

Summary

Lead Appr: WW 11/3 Clerk: _____ Lead Clerk: _____ Appr: HDL Input

Print Date: 9/29/2025

Acct ID: 535063 MTL: 092W040002000 Date: 10/22/25 Appr: HDL Prop Class: 551 RMV Prop Class: 451
Situs: 9944 54TH AVE SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 34478 Year: 2025

Last Date Appraised: 04/05/2011 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: WATERS, JOSEPH WAYNE Last Sales Date: 06/24/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 120264
RMV Land: 349650 RMV Imp: 145180 RMV Total: 494830 MAV: 85850 MSAV: 34414 SAV: 63132
Comment: _____

Notations

26-27 Saks MLS 824109 DOM 175

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAR <u>AVL</u>	40000	05595	0

Land

Site: 2 Code Area: 05595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 49310 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 550190

Site: 3 Code Area: 05595 Size: 5.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 260340 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1974 / 550190 08-09: PER #31, CONVERSATION W/OWNER & REGGIS INDICATES THIS 4BENCH IRR NEEDS TO BE RECLASSED AS 6BENCH.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 121 + Year Blt: 1935 Eff Year Blt: 1935 Sq.Ft: 1257 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 100310
 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	1257	2	FB-1	1935	1935 <u>1970</u>	HVAC, FP - 1, ROOF, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	2	1	1935	6420	1

Bldg: 2 Code Area: 05595 Stat Class: 128 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 23460
 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
Garage Detached	2	Unfinished	576	0	0	1940	1940	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05595 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 200 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 25x8 RMV: 810
 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	200	0	0	0	0		Y N

Accessories

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

Bldg: 4 Code Area: 05595 Stat Class: 313 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 4040 % Complete: 100.00
 Desc: Free Stall Barn (SB) Dimensions: RMV: 15050
 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
Free Stall Barn	4	Finished	4040	0	0	1964	1964	FAIR	

Accessories

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

Bldg: 5 Code Area: 05595 Stat Class: 311 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 3450 % Complete: 100.00
 Desc: Feeder Barn (FB) Dimensions: 69x50 RMV: 5550
 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
Feeder Barn	4	Finished	3450	0	0	1964	1964	FAIR	

