

Summary

Lead Appr: \_\_\_\_\_ Clerk: lak 4.18.25 Lead Clerk: MBH 4/21/25 Appr: ZH 4/23/25

Print Date: 2/12/2025

Acct ID: 129626 MTL: 103W12CA10500P1 Date: 3/21/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 762 S SUNRISE DR JEFFERSON, OR 97352 MaSaNh: 17 01 000 Unit: 141926 Year: 2025

Last Date Appraised: 04/18/2016 Appraiser: GREG MARKLEY Retag: Y N Tag info:

Owner: ROGERS, KENNETH DALE Roll Type: MS

cycle

Tag

Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 16640

RMV Land: 0

RMV Imp: 38840

RMV Total: 38840

MAV: 16640

MSAV: 0

SAV: 0

Comment: SUNRISE VILLA, FIRST ADDITION TO, MS SERIAL # FJ70F3BHBN8431R, X # X00173250, Home ID 235113 ON REAL ACCT 103W12CA10500, PERSONAL MS

NO  
MLS #

UPDATE S/F TO MATCH APEX & ADD GS w/ EXCEPTION

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14130 Stat Class: 454 Year Blt: 1979 Eff Year Blt: 1980 Sq.Ft: 1130 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 38840

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                                                |
|-------------|-------|---------------|------------|------|-------|--------|------------|----------------------------------------------------------|
| First Floor | 5     | Finished      | 938        | 2    | FB-1  | 1979   | 1980       | SKIRT, ROOF+, HVAC+, KIT-, FP - 1, BATH - 1 Exception: Y |

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

-MA SIZE ADJUSTED AFTER 2015-16 TAG

- 67 x 14 = 938 SF = MATCHES APEX

- 10 x 20 GS ADDED AROUND 2022

- ROOF & SIDING SHOWING SIGNIFICANT WEAR... NEEDS TLC SOON



|                 |       |  |
|-----------------|-------|--|
| Segment         | GS    |  |
| Class           |       |  |
| Dimensions/Size | 200   |  |
| Foundation      |       |  |
| Exterior Wall   |       |  |
| Interior Finish |       |  |
| Roof Cover      | METAL |  |
| Roof Style      |       |  |
| Flooring        |       |  |
| Plumbing        |       |  |
| Heat            |       |  |
| Electric        |       |  |
| Misc.           |       |  |
| Year Built      | 2022  |  |
| Eff. Year       | 2022  |  |
| Condition       |       |  |
| % Complete      |       |  |
| Lump Sum        |       |  |
| Exception Code  | NEW   |  |



Summary

Lead Appr: Clerk: Lead Clerk: Appr:

Print Date:

3-21-25

ZH L3

3-21-25

Acct ID: 100755

MTL: 103W12CA10500

Date:

Appr:

Prop Class: 109

RMV Prop Class: 109

Situs: 762 S SUNRISE DR JEFFERSON OR 97352

MaSaNh: 17 01 000

Unit: 36560

Year: 2025

Last Date Appraised: 04/18/2016

Appraiser: GREG MARKLEY

Retag: Y N

Tag info:

Owner: JMS PROPERTIES LLC

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 27590

RMV Land: 100000

RMV Imp: 1100

RMV Total: 101100

MAV: 27590

MSAV: 0

SAV: 0

Comment:

N/C

Notations

No notation data available.

OSDs

| Count | Code | Description     | RMV   | Code Area | Exception |
|-------|------|-----------------|-------|-----------|-----------|
| 1     | URBA | URBAN - AVERAGE | 15000 | 14130     | 0         |

Land

Site: 1

Code Area: 14130

Size: 5000 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 85000

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: //2018-19 UPDATE LAND TABLE FROM 012 TO 011. //50X100 . //2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14130

Stat Class: 108

Year Blt: 1979

Eff Year Blt: 1979

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 1100

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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |

Accessories

| Description       | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|-------------------|-------|-----------|------------|------|----------|
| CONCRETE DRIVEWAY | 1     | 432       | 1979       | 1095 | 1        |
| Exception: Y N    |       |           |            |      |          |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 103W12CA10500

File No R100755

SUBJECT

Property Address 762 S SUNRISE DR

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

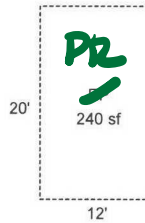
Client

Appraiser Name

IMPROVEMENTS SKETCH

R100755  
103W12CA10500

MP N/V



67'

14'

- DIMENSIONS  
CONFIRMED

Scale: 1" = 20'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code                                  | Description | Factor | Net Size | Perimeter | Net Totals |
|---------------------------------------|-------------|--------|----------|-----------|------------|
| GLA1                                  | MA          | 1.00   | 938      | 162       | 938        |
| P/P                                   | EP          | 1.00   | 240      | 64        | 240        |
| Net LIVABLE Area (rounded w/ factors) |             |        |          |           | 938        |

## Comment Table 1

DRAWN BY MONA 01.25.18

## Comment Table 2

## Comment Table 3



04-19-2016



R100755

103W12CA10500

Appr #:

284/8/16

Date

Prop Class 101

Prop Code R09

Situs Address

762 S SUNRISE DR

97352

Franchise Code 28

Year For: 2016-2017

Owner

JMS PROPERTIES LLC

Notes:

N/C

Tags

Cycle

Sales Verification

Other:

RMV Land:

39,100

RMV Imp:

2,140

RMV Total:

41,240

M50 Total:

21,180

Accessory Improvements

|            |    |                  |        |            |          |     |       |            |        |          |            |
|------------|----|------------------|--------|------------|----------|-----|-------|------------|--------|----------|------------|
| Seg.Type   | CD | CONCRETE DRIVE   | Seg. # | 1.1        | Method:  | R05 | Class | Area       | 432    | Eff Area | 432        |
| Length     | 36 | Width            | 12     | Foundation | Ex. Wall |     |       | Roof Cover |        |          |            |
| Roof Style |    |                  | Floor  |            | Plumbing |     |       |            |        |          |            |
| Year Built |    | Eff. Year Built: | 1979   | Cond. P    | F        | A   | G     | E          | % Comp | Econ     | RMV: 2,140 |
| Lump Sum   |    | Except Code/Year |        | Comments   |          |     |       |            |        |          |            |

Out Buildings