

Acct ID: 535706 MTL: 092W26000100 Date: **2.24.26** Appr: **JJS** Prop Class: 559 RMV Prop Class: 559
 Situs: 8527 STAYTON RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 41081 Year: 2025

Last Date Appraised: 01/08/2025 Appraiser: MATT LORD Tag: **Y N** Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: **POCHA, FEDERICO** Last Sales Date: 10/16/2023 Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 113949
 RMV Land: 602280 RMV Imp: 85600 RMV Total: 687880 MAV: 41030 MSAV: 53829 SAV: 147463

Comment: 25-26: L2 MDL 1.8.25 TAG
 24-25 L3 6.26.24 CWO
 24-25: L4 MDL 11.24.23 SV

MS 24-004739
GB 24-009465

NW MFG @ 100% . GB+LTH @ 100%

Notations

26-27: MS 90x126 100% complete

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05545	0
1	MKTF	OSD - FAIR	40000	05545	19090

Land

Site: 2 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4B1SS Value Source: Market Homesite Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 11480 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 24-25: Update land classes

Site: 3 Code Area: 05545 Size: 18.78 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2B1SS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 247860 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 00550040 - 02-03: COMBINED LAND SEGMENTS, SAME SOIL CLASS, SAME LIAB YEAR, 30.00 ACRES TOTAL //07-08: PER #19 - CHG OF SOIL CLASS ELIMINATING THE 1.10 ACRES OF WASTELAND AND ADDING TO 2BENCH AND 4BENCH

Site: 4 Code Area: 05545 Size: 21.82 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4B1SS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 262940 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 00550040

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 452 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 712 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 10' WIDE SINGLE Dimensions: RMV: 200
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	712	0	0	1962	1962	ROOF, BATH - 1, HVAC, KIT-	Y N

Accessories

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

Bldg: 1 Code Area: 05545 Stat Class: 122 Year Blt: 1890 Eff Year Blt: 1912 Sq.Ft: 1389 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 85400
 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	2	Finished	832	1	FB-1	1890	1912	ROOF, HVAC, KIT-, BATH - 1	Y N
Attic	2	Low Cost	557	1	0	1912	1912	HVAC	Y N
Garage Attached	2	Unfinished	440	0	0	1935	1912	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 144 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 0

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
Multi-Purpose Bldg	4	Finished	144	0	0	0	0	FAIR

Accessories

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

Bldg: 3 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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
Multi-Purpose Bldg	4	Finished	64	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 320 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 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
Multi-Purpose Bldg	4	Finished	320	0	0	0	0	FAIR

Accessories

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

Farm Notes

2023FARM

10-30-23: New owner letter sent. Check farm use 5-1-24. /ak

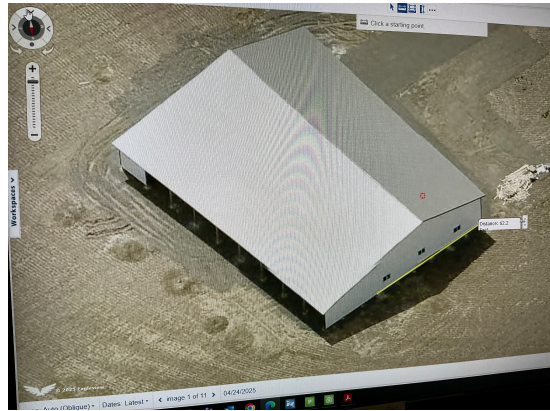
2024FARM

6/26/24: Inspected by CWO L1 farm use ok - Hay

MFLG 6113SS@100'.

