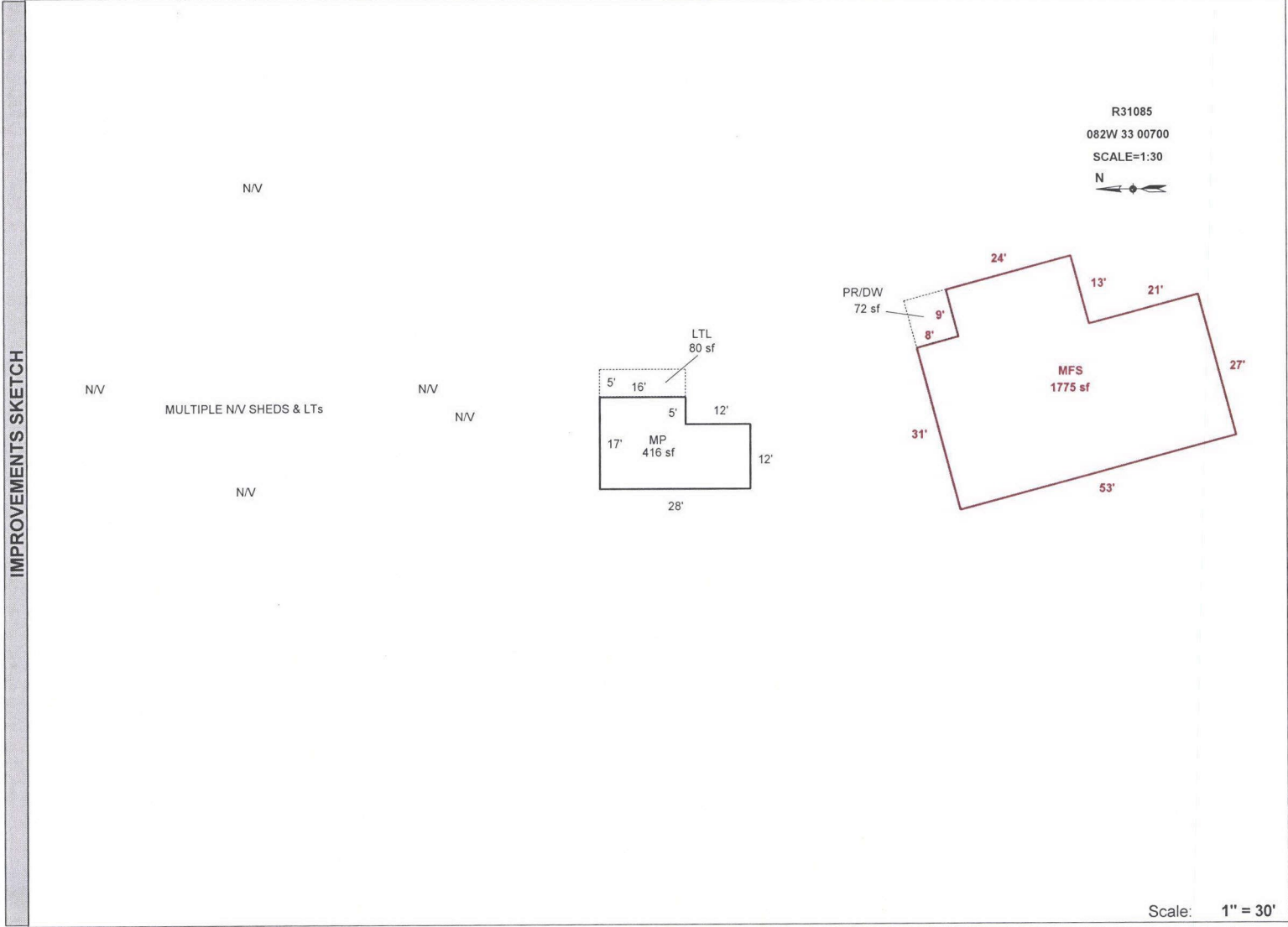
REMARKS:

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W33 00700

File No R31085

SUBJECT	Property Address <b>8494 55TH AV SE</b>		
	City <b>TURNER</b>	County <b>MARION</b>	State <b>OR</b> Zip <b>97392</b>
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MFS	1.00	1775	186	1775
	GBA1	MP	1.00	416	90	
		LTL	1.00	80	42	496
	PR/DW	1.00	72	34	72	
Net LIVABLE Area			(rounded w/ factors)		1775	
Net BUILDING Area			(rounded w/ factors)		496	

Comment Table 1	
Apex 5/05/2011 Jane UPDATED BY JRONDEMA 1/12/16 UPDATED BY JRONDEMA 3/8/17	
Comment Table 2	Comment Table 3
#36 DB 3.4.16 3.2.17 SR #94 TAGS	





**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

**Tom Rohlfig, Assessor**  
**Steve Miner, Chief Deputy Assessor**  
555 Court Street NE, Suite 2233 Salem, OR 97301  
PO Box 14500, Salem, OR 97309  
Telephone: (503) 588-5144  
Fax: (503) 588-7985  
[www.co.marion.or.us/ao](http://www.co.marion.or.us/ao)

May 17, 2017

WAGNER, YVONNE E  
8494 55TH SE  
TURNER, OR 97392

*Copy*

RE: Account Number(s) - R31085  
Location - 8494 55TH AV SE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for farm use. Based upon my inspection on May 10, 2017, I have determined that 9.0 acres of this property do not currently meet the requirements necessary to receive special assessment. I observed debris in the pasture and no farming activity.

Only portions of the property actively engaged in a farm practice, with intent to make a profit in money, qualify to be specially assessed. Enclosed is a flyer that describes the requirements of the special assessment program. If you have any additional information about the recent history of use for this property, please provide it at this time.

It will be necessary to disqualify the non-compliant acres of your land from farm use special assessment for the 2017-2018 tax year, including the homesite and onsite developments if applicable, unless within **30 days** from the date of this letter you can show cause why this land should not be disqualified. You may appear in person, call (503) 584-4725, e-mail [dbernards@co.marion.or.us](mailto:dbernards@co.marion.or.us) or write a letter to the address above within this time period and we will consider your explanation as to why the portion of the subject property in question should remain specially assessed.

Respectfully,

Dave Bernards  
Rural Property Appraiser  
DB:ak

[Enclosure]

## Special Assessment Field Sheet

Acct #(s) R31085 Date 5/10/17 Appr # & initials #36 DB

**LAND USE QUESTIONABLE  
OR NOT IN COMPLIANCE:**

- Farm 9.0 # acres  
 DFL/STF \_\_\_\_\_ # acres  
 Other \_\_\_\_\_ # acres

**Farm Use Issues** (check and/or circle all that apply)

- No evidence of ANY farming activity
- Unable to determine type of farming
- Field full of: tall grass / weeds / blackberries / Scotch broom
- Crop not harvested: left in field / un-harvestable
- No SALES of farm products or services
- Not "accepted farming practices" (describe at bottom)
- Personal-use garden
- Landscaping or recreational use: \_\_\_\_\_
- Debris in field (type?): \_\_\_\_\_
- Woodlot or Wasteland, owning no other farmland
- Pleasure horses or other "pet" animals
- Fencing: none / partial / broken / non-functional gates
- Insufficient livestock -- # & type observed: \_\_\_\_\_
- Orchard / vineyard issues: untended / unsprayed / overgrown / other: \_\_\_\_\_
- Woodlot issue(s): \_\_\_\_\_
- Xmas tree issues: uncultured / understocked / weedy / grassy / brushy / full of briars / dead or diseased / too large to be classified as Xmas trees / other: \_\_\_\_\_
- Use has changed to: Residential / Commercial / Industrial (describe): \_\_\_\_\_
- Other issue(s): \_\_\_\_\_

