

lak 4.4.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 2/12/2025

Acct ID: 128975

MTL: 103W12CA09500P1

Date: 3/26/25

Appr: ZH

Prop Class: 019

RMV Prop Class: 019

Situs: 751 S SUNRISE DR JEFFERSON, OR 97352

MaSaNh: 17 01 000

Unit: 128975

Year: 2025

Last Date Appraised: 12/12/2023

Appraiser: GREG MARKLEY

Retag: Y N

Tag info: 2023 - REPAIR/REMODEL STRUCTURE (MS REMODEL)

Owner: BYRD, JOANNA K

Roll Type: MS

Cycle Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 18617

RMV Land: 0

RMV Imp: 18617

RMV Total: 18617

MAV: 21710

MSAV: 0

SAV: 0

Comment: 24-25: Tag; L2 12.12.23 GM

23-24: L3 12.07.22 GM

22-23: L2 08.01.22 GM

NO MLC #

N/C

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: 446	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 1344	% Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE			Dimensions: 56x24		RMV: 18617	
Func Obsc: 100	Econ %: 100	Other %: 50	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	1344	3	FB-2	1978	1978	SKIRT, ROOF, HVAC+, BATH - 2, KIT- Exception: Y N

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.

- VISITED 12/12/23 FOR TAG

- NO OBSERVED EXT. CHANGES SINCE LAST VISIT



Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: ZH 4/4/25

Print Date: 2/12/2025

Acct ID: 100771

MTL: 103W12CA09500

Date: 3-26-25

Appr: _____

Prop Class: 109

RMV Prop Class: 109

Situs: 751 S SUNRISE DR JEFFERSON OR 97352

MaSaNh: 17 01 000

Unit: 36591

Year: 2025

Last Date Appraised: 12/12/2023

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: 27400

RMV Land: 100000

RMV Imp: 3580

RMV Total: 103580

MAV: 27400

MSAV: 0

SAV: 0

Comment: 24-25: Tag; L2 12.12.23 GM

23-24: L3 12.07.22 GM

22-23: L2 08.01.22 GM

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: 1978

Eff Year Blt: 1978

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 3580

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								

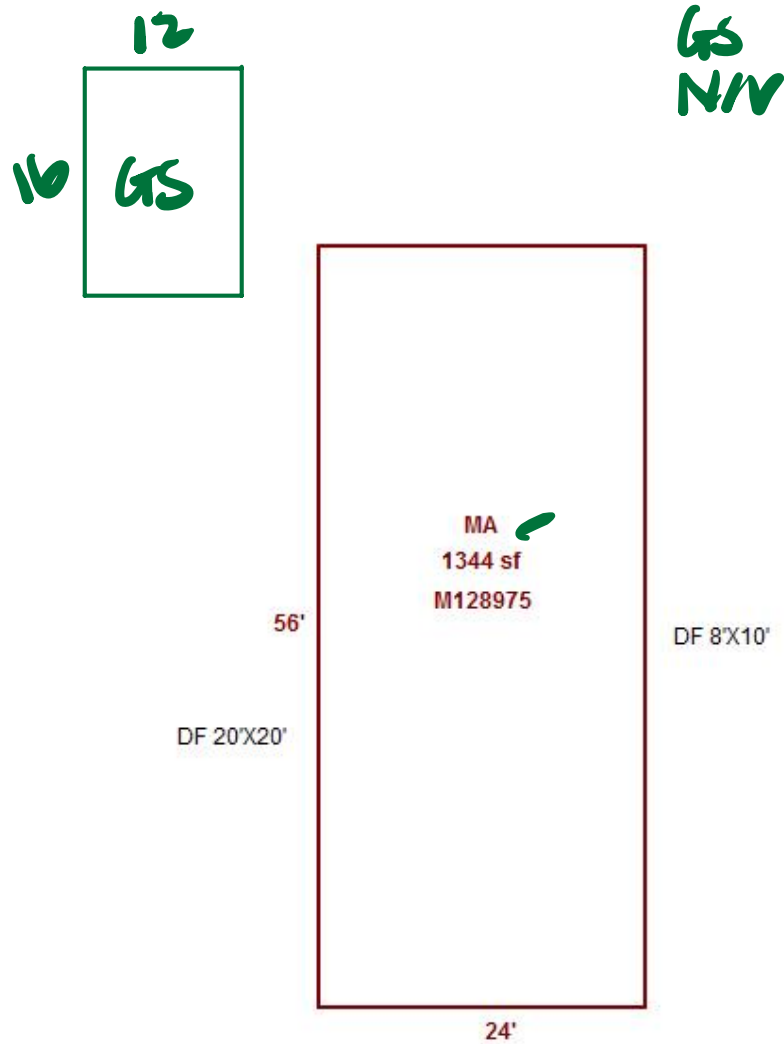
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	1	360	1978	901	1	Exception: Y N
GARDEN SHED	1	192	2010	2678	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

R100771
103W12CA09500



Acct ID: 100771 MTL: 103W12CA09500 Date: 12-12-23 Appr: [Signature] Prop Class: 109 RMV Prop Class: 109

Situs: 751 S SUNRISE DR JEFFERSON OR 97352 MaSaNh: 17 01 000 Unit: 36591 Year: 2023

Last Date Appraised: 12/07/2022 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 NOMY AV: 25840

RMV Land: 100000 RMV Imp: 6230 RMV Total: 106230 MAV: 25840 MSAV: 0 SAV: 0

Comment: 23-24: L3 12.07.22 GM

22-23: L2 08.01.22 GM

N/C, pull Tag

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: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 6230