Accessories

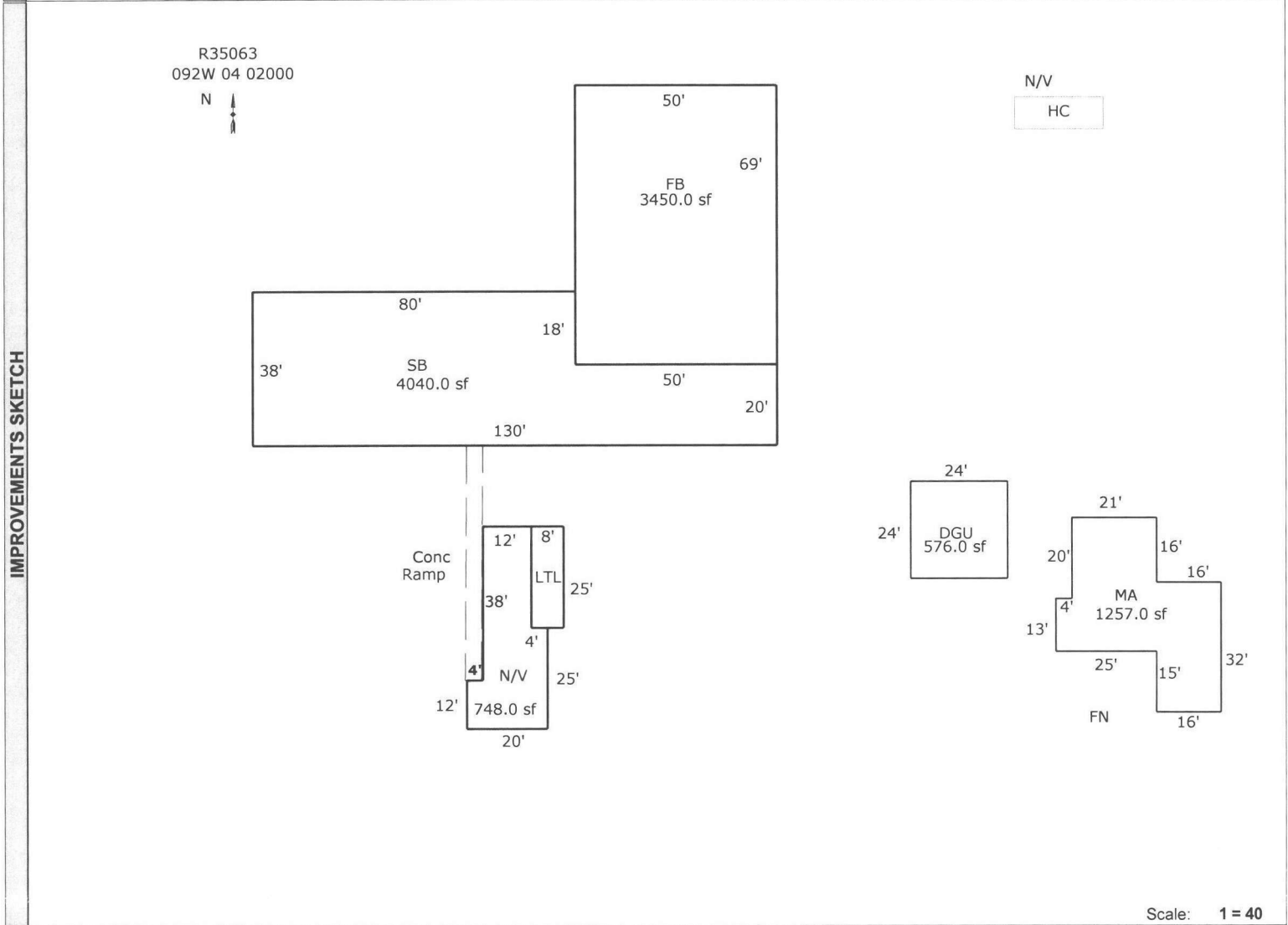
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No **R35063**

File No **092W04 02000**

SUBJECT	Property Address 9944 54th Ave SE	State OR	Zip 97392
	City Turner		
	Owner		
	Client		
	Appraiser Name		



Scale: **1 = 40**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 5/05/2011 Jane	
	GLA1	MA	1.00	1257.0	178.0	1257.0		
	GBA1	LTL	1.00	200.0	66.0			
		SB	1.00	4040.0	336.0			
		FB	1.00	748.0	140.0			
		FB	1.00	3450.0	238.0	8438.0		
		FB	1.00	748.0	140.0			
	GAR	DGU	1.00	576.0	96.0	576.0	Comment Table 2 Comment Table 3	
	P/P	Conc	1.00	232.0	124.0	232.0		
<p>Net LIVABLE Area (rounded w/ factors) 1257</p> <p>Net BUILDING Area (rounded w/ factors) 8438</p>								









092W04 02000
551 01D A22
00550190

R35063

ELSENRAAT, ALBERT M
6.28 Acres

9944 54TH AV SE

1/30/02

07/08

~~DO NOT TRESPASS ON PROPERTY WITHOUT
OWNER'S PERMISSION~~

owner passed

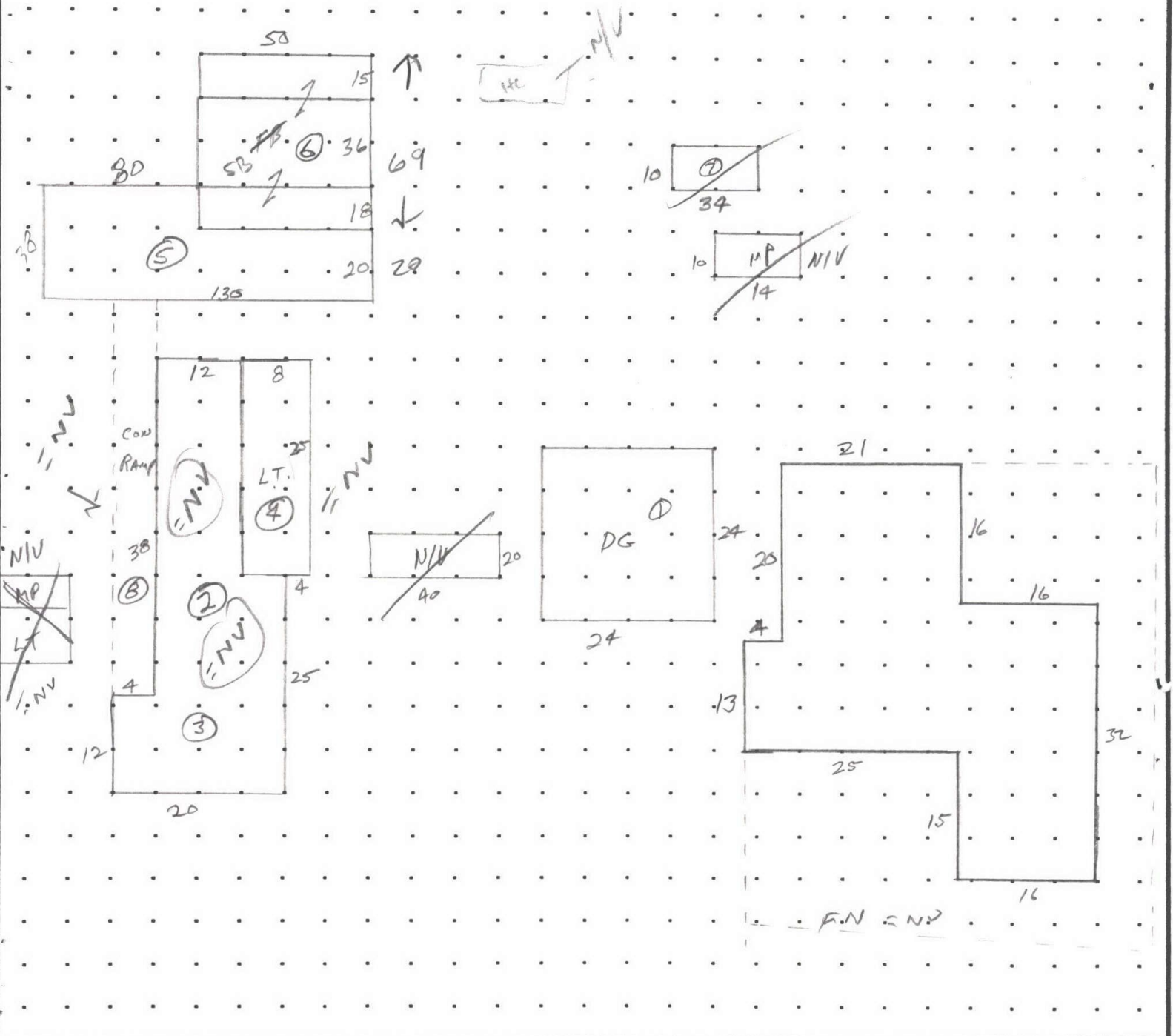


BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 61411-000

MAP NO: 9-2w-4

TAX LOT: 2000



CALCULATIONS: $(4 \times 13) + (21 \times 33) + (16 \times 32) = 1257 \#$

SCALE: 1" = 20'

PHOTOS - GUER

MEASUREMENT VERIFIED		YR BLT: 1935	ADDRESS: 9944 55 th AV.	SALES	
				Date	Amt.
DATE	BY	REMARKS:		BUILDER:	
10-23-91	KEN #32				
6-18-02	Royce				
4-5-11	or	cycle n/v			