351 GR S 62x126 Aug 2025 new 100'.

355 LTH-S 28x126 2025 new 100'.



LTH off Back

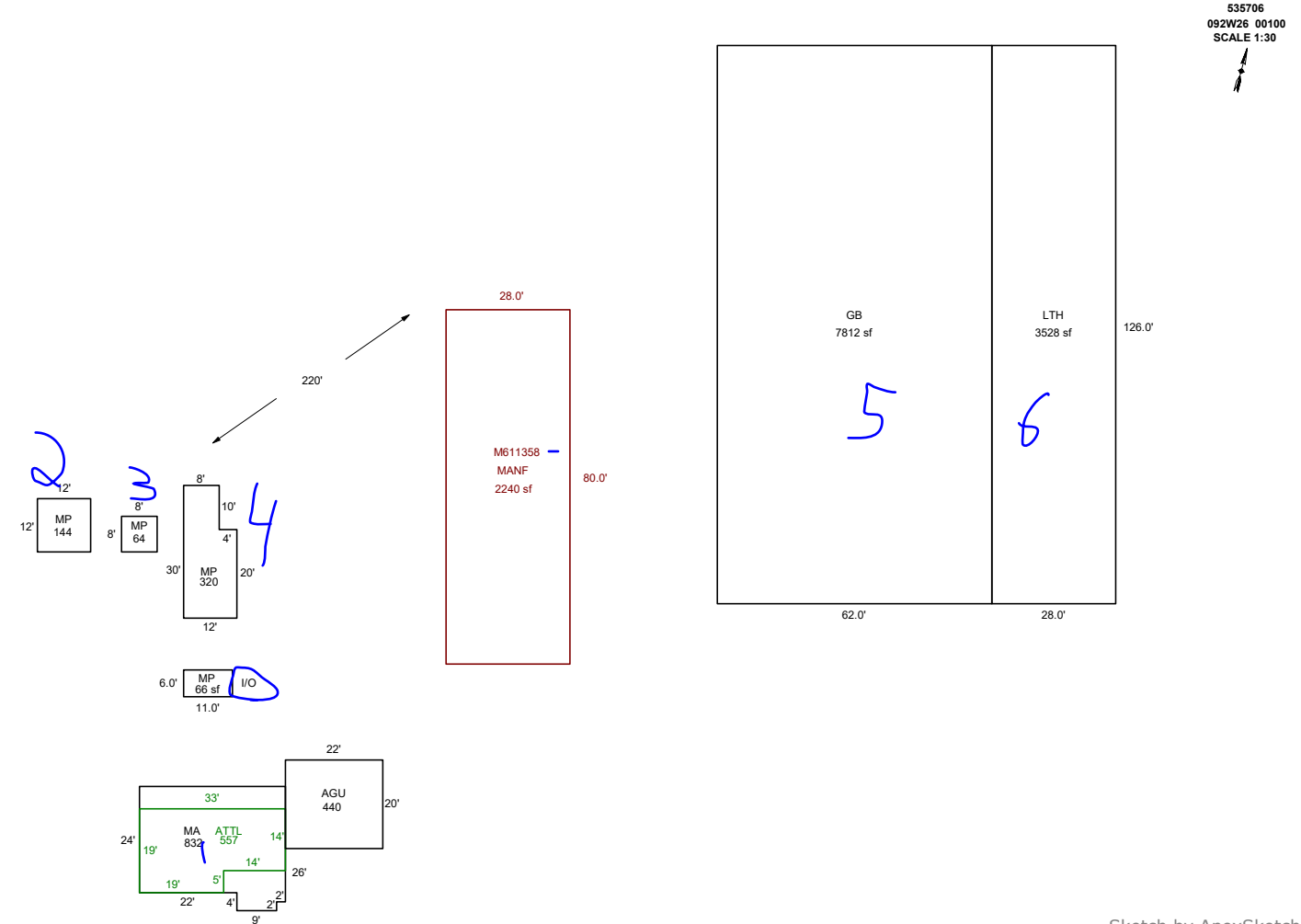


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535706 Parcel No.: 092W26 00100
 Property Address: 8527 STAYTON RD SE
 City: TURNER County: State: OR ZipCode: 97392
 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	144.0	48.0	
	MP	1.0	64.0	32.0	
	MP	1.0	320.0	84.0	
	MP	1.0	66.0	34.0	594.0
GLA1	MA	1.0	832.0	122.0	
	ATTL	1.0	557.0	104.0	1389.0
GAR	AGU	1.0	440.0	84.0	440.0
GB	GB	1.0	7812.0	376.0	7812.0
LTH	LTH	1.0	3528.0	308.0	3528.0
MANF	MANF	1.0	2240.0	216.0	2240.0
	Net LIVABLE	cnt	4 (rounded)		15,409
	Net BUILDING	cnt	0 (rounded)		594

