

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GAH Print Date: 9/26/2025

Acct ID: 536884 MTL: 102W07CD01100 Date: 1/15/26 Appr: GAH Prop Class: 401 RMV Prop Class: 401  
Situs: 16957 EMERALD GREEN LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 37505 Year: 2025

Last Date Appraised: 11/05/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion)  
Owner: JOHNSON, RYAN & JOHNSON, KA RIN Last Sales Date: 04/09/2018 Roll Type: R  
Cycle: (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 (LCB) (TTO) INSP AV: 185550  
RMV Land: 263520 RMV Imp: 284260 RMV Total: 547780 MAV: 185550 MSAV: 0 SAV: 0  
Comment: 25-26 L2 MDL 11.5.24 TAG 24-005352

OSDs 2637: 6B 100% complete New GB 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

**Land**

Site: 1	Code Area: 14530	Size: 0.54 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural at MKT	Description: TWO BENCH DRY	RMV: 128780	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	25-26 CORRECTED LAND SOIL CLASS. 2003-04 REAPPRAISAL. 04-05: LAND ADJUSTMENTS					
Site: 2	Code Area: 14530	Size: 0.38 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural at MKT	Description: TWO BENCH IRR	RMV: 94740	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 14530	Stat Class: 141	Year Blt: 1973	Eff Year Blt: 1985	Sq.Ft: 1388	% Complete: 100.00
Desc: One Story Only	Dimensions:	RMV: 277710				
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	4	Finished	1388	3	FB-2	1973	1985	ROOF, HVAC, KIT, FP - 1, BATH - 2	Y N
Garage Attached	4	Unfinished	528	0	0	1973	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1985	26001	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 14530	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 378	% Complete: 100.00
Desc: Multi Purpose Shed (MP)	Dimensions: 21x18	RMV: 4280				
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	4	Finished	378	0	0	2002	2002	FAIR	Y N

**Accessories**

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

**Bldg: 3**

Code Area: 14530	Stat Class: 354	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 210	% Complete: 100.00
Desc: Lean-to Light (LTL)	Dimensions: 10x21	RMV: 580			
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	4	Finished	210	0	0	2008	2008		Y N

**Accessories**

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

**Bldg: 5**

Code Area: 14530	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 120	% Complete: 100.00
Desc: Multi Purpose Shed (MP)	Dimensions: 10x12	RMV: 1690			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

**Floors**

ACCOUNT # 536884 DATE: 11/15/26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GRH TAG Y (N)  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE GB  
 STAT / CLASS 6  
 SIZE \_\_\_\_\_  
 FAIR 40x60  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2015  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 EXCEPT (Y) N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	120	0	0	2002	2002	FAIR	