CALCULATIONS:

SCALE: 1" = 20'

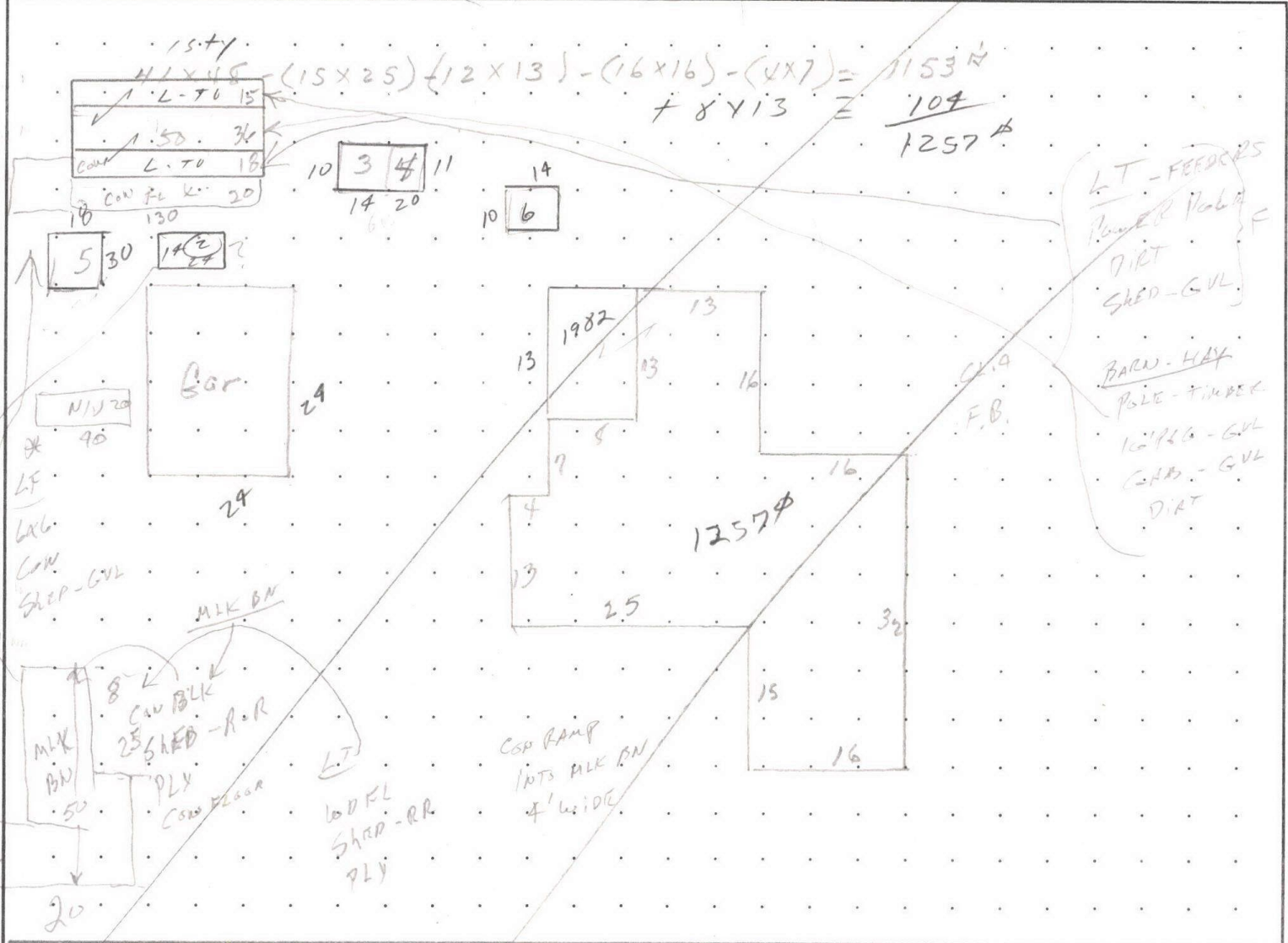
109-2-04-0-1000-1000-00
 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

20121 61411

MAP NO.