COMMENT TABLE 1

APEXED BY CE 1/28/10
 UPDATED BY CLOBERG 12/17/24 24-004739 MANF
 UPDATED BY CLOBERG 02/21/25
 UPDATED BY CLOBERG 03/05/26

COMMENT TABLE 2

MDL 01/08/25
 JJS 02/24/26

COMMENT TABLE 3

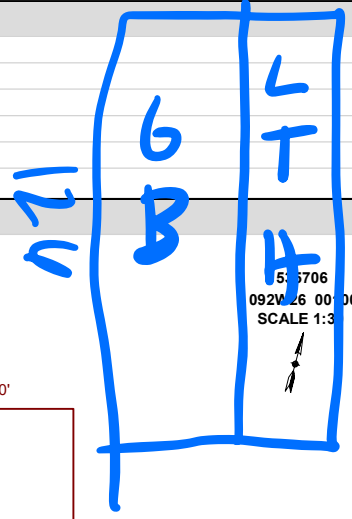
TAGS L2
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

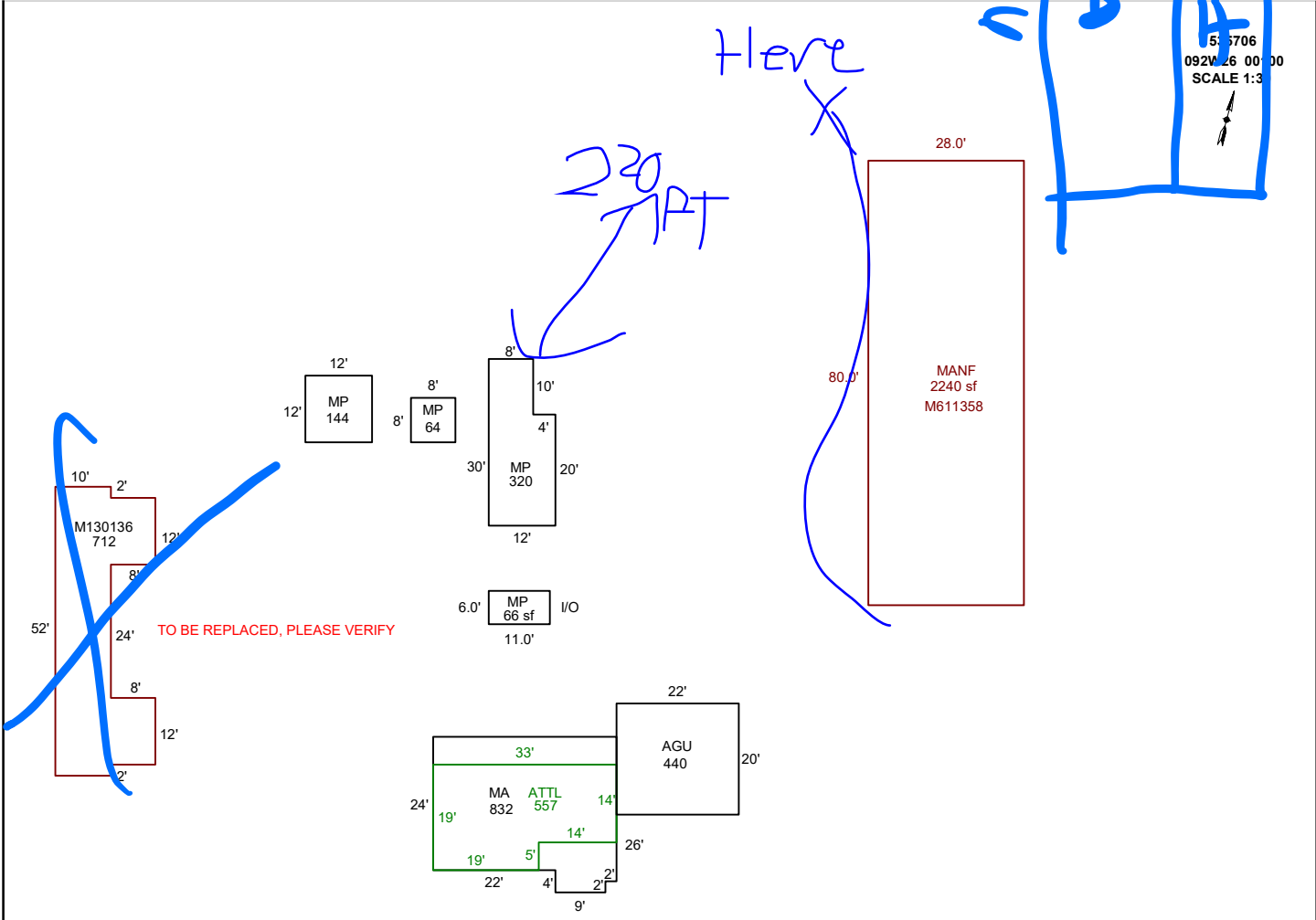
62 28

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	MP	1.0	66.0	34.0	594.0
GLA1	MA	1.0	832.0	122.0	
	ATTL	1.0	557.0	104.0	1389.0
GAR	AGU	1.0	440.0	84.0	440.0
MANF	MANF	1.0	2240.0	216.0	2240.0
OTH	M130136	1.0	712.0	156.0	712.0
	Net LIVABLE	cnt	1 (rounded)		3,629
	Net BUILDING	cnt	4 (rounded)		594

COMMENT TABLE 1

APEXED BY CE 1/28/10
 UPDATED BY CLOBERG 12/17/24 24-004739 MANF
 UPDATED BY CLOBERG 02/21/25

COMMENT TABLE 2

MDL 01/08/25

JSS 2.24.26

COMMENT TABLE 3

TAGS L2

Tags L3

Assessor Monthly Issued Permit Report

For 12/1/2024 to 12/31/2024

PERMIT#: 555-24-009465-AGE STATUS: Approved
 PERMIT TYPE: Commercial APPLIED: 12/4/2024
 SUB-TYPE: Agricultural Equine APPROVED: 12/30/2024
 CATEGORY: Exemption Info EXPIRES:

OFFICE: MC
 PARCEL#: 092W260000100 R35706
 ACRES: 41.60
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 8527 STAYTON RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	ROCHA, FEDERICO	PO BOX 99 TURNER, OR 97392	503-509-3409