**Forest Use Issues** (check all that apply)

- Does not meet stocking requirements
- Less than required minimum acreage
- Trees not "free to grow"
- Timber harvested & not replanted
- Not adhering to Planting Plan
- H&B Forestland no longer VACANT
- Grown, harvested & sold as XMAS trees
- Predominant use not Forestry
- Other issue(s): \_\_\_\_\_
- Illness of farmer - send request for "Doctor's Statement"
- Death of farmer \_\_\_\_\_

**Action Items / Follow-up** (check all that apply)

- Note above findings on Event & RETAG for (date?): \_\_\_\_\_
- Send **INQUIRY** letter w/these flyers: \_\_\_\_\_
- Send **ROLLOVER** letter (specify) w/these flyers: \_\_\_\_\_
- Send **WARNING/APR 1** letter (effective for a disqual next tax year) w/these flyers: \_\_\_\_\_
- Send **INTENT TO DISQUALIFY** letter (effective for the current tax year) [PAT LIAB or ADD TAX]
- Send **PRELIMINARY QUALIFICATION** letter w/these flyers: \_\_\_\_\_
- Soil class changes needed \*\*\* see attached screen print(s) \*\*\*
- Homesite: add \_\_\_\_\_ @ mkt / add \_\_\_\_\_ @ spec asssd / delete (gone) / chg to mkt / chg to spec asssd
- OSD: add \_\_\_\_\_ @ mkt / add \_\_\_\_\_ @ spec asssd / delete (gone) / chg to mkt / chg to spec asssd
- Pictures have been taken  Tag Building Permit screen for: \_\_\_\_\_

Appraiser's notes: No farm use. Old cars and junk cover about 1.5ac.  
send intent letter. 5/16/17 (31)

FOLLOWUP

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): \_\_\_\_\_
- Send letter (specify type -- see front for choices): \_\_\_\_\_
- Other action items for Clerk (please describe): \_\_\_\_\_

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): \_\_\_\_\_
- Send letter (specify type -- see front for choices): \_\_\_\_\_
- Other action items for Clerk (please describe): \_\_\_\_\_

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): \_\_\_\_\_
- Send letter (specify type -- see front for choices): \_\_\_\_\_
- Other action items for Clerk (please describe): \_\_\_\_\_

Specially Assessed Land Appraisal Card

Account: R31085

Map Tax Lot: 082W33 00700

Name: WAGNER, YVONNE E 8494 55TH

Acres: 10

Franchise: 36

SE TURNER, OR 97392

Related Accounts:

Event Code	Date	Comment	R31085	R31085
2017FARM	3/8/2017	17-18: #94 ONSITE 3-2-17, APPROX 1.5 ACRES OCCUPIED BY JUNK CARS AND OTHER DEBRIS. REST OF ACREAGE APPEARS TO BE UN- OR UNDER- UTILIZED. CHECK FOR FARM USE 4-1-17.		

Specially Assessed Land Appraisal Card

Account: R31085

Map Tax Lot: 082W33 00700

Name: WAGNER, YVONNE E 8494 55TH

Acres: 10

Franchise: 36

SE TURNER, OR 97392

Related Accounts:

LSU									
Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
Y99	LT	1001	FARM OSD	0.00	OSDF.RUR	31,000	4,000	4,000	R31085.1
Y09	HS	1021	FARM HOMESITE	1.00	008S	18,400	18,400	14,690	R31085.2
Y74	ASU	3270	FOUR BENCH DRY	7.40	008S	136,160	15,680	5,050	R31085.3
Y74	ASU	3610	WOODLOT-M	1.60	008S	29,440	730	510	R31085.4

Inspection Date: / /

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

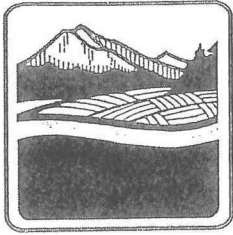
5/10/17 no sign of livestock.  
Good hay crop in field.