2000 4-9-24 R35063



9944 55th AVE SE

MEASUREMENT VERIFIED	
DATE	BY
7-2-63	JWS
7-12-68	MACKAY
6-10-70	MARR
8-14-75	STAN 1153 ft ²
1-11-84	Reyn 1257 ft ²

REMARKS: B-35

R35063 092W04 02000 Appr #: 42 Date 4/5/11 Prop Class 551 Prop Code A22
 Situs Address 9944 54TH AV SE Franchise Code 42 Year For: 2011-2012
 Owner ELSENRAAT,ALBERT M &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 183,790 RMV Imp: 73,480 RMV Total: 257,270 M50 Total: 80,280

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	OSDA.RUR	0.00	OSDF. <i>lwr</i>	<i>lwr</i>
2	FARM HOMESITE	008S	1.00		
3	SIX BENCH	008SF	5.28		

Eff Acres Companion Accounts

ROUTING SLIP

Date 5-6-11 Clerk Jane

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 _____

Reviewed by lead appraiser/comments _____

R35063 092W04 02000 Appr #: 42 Date 4/5/11 Prop Class 551 Prop Code A22
 Situs Address 9944 54TH AV SE Franchise Code 42 Year For: 2011-2012
 Owner ELSENRAAT, ALBERT M &

Tags Cycle Sales Verification Other: _____
 Notes: Make changes AS Notes Update OSD

RMV Land: 183,790 RMV Imp: 73,480 RMV Total: 257,270 M50 Total: 80,280
 Seg.Type MA Seg. # 1.1 Method: R05 Class 2 Area 1257 Eff Area 1257
 Length Width Roof Cover COMP Plumbing BATH1 Heat BB
 Fireplace HOT-P Inter. Comp: Bedrooms 2
 Year Built 1935 Eff. Year Built 1935 Cond. P F A G E
 Adj Codes RLCM2;R2+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 41,450
 Lump Sum ___ Except Code/Year lv Comments _____

Accessory Improvements

Seg.Type YI2A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 3,000
 Lump Sum ___ Except Code/Year lv Comments _____

Out Buildings

Seg.Type DGU Seg. # 2.1 Method: R05 Class 2 Area 576 Eff Area 576
 Length 24 Width 24 Foundation FRAME Ex. Wall BEVEL Roof Cover COMP
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1940 Eff. Yr. Blt: 1940
 Cond. P F A G E Adj. Codes RLCM2 % Comp ___ Func ___ Econ ___ RMV: 10,530
 Lump Sum ___ Except Code/Year lv Comments _____

Seg.Type LTL Seg. # 3.1 Method: F;N Class Area 200 Eff Area 200
 Length 25 Width 8 Foundation FRAME Ex. Wall PLYWD Roof Cover ROLL
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year lv Comments _____

Seg.Type SB Seg. # 4.1 Method: F09 Class 4 Area 4040 Eff Area 4040
 Length Width Foundation POST Ex. Wall 10FT;PLYWD Roof Cover METAL
 Roof Style Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 13,800
 Lump Sum ___ Except Code/Year lv Comments _____

Seg.Type MP Seg. # 5.1 Method: F09 Class 4 Area 340 Eff Area 340
 Length 34 Width 10 Foundation FRAME Ex. Wall 8FT;METAL Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 710
 Lump Sum ___ Except Code/Year Gave Comments _____

Seg.Type FB Seg. # 6.1 Method: F09 Class 4 Area 3450 Eff Area 3450
 Length 69 Width 50 Foundation POST Ex. Wall 10FT;METAL Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,990
 Lump Sum ___ Except Code/Year lv Comments _____

TT Saw as Site

Special Assessment Field Sheet

Acct #(s) R35063 Date 4/17/14 Appr # & initials #36 DB

[X] Farm/Forest use ALL OK

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE:

- Farm # acres
DFL/STF # acres
Other # acres

Change Prop.Code to:

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

Forest Use Issues (check 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):

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 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: cattle, Farm use A-OK.