OWNER	ROCHA, FEDERICO	PO BOX 99 TURNER, OR 97392	
OWNER	WINDSONG LLC	PO BOX 369 YACHATS, OR 97498	

CONST CAT:

WORK TYPE:

WORK DESC: 90 x 126 AGEX FOR FARM STORAGE

VALUATION: \$0.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

Assessor Monthly Issued Permit Report

For 11/1/2024 to 11/30/2024

PERMIT#: 555-24-004739-MD STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 6/20/2024
 SUB-TYPE: Manufactured Dwelling ISSUED: 11/27/2024
 CATEGORY: Comprehensive EXPIRES: 5/26/2025

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 092W260000100 R35706

LOCATION: Private Lot

ACRES: 41.60

MANF DATE:

SUBDIV:

MODEL:

LOT/BLOCK: /

SERIAL #:

ADDRESS: 8527 STAYTON RD SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
(MDI) MANUF DWELLING INSTALLER	JOHNNY E GARCIA	25716 WIGGINS LN VENETA, OR 97487	5419351786
APPLICANT	ROCHA, FEDERICO	PO BOX 99 TURNER, OR 97392	503-509-3409
OWNER	ROCHA, FEDERICO	PO BOX 99 TURNER, OR 97392	
SITE CONTACT	JOHNNY E GARCIA	25716 WIGGINS LN VENETA, OR 97487	541-554-8992

CONST CAT: Manufactured Dwelling

WORK TYPE: Replacement

WORK DESC: 28x80 REPLACE MFD PLACEMENT

VALUATION: \$1.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 668

EXISTING:

NEW:

TOTAL SQ. FT.: