

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MLH 6/11/25

Print Date: 4/16/2025

Acct ID: 535837 MTL: 092W30D000300 Date: 5/15/25 Appr: MLH Prop Class: 451 521 RMV Prop Class: 451 501
Situs: 4475 BLUE HERON LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 85714 Year: 2025

Last Date Appraised: 07/17/2018 Appraiser: MATT LORD Retag: Y N Tag info:
Owner: CROSSLAND, TRAVIS Roll Type: R
Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 961070
RMV Land: 459080 RMV Imp: 1352270 RMV Total: 1811350 MAV: 961070 MSAV: 0 SAV: 0
Comment:

update Inventory

Input MLH 5/22/25

Notations

RP/MS	Code	Description
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	05530	0

Land

Site: 1	Code Area: 14530	Size: 19.56 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Permanently Disqualified	Description: SIX HILL	RMV: 240920	Exception: Y N		
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments: 18-19: #10 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS //9-4-14 (GW39): CHG MKT L.S. TO 008S FOR APPROVAL OF HOMESITE GRANTED ON CU08- 053.// 81400130: 03-04: REAPPRAISAL 04-05: ROLLOVER FROM DESIG FOREST TO STF PROGRAM; CHG LAND TYPE FROM DESIG FOREST FCO TO STF C.						
Site: 2	Code Area: 05530	Size: 12.97 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Permanently Disqualified	Description: FOUR HILL DRY	RMV: 168160	Exception: Y N		
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments: 17-18: PER #73 UPGRADE OSD / 15-16: 12.97 ACRES DISQ DFL & STF// //9-4-14 (GW39): CHG MKT L.S. TO 008S FOR APPROVAL OF HOMESITE GRANTED ON CU08-053.//500130 04-05: ROLLOVER FROM DESIG FOREST TO STF PROGRAM; CHG LAND TYPE FROM DESIG FOREST FCO TO STF C.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05530	Stat Class: 152 +	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 4227	% Complete: 100
Desc: Multi Story above grade			Dimensions:	RMV: 905980		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5 +	Finished	2832	0	0	2014	2014	BATH - 2, BTH - 1, HVAC+, ROOF, FP - 1, BATH+, KIT	Y N
Attic	5 +	Finished	1395	0	0	2014	2014	BATH - 1, HVAC+	Y N
Garage Attached	5	Finished	912	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
CONCRETE DRIVEWAY	5	827	2014	2553	1	Y N
DECK	5	1599	2014	30381	1	Y N
PATIO	5	107	2014	559	1	Y N
ROOF EXTENSION OR PATIO COVER	5	355	2014	9780	1	Y N

Change to JI 5G

Bldg: 3	Code Area: 05530	Stat Class: 108	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:	RMV: 21600		
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								

part of YI move MAJ

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ASPHALT DRIVEWAY	1	9000	2015	21600	1	Y N

Bldg: 5	Code Area: 05530	Stat Class: 158	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:	RMV: 368820		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Garage Oversized Detached	5	Finished	4000	0	0	2018	2018	ROOF <i>sf</i>	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05530 Stat Class: 301 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 50000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Gate part of YI move MAD

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Building Structure	0	Finished	0	0	0	2013	2013		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05530 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x20 RMV: 5870
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	160	0	0	2017	2017	<i>Ave</i>	Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No. 092W30D 00300 File No. R05836

Property Address 4475 BLUE HERON LN SE State OR Zip 97352

City JEFFERSON

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2832	291	2832
GLA2	ATTF	1.00	1396	345	1396
GBA1	MP	1.00	160	56	160
	GB	1.00	4000	260	4160
CAR	AGP	1.00	912	126	912
P/P	DW	1.00	1599	224	1599
	PR	1.00	355	87	355
	PR	1.00	827	124	827
	CD	1.00	827	124	827
	PC	1.00	107	52	107
					2808

Comment Table 1

DRAWN BY SRAGSDALE 11/7/14
 UPDATED BY JRONDEMA 7/23/18
 UPDATED BY JRONDEMA 12/27/18

5/15/25 MLH cleanup 4

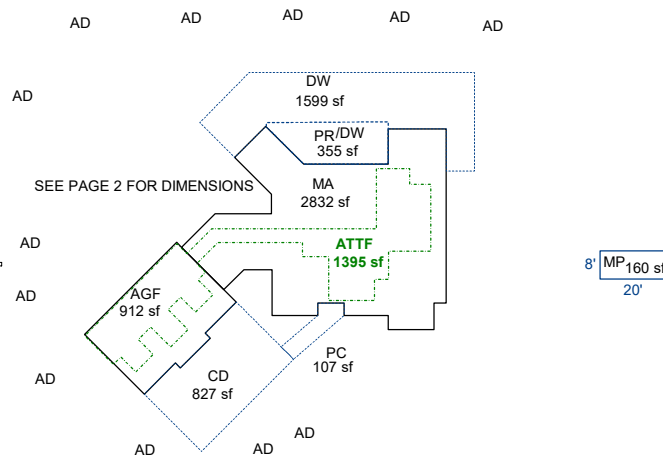
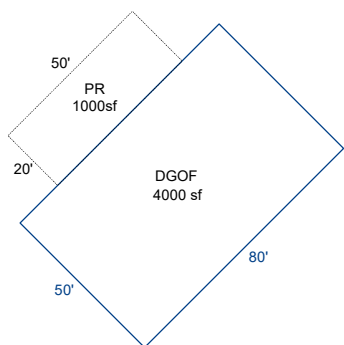
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535836 Parcel No.: 092W30D 00300
 Property Address: 4475 BLUE HERON LN SE
 City: JEFFERSON County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535836
092W30D 00300
SCALE=1:50



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	160.0	56.0		DRAWN BY SRAGSDALE 11/7/14 UPDATED BY JRONDEMA 7/23/18 UPDATED BY JRONDEMA 12/27/18 UPDATED BY CLOBERG 05/22/25	
	DGOF	1.0	4000.0	260.0	4160.0		
GLA1	MA	1.0	2832.0	291.5	2832.0		
GLA2	ATTF	1.0	1395.9	345.4	1395.9		
GAR	AGF	1.0	912.0	126.0	912.0		
P/P	DW	1.0	1598.5	224.1			
	PR	1.0	355.1	86.8			
	CD	1.0	827.0	124.0			
	PC	1.0	107.1	52.2			
	PR	1.0	1000.0	140.0	3887.8		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 05/15/25	CLEAN UP L4
Net LIVABLE		cnt	0	(rounded)	4,228		
Net BUILDING		cnt	2	(rounded)	4,160		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535836 Parcel No.: 092W30D 00300
 Property Address: 4475 BLUE HERON LN SE
 City: JEFFERSON County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535836
092W30D 00300
SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2832.0	291.5	2832.0
GLA2	ATTF	1.0	1395.9	345.4	1395.9
GAR	AGF	1.0	912.0	126.0	912.0
P/P	DW	1.0	1598.5	224.1	
	PR	1.0	355.1	86.8	
	CD	1.0	827.0	124.0	
	PC	1.0	107.1	52.2	2887.8

COMMENT TABLE 1

DRAWN BY SRAGSDALE 11/7/14
 UPDATED BY JRONDEMA 7/23/18
 UPDATED BY JRONDEMA 12/27/18
 UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

MLH 05/15/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 4,228



R35837

02-4-2015