

Acct ID: 536431 MTL: 093W23C001100 Date: 9/15/25 Appr: MLH Prop Class: 581 RMV Prop Class: 451  
 Situs: 2106 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 54498 Year: 2025

Last Date Appraised: 06/03/2008 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: YOUNGERS, WILLIAM L Roll Type: R  
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 435619  
 RMV Land: 370330 RMV Imp: 578980 RMV Total: 949310 MAV: 405530 MSAV: 30089 SAV: 51120  
 Comment:

*Update Inventory*

Input MLH 5/22/25

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

*Farm Hjestock Forest OK*

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	14530	0

**Land**

Site: 2	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <u>2BDS</u>	Value Source: Farm Homesite	Description:			RMV: 35710	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 81400130//09-10: SEPARATED OFF EXCESS ACREAGE FROM HOMESITE/07-08: PER #44 - ADD .8 ACRES TO HOMESITE						
Site: 3	Code Area: 14530	Size: 2.29 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL			RMV: 89970	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1982 / 81400130 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.						
Site: 4	Code Area: 14530	Size: 4.15 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 148220	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1982 / 81400130 //07-08: FOREST APPLICATION RECEIVED AND APPROVED						
Site: 5	Code Area: 14530	Size: 0.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH			RMV: 17860	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1985						
Site: 6	Code Area: 14530	Size: 0.80 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: <u>2BDS</u>	Value Source: <u>Rural Restrictive</u>	Description:			RMV: 28570	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 81400130//09-10: SEPARATED OFF EXCESS ACREAGE FROM HOMESITE/07-08: PER #44 - ADD .8 ACRES TO HOMESITE						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 14530	Stat Class: 142	Year Blt: 1979	Eff Year Blt: 1988	Sq.Ft: 2486	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 401030	
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	4	Finished	1654	1	FB-2	1979	1988	ROOF, FP - 1, HVAC+, KIT+, BATH - 2	Exception: Y N
Second Floor	4	Finished	832	3	0	1979	1988	HVAC+	Exception: Y N
Garage Attached	4	Finished	644	0	0	1979	<del>1984</del>	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	120	<u>2003</u>	3672	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1988	35096	1	Exception: Y N

Bldg: 3	Code Area: 14530	Stat Class: 148	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:		RMV: 76320	
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
Garage Oversized Detached	4	Finished	1040	0	FB-1	1998	1998	ROOF, BATH - 1 <i>SF</i>

Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 14530 Stat Class: 108 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 13500  
 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 MAU*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	5000	2003	13500	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14530 Stat Class: 353 Year Blt: 1991 Eff Year Blt: <sup>2009</sup>1991 Sq.Ft: 1736 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 62x28 RMV: 7920  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	1736	0	0	1991	1991	<i>AJE</i>

Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 14530 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1920 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 19210  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*H/C*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1920	0	0	1998	1998	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 14530 Stat Class: 316 Year Blt: 2000 Eff Year Blt: <sup>2009</sup>2000 Sq.Ft: 8856 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 72x128 <sup>120</sup> RMV: 59000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Horse Arena	4	Finished	8856	0	0	2000	2000	FAIR <i>Good</i>

Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 14530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 2000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Gate part of YI Move MAU*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	0	0	0	0	0	

