

Summary Lead Appr: <sup>ww</sup> Clerk: **Chris 4/4/24** Lead Clerk: Appr: **MAL** Print Date: 12/14/2023  
 Acct ID: 536749 MTL: 094W240000900 Date: **12/13/23** Appr: **MIS L** Prop Class: 551 RMV Prop Class: ~~551~~ **501**  
 Situs: 4684 BUENA VISTA RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 80333 Year: 2024

Last Date Appraised: 03/03/2009 Appraiser: MATT LORD Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Residence)  
 Owner: CARPENTIERO, MICHAEL A Roll Type: R  
 Cycle **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB TTO **INSP** AV: 135344  
 RMV Land: 342860 RMV Imp: 213900 RMV Total: 556760 MAV: 88620 MSAV: 46724 SAV: 128313  
 Comment: **23-006322 Repl SFD 2BD/1 BA**

**4/4/24 Chris Farm use ok - orchard**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	14530	0

**Land**

Site: 2	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <b>2BISS</b>	Value Source: Farm Homesite	Description:	RMV: 9910	Exception: Y	N	
Adjustment(s): GSOIL, <del>IRR</del>	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 81400130						
Site: 3	Code Area: 14530	Size: 23.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL	RMV: 262140	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:				
Comments: Liability year - 1980 / 81400130						
Site: 4	Code Area: 14530	Size: 2.48 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BISS	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR SPECIAL SOUTH	RMV: 25810	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:				
Comments: Liability year - 1980 / 81400130						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 14530	Stat Class: 132	Year Blt: 1918	Eff Year Blt: 1950	Sq.Ft: 1736	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 164980				
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	3	Finished	1064	1	0	1918	1950	HVAC, ROOF, KIT-, BATH - 1	Y N
Attic	3	Finished	672	3	0	1918	1950		Y N
Garage Attached	3	Unfinished	528	0	0	1918	1950	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1950	18693	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 3600	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 60x60	RMV: 48920				
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
General Purpose Bldg	5	Finished	3600	0	0	2008	2008	FAIR	Y N

**Accessories**

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

ACCOUNT # 536749 DATE: 12/13/23 RMV CLASS 551 PROP CLASS 551  
 MTL \_\_\_\_\_ APPR MPL TAG Y N \_\_\_\_\_  
 COMMENTS: New SFD repaving demand House

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA  
 AREA 1227 EFF AREA 1227 BED 2  
 ROOF + HVAC +  
 BATH PKG: AVL BATH 1 BATH + 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: verify / class

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: \_\_\_\_\_

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 AC  
 STAT / CLASS 4  
 SIZE 696  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 50  
 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 ~~AC~~ BSMTGF  
 STAT / CLASS 4  
 SIZE 949  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 50  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

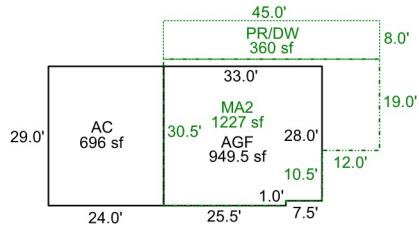
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

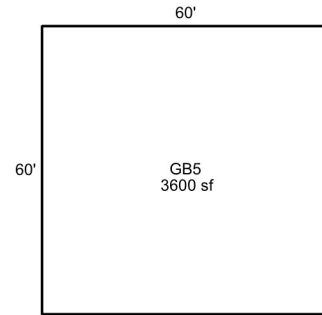
## SUBJECT INFO

File No.: 536749 Parcel No.: 094W24 00900  
 Property Address: 4684 BUENA VISTA RD S  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



536749  
094W24 00900  
SCALE = 1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	3600.0	240.0	3600.0
GLA2	MA2	1.0	1227.0	151.0	1227.0
GAR	AC	1.0	696.0	106.0	
	AGF	1.0	949.5	124.0	1645.5
P/P	PR/DW	1.0	360.0	106.0	360.0

### COMMENT TABLE 1

UPDATED BY CJURAN 10/25/2023 23-006322 MA

### COMMENT TABLE 2

MD 12/13/23

### COMMENT TABLE 3

TAB L2

Net LIVABLE	cnt	1	(rounded)	1,227
Net BUILDING	cnt	1	(rounded)	3,600







Percent Complete Form

Account # 536749

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR MSL Date 12/13/23 YR For 24-25 % COMP 50%  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_