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): _____

SPECIALLY ASSESSED LAND APPRAISAL CARD

Input Date: ____ / ____ / ____ By ____

Print Date: 7/27/2004

Account # **R35063**

Code Area 00550190

Map Tax Lot: 092W04 02000

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
 (That make up this tax lot)

Date Appraised 8/18/04 Appraiser 36 Year For 2004-05 Account # Acres 6.28

Property Class 551 Prop Code A22 Maint. Area 01D Zoning EFU

Prop Situs Addr: 9944 54TH AV SE
 TURNER, OR 97392

LAND REAL MARKET VALUE FOR ACREAGE:

Land Seg #	Yr. of Liab.	Land Type	Soil Class/Land Description	Acres	Land Sched.	Land Adj.	Exception Codes
R35063.1	99	1001	EFU HMSTD INCREMENT	0.00	_____	_____	_____
R35063.2		1021	EFU HOMESITE	1.00	_____	_____	_____
R35063.3	74	3260	FOUR BENCH IRR	5.28	_____	_____	_____

of Farm Related Homesites _____

Remarks OK-cows 4/5/11 #42 CATTLE

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 6.28
 (Basis of Market Value)



Marion County

OREGON

ASSESSOR'S OFFICE

May 8, 2013

LARRY & ROSWITHA DANIELS JRL
DANIELS, LARRY & ROSWITHA TRE
PO BOX 1097
TURNER, OR 97392

RE: Special Assessment on account number(s)R35063
Location: 9944 54TH AV SE

ASSESSOR
Tom Rohlfig
(503) 588-5144
(503) 588-7985 (FAX)

**CHIEF DEPUTY
ASSESSOR/TAX
COLLECTOR**
W.A. Shawn Beaton
(503) 588-5480
(503) 588-7985 (FAX)

**BOARD OF
COMMISSIONERS**
Janet Carlson
Patti Milne
Sam Brentano
(503) 588-5212

**CHIEF
ADMINISTRATIVE
OFFICER**
John Lattimer
(503) 588-5212

WEBSITE
www.co.marion.or.us
.us

All or part of your property as identified above has been assigned special assessment status by the Marion County Assessor's Office for farm/forest use. Based upon a visual inspection by one of our appraisers, it has been determined that a portion of this property does not currently meet the requirements necessary to receive special assessment. An appraiser will re-inspect the subject property again **next year** and remove any non-compliant portions from special assessment status at that time.

Please provide us with any information you may have about the recent history of use for this property, which will enable us to verify compliance with applicable programs.

Our web page (www.co.marion.or.us/AO/farm) has some useful information about special assessment topics. Another excellent source of information about farm use is the OSU Extension Service (www.extension.oregonstate.edu). Enclosed is a flyer providing you with helpful information about the special assessment program.

Should you have any questions, you may contact our office at (503) 588-5049 or by e-mail at assessor@co.marion.or.us

Respectfully,

Marion County Assessor's Office
Rural Appraisal Section

G:\GROUPDIR\Assessor\FARMLLETTER\2013 farm.forest letters\R35063 warning.doc

Special Assessment Field Sheet

Acct #(s) R35063 Date 5/2/13 Appr # & initials #36 DB

Farm/Forest use ALL OK

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE:

- Farm 5.28 # acres
- DFL/STF _____ # acres
- Other _____ # acres

Change Prop.Code to:

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

Forest Use Issues (check 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): _____

- 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?): 4/1/14
- 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: Farm
- 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: _____

Appraiser's notes: Fenced, cross fenced, shelters but no livestock. Possible hay crop

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?): _____
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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): _____

R35063

5/2/13







R35063

5/2/13



4-5-11

4-5-11





4-5-71



4-5-11

















