

Summary Lead Appr: ww 11/4 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/29/2025

Acct ID: 554392 MTL: 092W33BA06800 Date: 10/22/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401
 Situs: 5952 B ST SE TURNER OR 97392 MaSaNh: 07 06 001 Unit: 110278 Year: 2025

Last Date Appraised: 10/09/2018 Appraiser: MATT LORD Tag: Y N Tag info:
 Owner: KOEHN, JESSE Last Sales Date: 01/24/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 86270
 RMV Land: 181190 RMV Imp: 70150 RMV Total: 251340 MAV: 86270 MSAV: 0 SAV: 0
 Comment: SALES LETTER

20

OSDs 25.26 SALES NOT LISTED ON OPEN-MARKET

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05545	0

Land

Site: 1 Code Area: 05545 Size: 10454 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: RMV: 131190 Exception: Y N
 Adjustment(s): 6501 Fire Patrol: Description:
 Comments: 70X150 /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 121 + Year Blt: 1940 Eff Year Blt: 1927 Sq.Ft: 892 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 70150
 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	892	3	FB-1	1940	1927	FP - 1, ROOF, KIT-, BATH - 1	Y N

Accessories

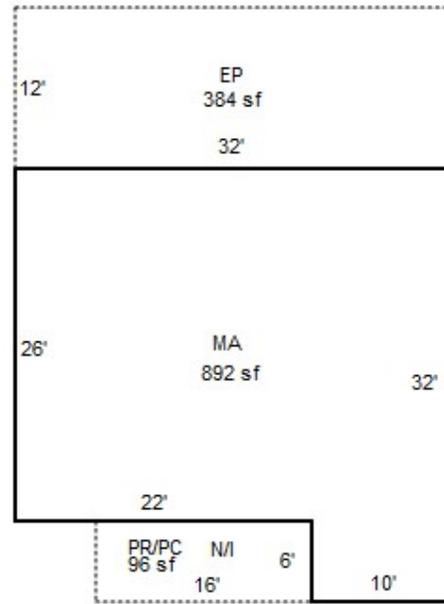
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH YIF	2	384	1895	3840	1	Y N