CONNECTEXPLORER

R31085



map: Auto (Oblique)    Dates: 2016    image 1 of 18    03/18/2016



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor  
Steve Miner, Chief Deputy Assessor  
555 Court Street NE, Suite 2233 Salem, OR 97301  
PO Box 14500, Salem, OR 97309  
Telephone: (503) 588-5144  
Fax: (503) 588-7985  
[www.co.marion.or.us/ao](http://www.co.marion.or.us/ao)

May 17, 2017

WAGNER, YVONNE E  
8494 55TH SE  
TURNER, OR 97392

*Jun 17*

RE: Account Number(s) - R31085  
Location - 8494 55TH AV SE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for farm use. Based upon my inspection on May 10, 2017, I have determined that 9.0 acres of this property do not currently meet the requirements necessary to receive special assessment. I observed debris in the pasture and no farming activity.

Only portions of the property actively engaged in a farm practice, with intent to make a profit in money, qualify to be specially assessed. Enclosed is a flyer that describes the requirements of the special assessment program. If you have any additional information about the recent history of use for this property, please provide it at this time.

It will be necessary to disqualify the non-compliant acres of your land from farm use special assessment for the 2017-2018 tax year, including the homesite and onsite developments if applicable, unless within **30 days** from the date of this letter you can show cause why this land should not be disqualified. You may appear in person, call (503) 584-4725, e-mail [dbernards@co.marion.or.us](mailto:dbernards@co.marion.or.us) or write a letter to the address above within this time period and we will consider your explanation as to why the portion of the subject property in question should remain specially assessed.

Respectfully,

*Dave Bernards*

Dave Bernards  
Rural Property Appraiser  
DB:ak

[Enclosure]

Special Assessment Field Sheet

Acct #(s) R31085 Date 3/2/17 Appr # & initials S.R.#94

Farm/Forest use ALL OK

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE:  Farm 7.4 # acres  DFL/STF # acres  Other # acres Change Prop.Code to:

Farm Use Issues (check and/or circle all that apply)

- No evidence of ANY farming activity
- Unable to determine type of farming
- Field full of: tall grass / tall weeds / blackberries
- Crop not harvested / left in field / un-harvestable
- No SALES of farm products or services
- Not "accepted farming practices" (describe at bottom)
- Personal-use garden
- Landscaping or recreational use: \_\_\_\_\_
- Debris in field (type?): \_\_\_\_\_
- Woodlot or Wasteland, owning no other farmland
- Pleasure horses or other "pet" animals
- Fencing: none / partial / broken / non-functional gates
- Insufficient livestock -- # & type observed: \_\_\_\_\_
- Orchard / vineyard issues: untended / unsprayed / overgrown / other: \_\_\_\_\_
- Woodlot issue(s): \_\_\_\_\_
- Xmas tree issues: uncultured / understocked / weedy / grassy / brushy / full of briars / dead or diseased / too large to be classified as Xmas trees / other: \_\_\_\_\_
- Use has changed to: Residential / Commercial / Industrial (describe): \_\_\_\_\_
- Other issue(s): \_\_\_\_\_

Forest Use Issues (check all that apply)

- Does not meet stocking requirements
- Less than required minimum acreage
- Trees not "free to grow"
- Timber harvested & not replanted
- Not adhering to Planting Plan
- H&B Forestland no longer VACANT
- Grown, harvested & sold as XMAS trees
- Predominant use not Forestry
- Other issue(s): \_\_\_\_\_
- Illness of farmer -- send request for "Doctor's Statement"
- Death of farmer \_\_\_\_\_

Action Items / Follow-up (check all that apply)

- Note above findings on Event & RETAG for (date?): \_\_\_\_\_
- Send INQUIRY letter w/these flyers: \_\_\_\_\_
- Send ROLLOVER letter (specify) w/these flyers: \_\_\_\_\_
- Send WARNING letter (effective for a disqualification next tax year) w/these flyers: \_\_\_\_\_
- Send INTENT TO DISQUALIFY letter (effective for the current tax year) [ PAT LIAB or ADD TAX ]
- Soil class changes needed \*\*\* see attached screen print(s) \*\*\*
- Homesite: add \_\_\_\_\_ @ mkt / add \_\_\_\_\_ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- OSD: add \_\_\_\_\_ @ mkt / add \_\_\_\_\_ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- Pictures have been taken  Tag Building Permit screen for: check for farm use 4/1/17