**Accessories**

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

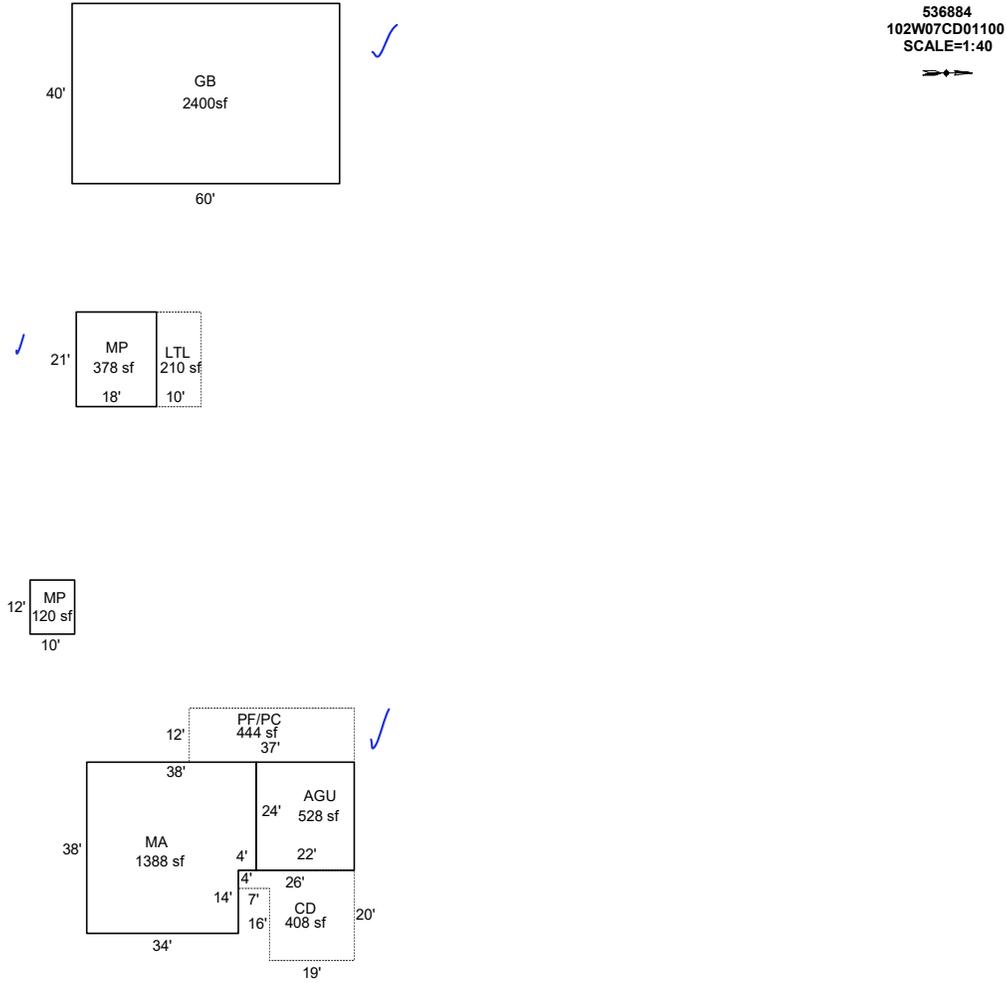


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536884 Parcel No.: 102W07CD01100  
 Property Address: 16957 EMERALD GREEN LN SE  
 City: JEFFERSON County: Marion State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	MP	1.0	378.0	78.0	
	LTL	1.0	210.0	62.0	
	GB	1.0	2400.0	200.0	3108.0
GLA1	MA	1.0	1388.0	152.0	1388.0
GAR	AGU	1.0	528.0	92.0	528.0
P/P	PF/PC	1.0	444.0	98.0	
	CD	1.0	408.0	92.0	852.0
	Net LIVABLE	cnt	1 (rounded)		1,388
	Net BUILDING	cnt	4 (rounded)		3,108

### COMMENT TABLE 1

Apex by JA 8/24/09  
 UPDATED BY JRONDEMA 8/29/18  
 UPDATED BY CLOBERG 09/19/24 24-005352 GB

### COMMENT TABLE 2

### COMMENT TABLE 3

# Assessor Monthly Issued Permit Report

For 8/1/2024 to 8/31/2024

PERMIT#: 555-24-005352-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 7/12/2024  
 SUB-TYPE: Structural ISSUED: 8/15/2024  
 CATEGORY: Comprehensive EXPIRES: 2/11/2025

OFFICE: MC  
 PARCEL#: 102W07CD01100 R36884  
 ACRES: 0.92  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 16957 EMERALD GREEN LN SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	JOHNSON, RYAN & JOHNSON, KA RIN	16957 EMERALD GREEN LN SE JEFFERSON, OR 97352	503-931-3765
OWNER	JOHNSON, RYAN & JOHNSON, KA RIN	16957 EMERALD GREEN LN SE JEFFERSON, OR 97352	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	JOHNSON, RYAN & JOHNSON, KA RIN	16957 EMERALD GREEN LN SE JEFFERSON, OR 97352	503-931-3765

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 60 X 40 SHOP PERSONAL USE (NO PLUMB)

VALUATION: \$154,056.00

STORIES: 0

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 2400

**TOTAL SQ. FT.: 2400**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	2400 Sq Ft