R54392
092W33BA06800
SCALE=1:20

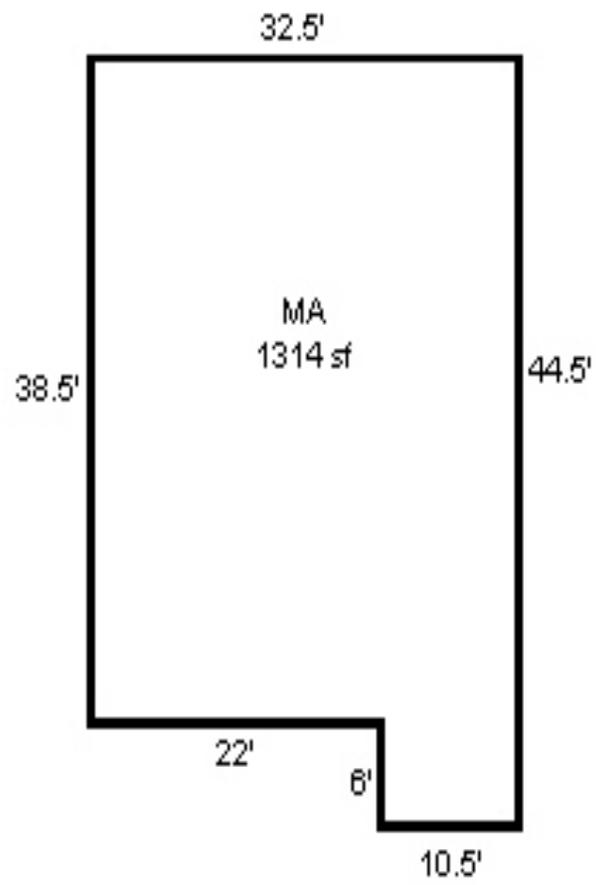
N/I



MP
6
10
K/C



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R54392

401 01E F21

00550040

JANTZ, DONOVAN + CLAYTON
~~SHERMAN, RUBY L~~

0.24 Acres

5952 B ST SE

Brenda

1/30/02

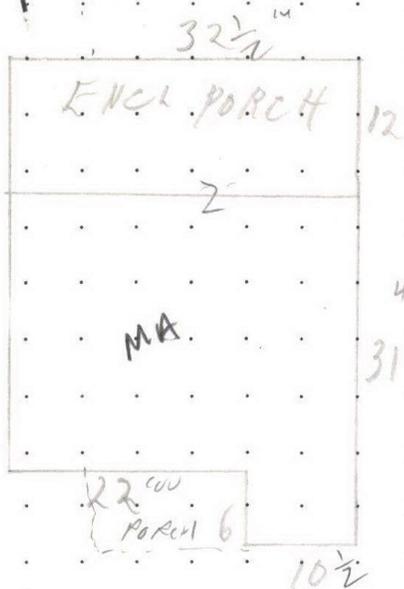
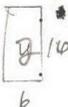
503-769-2418

ACCT. NO. 20611-000

730 50-620

MAP NO. 33BA-9-2W 6800

RS4392



$$22 \times 25 = 550$$

$$10 \times 31 = 310$$

$$\hline 860$$

B. STREET

5957 13 St.

MEASUREMENT VERIFIED	REMARKS:
8-4-68 DATE	BY SHAWBY 828
8-6-71 DATE	BY LEITH 860
1/17/45	63 1232
5/21/92	52
8-12-02	DTY NV
7-17-09	31
	$(6 \times 10 \frac{1}{2}) (32 \times 38 \frac{1}{2}) = 1295$

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W33BA06800

File No R54392

SUBJECT

Property Address 5952 B ST SE

City TURNER

State OR

Zip 97392

Owner

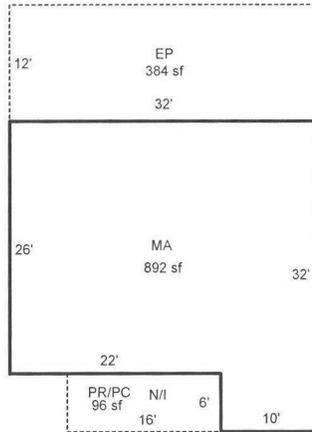
Client

Appraiser Name

IMPROVEMENTS SKETCH

R54392
092W33BA06800
SCALE=1:20

N/I



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	892	128	892
P/P	EP	1.00	384	88	384
Net LIVABLE Area (rounded w/ factors)					892

Comment Table 1

APEX BY CE 7/22/09
UPDATED BY JRONDEMA 10/17/18

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W33BA06800

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Property Address 5952 B ST SE

City TURNER

State OR

Zip 97392

Owner

Client

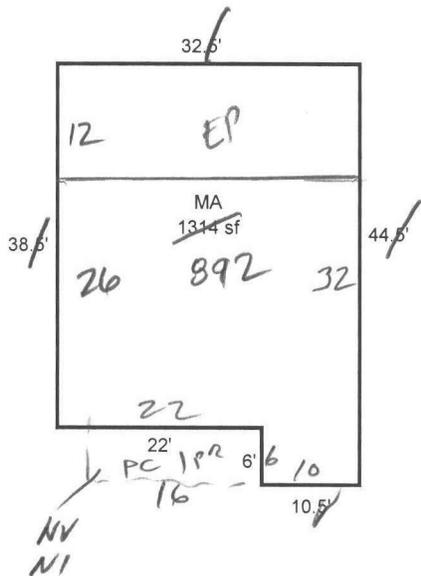
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R54392
092W33BA06800

NWN



MA
26 x 32 832
6 x 10 60

892^A

EP 12 x 32
384^A

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1314	154	1314
Net LIVABLE Area (Rounded w/ Factors)					1314

Comment Table 1

APEX BY CE 7/22/09

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R54392 092W33BA06800

Prop Class: 401 Prop Code: F21 Fran: 10

Appr #: 10

Date: 10-9-18

Situs Address 5952 B ST SE

TTO LCB Insp

Cycle Tags Farm Forest Sales Verif

Owner JANTZ,DONAVON A &

Pictom

Other: _____

RMV Land: 67,190

RMV Imps: 63,940

RMV Total: 131,130

M50 Total: 70,180

For: 2018-2019

Notes: MAILE NOTED CHANGES

Seg: 1.1	MA	RESIDENTIAL					
Method: R05		Roof Cover: COMP		Int Comp:		Adj: RLCM2;R2+QLTY	
Class: 2		Roof:					
Area: 1295	Eff 1295	Flooring:					
Dimens: 892 x	892	Plumbing: BATH1		Electrical:		Qty: _____	60%
Found:		Heat/AC:		Bedrooms: 3		% Comp: _____	
Ex Wall:		Fireplace: HRTH-P		Year: 1940	Eff: 1940	Adj: _____	
AddFactor1:		AddFactor2:		AddFactor3:		RMV: 63,940	
Exc Code: 1/0		Comment/Adj:				L/S: _____	