Appraiser's notes: approximately 1 1/2 acres occupied by junked cars and other debris. Rest of S.A. acreage appears to be un or under-utilized. Check for farm use 4/1/17

31715  
31

FOLLOWUP

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Pictures have been taken  Note above findings on Event & RETAG for (date?): \_\_\_\_\_

Send letter (specify type -- see front for choices): \_\_\_\_\_

Other action items for Clerk (please describe): \_\_\_\_\_

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Pictures have been taken  Note above findings on Event & RETAG for (date?): \_\_\_\_\_

Send letter (specify type -- see front for choices): \_\_\_\_\_

Other action items for Clerk (please describe): \_\_\_\_\_

Date \_\_\_\_\_ Appr # & initials \_\_\_\_\_ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Pictures have been taken  Note above findings on Event & RETAG for (date?): \_\_\_\_\_

Send letter (specify type -- see front for choices): \_\_\_\_\_

Other action items for Clerk (please describe): \_\_\_\_\_

R31085 082W33 00700 Appr #: 94 Date 3/2/17 Prop Class 551 Prop Code A99R  
 Situs Address 8494 55TH AV SE 97392 Franchise Code 36 Year For: 2017-2018

Owner WAGNER, YVONNE E

Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS

Notes: \_\_\_\_\_  
 RMV Land: 215,000 RMV Imp: 58,320 RMV Total: 273,320 M50 Total: 61,810

Segment							Land
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	OSDF.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	FOUR BENCH DRY	008S	7.40		
4	WOODLOT-M	008S	1.60		

Eff Acres                      Companion Accounts

Zone: EFU

Date 3/8 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 OK. S.K. #94

Reviewed by lead appraiser/comments 3/7/17 (30)

R31085 082W33 00700 Appr #: 94 Date 3/2/17 Prop Class 551 Prop Code A99R  
 Situs Address 8494 55TH AV SE 97392 Franchise Code 36 Year For: 2017-2018

Owner WAGNER, YVONNE E

Tags Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.  MLS

Notes: 60'x40' AGEX Bldg. not started. Ms. owner uncertain if/when it'll be built.

RMV Land: 215,000 RMV Imp: 58,320 RMV Total: 273,320 M50 Total: 61,810 *Pull tag.*  
 Seg.Type MA MFD STRUCT Seg. # 2.1 Method: M04 Class 6T Area 1769 Eff Area 1769  
 Length Width Roof Cover ARCMP Plumbing BATH2 *ITB* Heat HP *ITB*  
 Fireplace Inter. Comp: DW;H&F;MICRO Bedrooms 3  
 Year Built 2003 Eff. Year Built 2003 Cond. P F A G E  
 Adj Codes MSLCMT Qlty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 49,620  
 Lump Sum \_\_\_ Except Code/Year *NEW GRAM* Comments *NIC per Apex*

**Accessory Improvements**

Seg.Type YI3F MFD STRUCT Seg. # 2.3 Method: R05 Class Area 1 Eff Area 1  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,150  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments *NIC*

**Out Buildings**

Seg.Type MP MP W/LTL Seg. # 1.1 Method: F09 Class 5 Area 416 Eff Area 416  
 Length Width Foundation CONC Ex. Wall 8FT;VINYL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1990  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 3,710  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments *NIC*

Seg.Type LTL MP W/LTL Seg. # 1.2 Method: F09 Class Area 80 Eff Area 80  
 Length 5 Width 16 Foundation POST Ex. Wall 8FT Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 2006  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 180  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments *NIC*

Seg.Type MHSK MFD STRUCT Seg. # 2.2 Method: M04 Class Area 186 Eff Area 186  
 Length Width Foundation Ex. Wall CBLOCK Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 2003 Eff. Yr. Blt: 2003  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,660  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments *NIC*

R31085 082W33 00700 Appr #: 36 Date 3/4/16 Prop Class 551 Prop Code A99R  
 Situs Address 8494 55TH AV SE 97392 Franchise Code 36 Year For: 2016-2017  
 Owner WAGNER, YVONNE E

Notes: Tags Cycle Sales Verification Other: No start on 40x60 ag-ex building. Tag 17-18. Delete MS, (1) Y.I.