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	1	360	1978	913	1	Exception: Y N
GARDEN SHED	1	192	2010	2707	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

✓Condition of MA
same
pull Tag? yes



Improvement Detail

MARION County
For Assessment Year 2023

Account ID 128975

Map 103W12CA09500P1

Mailing
BYRD, JOANNA K
ROGERS, SANDRA F
ROGERS, KENNETH D
751 S SUNRISE DR
JEFFERSON OR 97352

Situs 751 S SUNRISE DR JEFFERSON OR 97352

Appraiser GREG MARKLEY

Inspected 12/03/2022

Appraisal Area 17-01-000

Stat Class 446 - MANUF STRUCT, CLASS 4 24' WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	14130	1978	1978	100	10	243	Tabled	12,239	12,239	21,710	0	12,239	1,344

Rooms: 3 - BD, 2 - FB

Description	Floor Segments					OR %	Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %			
First Floor	1978	1978	10	4	100		1,344	107,129

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,344	212	1st	AVERAGE CLASS SKIRTING	0	428
1st	AVERAGE CLASS ROOF	1,344	0	1st	BATH - FULL	2	729
1st	BELOW CLASS KITCHEN	1	158				

Totals

Description	RMV
First Floor	\$12,239
Inventory	\$0
Accessories	\$0
Calculation	Tabled
Trend	100.00 %
Total RMV	\$12,239

Size Breakdown

Finished	1,344
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Comments 23-24: No change, GM

22-23: Update Condition to 50%, GM

16-17 CYCLE WORK N.C.// 16-17 CYCLE WORK N.C.// 08-09 CYCLE WORK PER #04 8/25/08//03-04;REAPP

Project 2022-23 OS L2 Date 8-1-22
Improvement Detail
 MARION County
 For Assessment Year 2022
 NO MUs

Account ID 100771
 Map 103W12CA09500
 Mailing JMS PROPERTIES LLC
 C/O DELTA MANAGEMENT CO
 203 EAST RESERVE
 VANCOUVER WA 98661
 Situs 751 S SUNRISE DR JEFFERSON OR 97352

Appraiser GREG MARKLEY
 Appraisal Area 07-01-000
 Stat Class 108 - Residential Other Improvements

lak

 Inspected 04/18/2016
 GM 9-7-22

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	14130	1978	1978	100	79		Tabled	1,080	1,080	560	0	560	0

Rooms:

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV

Accessories					
Description	Eff Yr	Size	Qty	RMV	
CONCRETE DRIVEWAY	1978	360	1	924	

Totals		Size Breakdown	
Description	RMV		
Inventory	\$0		
Accessories	\$924		
Trend	117.00 %		
Total RMV	\$1,080		

Comments //2016-17 CYCLE; NO CHANGES PER # 28 // _ //2016-17 CYCLE; NO CHANGE PER #04// 2003-04 REAPPRAISAL.

Add GS, Add condition adjustment 50%
 Good to MA to reduce RMV, Tag
 1-1-23 ✓ for remodel

Condition of Home
on 1-1-22? poor

MARION COUNTY ASSESSOR

2022 REAL PROPERTY LAND SUMMARY REPORT

7/27/2022 3:18:37 PM

ACCOUNT # 100771

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
14130	Residential	001			Sqft	5227.00	☒	Tabled	100	85,000
//2018-19 UPDATE LAND TABLE FROM 012 TO 011. //50X100 . //2003-04 REAPPRAISAL.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
14130	5227	0.00	100771	5227	0.00	100771	5227	0.00
	5227	0.00		5227	0.00		5227	0.00

Improvement Summary

MARION County

For Assessment Year 2021

Account ID 128975
Map 103W12CA09500P1
Mailing JUDKINS, TIKI K
C/O TIKI MATUSAK
751 S SUNRISE DR
JEFFERSON OR 97352

Situs 751 S SUNRISE DR JEFFERSON OR 97352

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	14130	446	1978	100	446 - MANUF STRUCT, CLASS 4 24' WIDE DOUBLE	1,344

Rooms: 3 - BD, 2 - FB

Description	Floors	Class	Comp %	OR %	Sqft
First Floor		4	100		1344

Description	Improvement Inventory	Qty/Size	Description	Qty/Size
BATH - FULL	2	ROOF COVER - COMPOSITION		0
FORCED AIR	0	SKIRTING - METAL		160
HOOD & FAN	1	WOOD PANELING		0

Total RMV \$22,130

- Purchased for 3,550 balance of what former owner owed to others, taxes, etc.
- Tiki contacted Delta, Delta contacted new owners

Home Rough Shape - needs new roof

Mel - sister

- tree fell on it, needs new truss
- kitch, Dining Room ceiling sagging
- soaked carpet. Hot H₂O dried
- sewer line has roots in it
- Be flooring in bad shape.

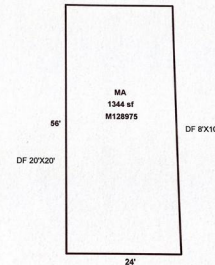
7/22/2022

Page 1 of 1

Joanna Byrd (daughter of purchaser)

503 409 4609

65
12



Added new water heater, needs new Floor, new bathrooms, roof is sagging, needs new roof, walls & Floors are separating

Segment	65		
Class			
Dimensions/Size	12x16		
Foundation			
Exterior Wall			
Interior Finish			
Roof Cover			
Roof Style			
Flooring			
Plumbing			
Heat			
Electric			
Misc.			
Year Built			
Eff. Year	2010		
Condition			
% Complete			
Lump Sum			
Exception Code			