Accessory Improvements TOOK EP OUT OF MA & ADDED ON BULK

Out Buildings

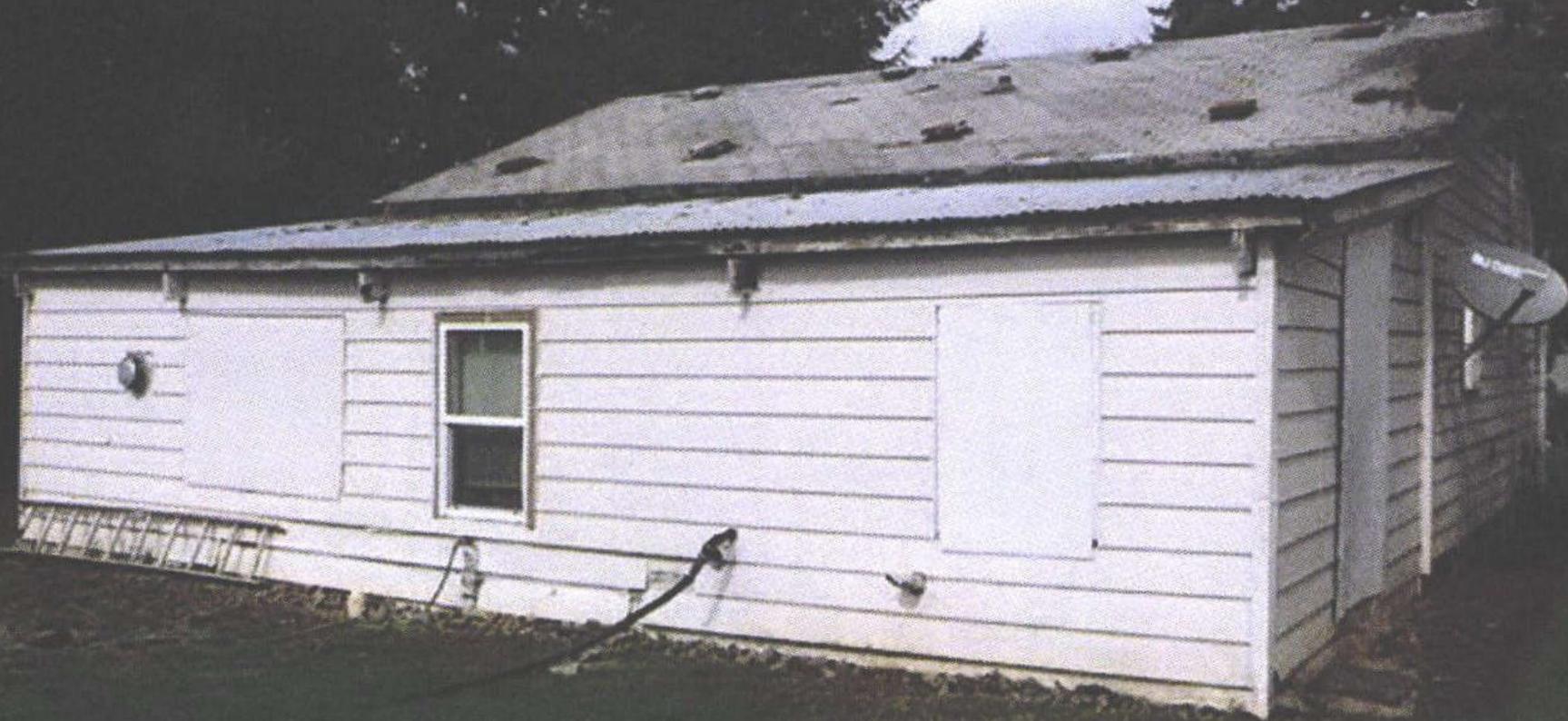
R54392 MA Front



10/ 9/2018

10-9-18

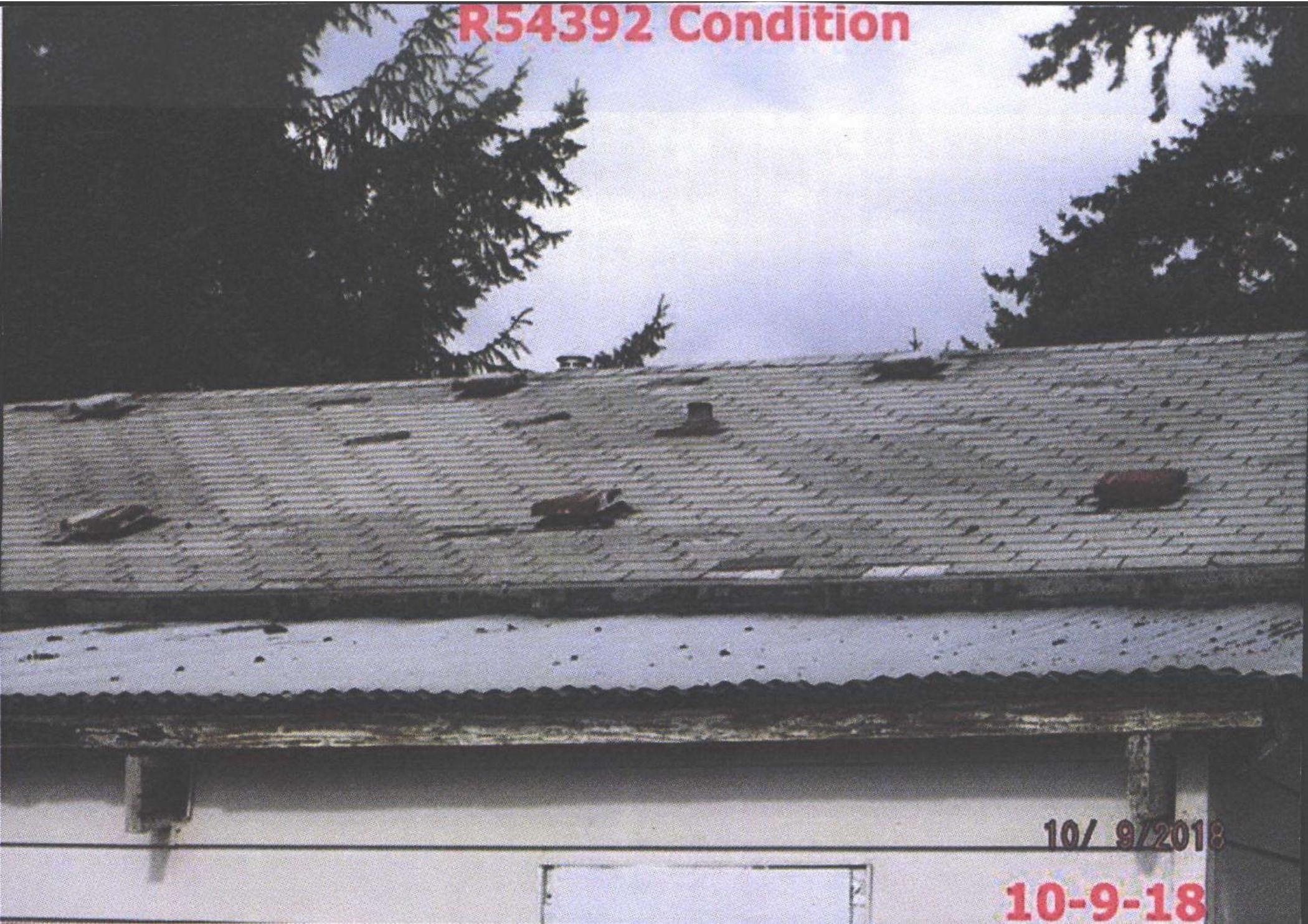
R54392 MA Rear



10/ 9/2018

10-9-18

R54392 Condition



10/ 9/2018

10-9-18

R54392 Condition-2

10/ 9/2018

10-9-18

R54392 MA W Side



10/9/2018

10-9-18

R54392 MA E Side



10/ 9/2018

10-9-18



R54392

MA

7/17/09





R 54392 8-12-02