RMV Land: 212,100 RMV Imp: 71,740 RMV Total: 283,840 M50 Total: 75,240  
 Seg.Type MA MFD STRUCT Seg. # 3.1 Method: M04 Class 6T Area 1769 Eff Area 1769  
 Length Width Roof Cover ARCOMP Plumbing BATH2 Apex 1775 Heat HP 1775  
 Fireplace Inter. Comp: DW;H&F;MICRO Bedrooms 3  
 Year Built 2003 Eff. Year Built 2003 Cond. P F A G E  
 Adj Codes MSLCMT Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 53,110  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

~~Seg.Type DW MFD STRUCT Seg. # 3.3 Method: R05 Class Area 234 Eff Area 234  
 Length 9 Width 26 Foundation Ex. Wall Roof Cover  
 Roof Style Delete Floor Plumbing  
 Year Built 2003 Eff. Year Built: 2003 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,520  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments gone~~

~~Seg.Type YI3F MFD STRUCT Seg. # 3.4 Method: R05 Class Area 1 Eff Area 1  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,330  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments~~

~~Seg.Type YI3F YI3F Seg. # 4.1 Method: R05 Class Area 1 Eff Area 1  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Delete Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,330  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments gone~~

**Out Buildings**

~~Seg.Type MS MACHINE SHED Seg. # 1.1 Method: F09 Class 4 Area 1740 Eff Area 1740  
 Length Width Foundation POST Ex. Wall 8FT;METAL Roof Cover METAL  
 Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Delete Elect. Yr. Blt. Eff. Yr. Blt: 1964  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 2,390  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments gone~~

~~Seg.Type MP MP W/LTL Seg. # 2.1 Method: F09 Class 5 Area 416 Eff Area 416  
 Length Width Foundation CONC Ex. Wall 8FT;VINYL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1990  
 Cond. P F (A) G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 4,080  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments~~

~~Seg.Type LTL MP W/LTL Seg. # 2.2 Method: F09 Class Area 80 Eff Area 80  
 Length 5 Width 16 Foundation POST Ex. Wall 8FT Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 2006  
 Cond. P F (A) G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 200  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments~~

~~Seg.Type MHSK MFD STRUCT Seg. # 3.2 Method: M04 Class Area 186 Eff Area 186  
 Length Width Foundation Ex. Wall CBLOCK Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 2003 Eff. Yr. Blt: 2003  
 Cond. P F (A) G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,780  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments~~

R31085 082W33 00700 Appr #: 36 Date 3/4/16 Prop Class 551 Prop Code A99R  
 Situs Address 8494 55TH AV SE 97392 Franchise Code 36 Year For: 2016-2017  
 Owner WAGNER, YVONNE E

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 212,100 RMV Imp: 71,740 RMV Total: 283,840 M50 Total: 75,240

Segment							Land
Class							
Dim/Size							
Foundation							
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Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
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% Comp							
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3	FOUR BENCH DRY	008S	7.40		
4	WOODLOT-M	008S	1.60		

Eff Acres Companion Accounts

Zone: EFU

Date 3/9/16 Clerk Olivia **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 OK #36 DB 3/14/16

Reviewed by lead appraiser/comments 3/7/16 (31)



