

Acct ID: 537336 MTL: 103W120001200 Date: 2/17/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551  
 Situs: 3139 JEFFERSON-SCIO DR SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 25747 Year: 2024  
 Last Date Appraised: 12/12/2019 Appraiser: MATT LORD Retag: Y N Tag info: 2025  
 Owner: GARCEAU, FRANCIS & GARCEAU, CECELIA Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 195674  
 RMV Land: 269090 RMV Imp: 275950 RMV Total: 545040 MAV: 138850 MSAV: 56824 SAV: 106930  
 Comment: VINES

**Notations** 25-26 cycle

| 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: 1  | Code Area: 14530             | Size: 1.30 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: 134270   | Exception: Y | N            |              |
| Adjustment(s): GSOIL, IRR  |                              | Fire Patrol:                             | Description:  |              |              |              |
| Comments: Liability year - 2009 / 00-01: 81400130, UPDATE OF MKT VALUES 03-04: REAPPRAISAL |                              |  |               |              |              |              |
| Site: 2  | Code Area: 14530             | Size: 1.00 Acres                         | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0 |
| Class:   | Value Source: Farm Homesite  | Description:                             | RMV: 89820    | Exception: Y | N            |              |
| Adjustment(s): GSOIL, IRR  |                              | Fire Patrol:                             | Description:  |              |              |              |
| Comments: Liability year - 2009 / 81400130   |                              |  |               |              |              |              |

**Improvements - Residence / Manufactured Structures**

|                      |                  |                   |                |                    |               |                 |
|----------------------|------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1              | Code Area: 14530 | Stat Class: 141 - | Year Blt: 1972 | Eff Year Blt: 1980 | Sq.Ft: 1840   | % Complete: 100 |
| Desc: One Story Only |                  |                   | Dimensions:    | RMV: 204560        |               |                 |
| 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 | 4 -   | Finished      | 1840       | 3    | FB-1/<br>HB-1 | 1972   | 1980       | BTH - 1, KIT, ROOF, FP - 1, HVAC+, BATH - 1 | Y N       |

**Accessories**

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|-------------------------------|-------|-----------|------------|-------|----------|-----------|
| DECK                          | 4     | 110       | 2000       | 2154  | 1        | Y N       |
| DECK                          | 4     | 595       | 2000       | 10591 | 1        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 4     | 84        | 2000       | 2168  | 1        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 4     | 270       | 2014       | 7517  | 1        | Y N       |

**Improvements - Accessory Buildings**

|                                     |                  |                 |                   |                    |               |                 |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 2                             | Code Area: 14530 | Stat Class: 351 | Year Blt: 2007    | Eff Year Blt: 2007 | Sq.Ft: 2040   | % Complete: 100 |
| Desc: General Purpose Building (GB) |                  |                 | Dimensions: 34x60 | RMV: 28320         |               |                 |
| 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      | 2040       | 0    | 0     | 2007   | 2007       | FAIR ✓    | Y N       |

**Accessories**

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

|                         |                  |                 |                   |                    |               |                 |
|-------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 4                 | Code Area: 14530 | Stat Class: 353 | Year Blt: 2007    | Eff Year Blt: 2007 | Sq.Ft: 2496   | % Complete: 100 |
| Desc: Machine Shed (MS) |                  |                 | Dimensions: 52x48 | RMV: 22180         |               |                 |
| 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Machine Shed | 5     | Finished      | 2496       | 0    | 0     | 2007   | 2007       | FAIR      | Y N       |

**Accessories**

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

Bldg: 5 Code Area: 14530 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 170 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x17 RMV: 2130  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 170        | 0    | 0     | 2000   | 2000       | FAIR      |                |

**Accessories**

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

Bldg: 6 Code Area: 14530 Stat Class: 321 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 416 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: RMV: 5410  
 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 |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Hay Cover | 6     | Finished      | 416        | 0    | 0     | 2017   | 2017       | FAIR      |                |

**Accessories**

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

Bldg: 7 Code Area: 14530 Stat Class: 353 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 952 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 10750  
 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 5     | Finished      | 952        | 0    | 0     | 2007   | 2007       | FAIR      |                |