R31085

MA

NW SIDE

3/2/17



M332847

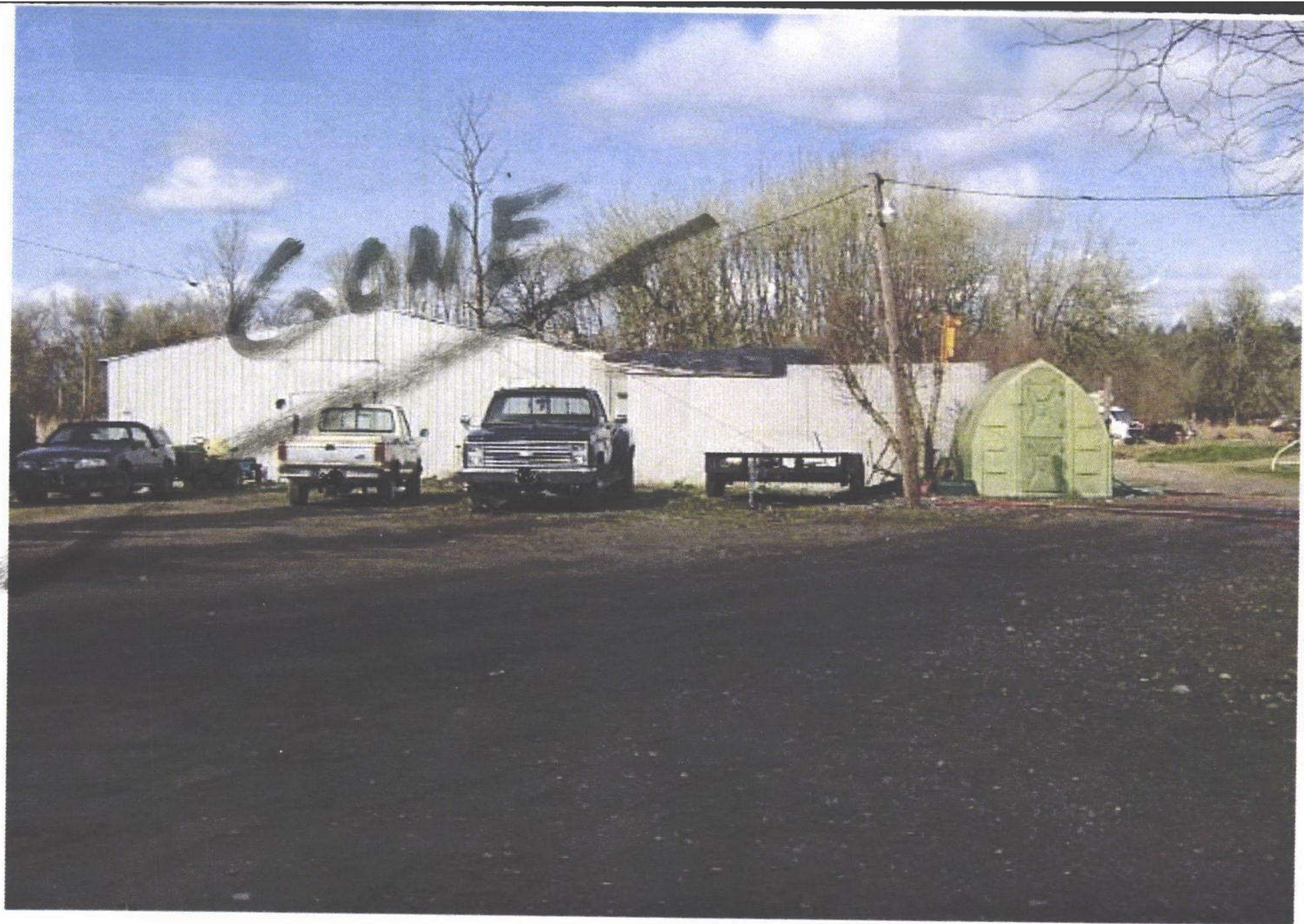
10-15-03



3-7-11



3-7-11



3-7-11







R31085

MP 416 SF

W.SIDE

3/2/17

R31085

5/10/17







R31085

5/10/17