**Accessories**

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

Bldg: 8 Code Area: 14530 Stat Class: 354 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 784 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 2600  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Light Duty | 5     | Finished      | 784        | 0    | 0     | 2014   | 2014       |           |                |

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 103W12 01200

File No R37336

SUBJECT

Property Address 3139 Jefferson-Scio Dr SE

City Jefferson

State OR

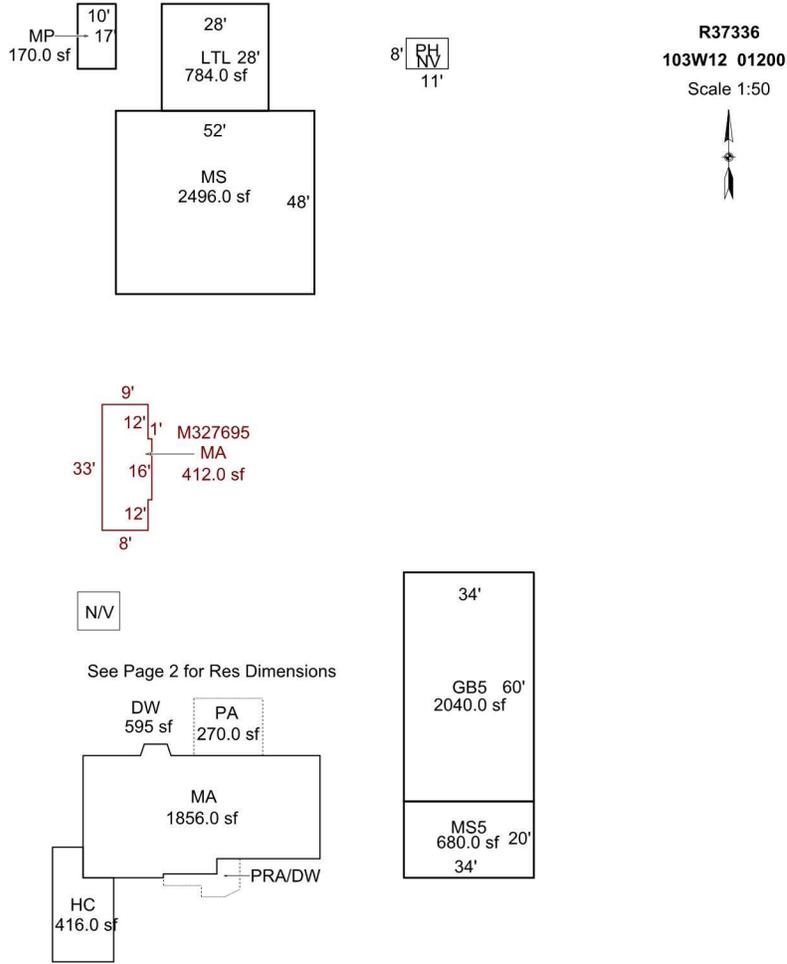
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 45'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code              | Description | Factor | Net Size             | Perimeter | Net Totals |        |
|-------------------|-------------|--------|----------------------|-----------|------------|--------|
| GLA1              | MA          | 1.00   | 412.00               | 92.0      | 2268.00    |        |
|                   | MA          | 1.00   | 1856.00              | 192.3     |            |        |
| GBA1              | MS5         | 1.00   | 680.00               | 108.0     | 6586.00    |        |
|                   | GB5         | 1.00   | 2040.00              | 188.0     |            |        |
|                   | MS          | 1.00   | 2496.00              | 200.0     |            |        |
|                   | LTL         | 1.00   | 784.00               | 112.0     |            |        |
|                   | MP          | 1.00   | 170.00               | 54.0      |            |        |
|                   | HC          | 1.00   | 416.00               | 92.0      |            |        |
| YI1               | PA          | 1.00   | 270.00               | 66.0      |            | 380.00 |
|                   | PRA         | 1.00   | 110.00               | 58.5      |            |        |
| Net LIVABLE Area  |             |        | (rounded w/ factors) |           |            | 2268   |
| Net BUILDING Area |             |        | (rounded w/ factors) |           |            | 6586   |

#### Comment Table 1

Apex by RW 04/28/08  
Addn to MS & MA - CE 2/3/10  
UPD BY PH 01.15.20

#### Comment Table 2

12.12.19 NM #35

#### Comment Table 3

TAGS

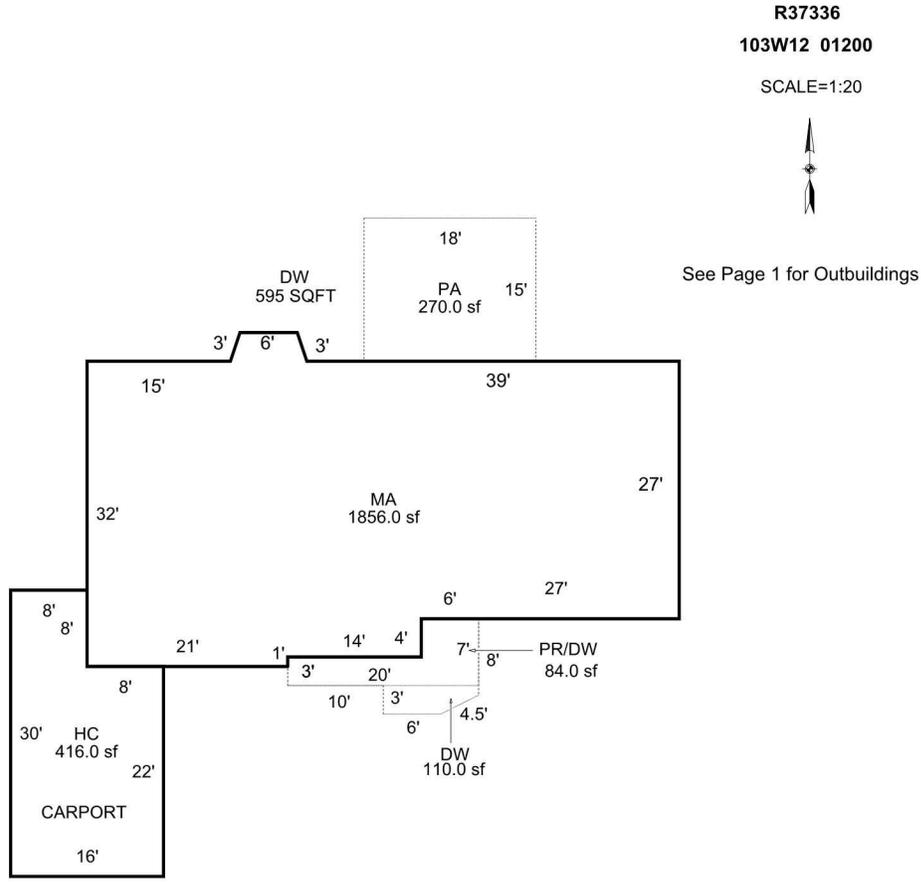
# SKETCH/AREA TABLE ADDENDUM

Parcel No 103W12 01200

File No R37336

|         |   |                 |                  |
|---------|---|-----------------|------------------|
| SUBJECT | Property Address <b>3139 Jefferson-Scio Dr SE</b> |                 |                  |
|         | City <b>Jefferson</b>                             | State <b>OR</b> | Zip <b>97352</b> |
|         | Owner   |                 |                  |
|         | Client  |                 |                  |
|         | Appraiser Name                                    |                 |                  |

IMPROVEMENTS SKETCH



Scale: 1" = 45'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.00   | 1856.00  | 192.3     | 1856.00    |
| GBA1 | HC          | 1.00   | 416.00   | 92.0      | 416.00     |
| YI1  | PA          | 1.00   | 270.00   | 66.0      |            |
|      | DW          | 1.00   | 110.00   | 58.5      |            |
|      | PR/DW       | 1.00   | 84.00    | 54.0      | 464.00     |

### Comment Table 1

Apex by RW 04/28/08  
 Addn to MS & MA - CE 2/3/10  
 UPD BY PH 01.15.20

### Comment Table 2

12.12.19 NM #35

### Comment Table 3

TAGS

|                   |                      |      |
|-------------------|----------------------|------|
| Net LIVABLE Area  | (rounded w/ factors) | 1856 |
| Net BUILDING Area | (rounded w/ factors) | 416  |



6 PPTA RV PLATES 12



R37336 RV PLATE 12.12.19



R37336 FRONT 12.12.19