Exception: Y N

**Accessories**

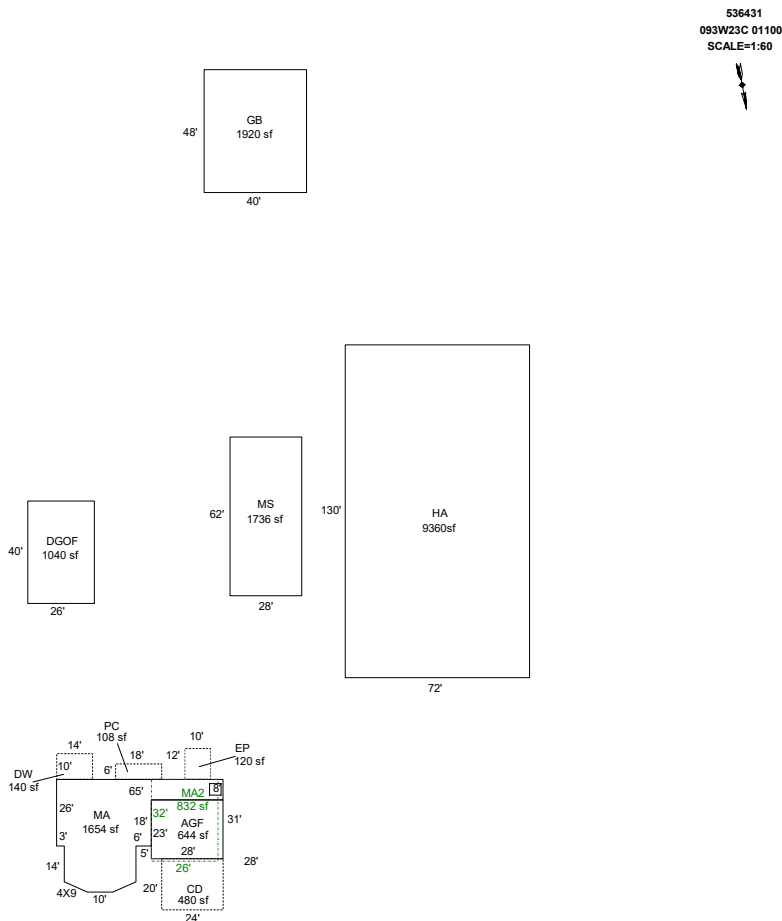
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536431 Parcel No.: 093W23C 01100  
 Property Address: 2106 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

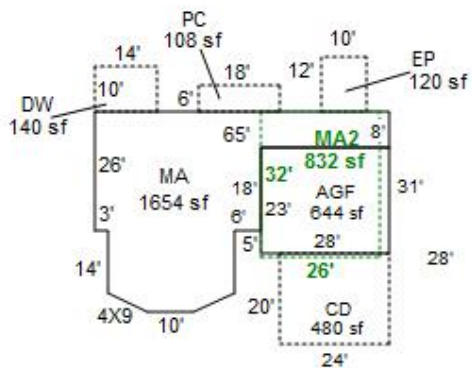
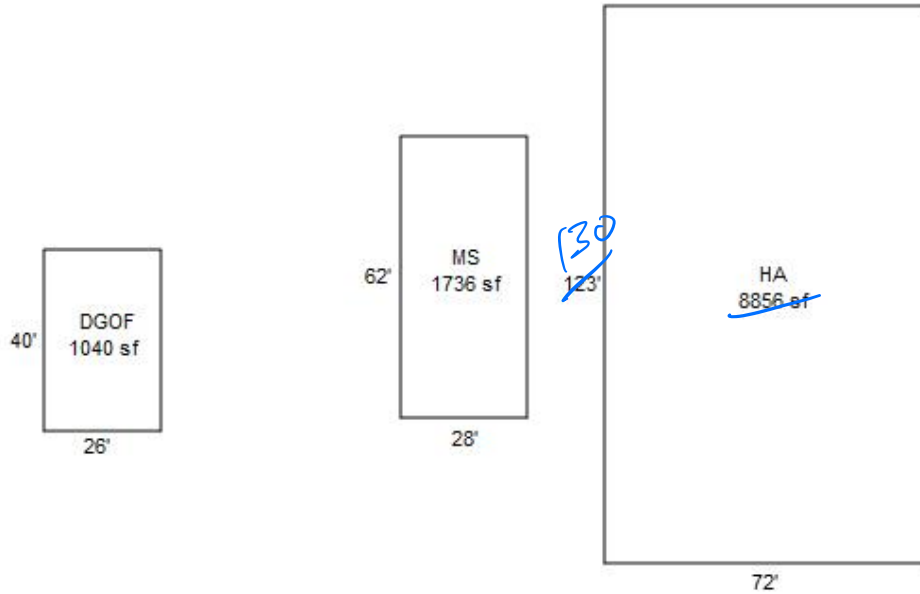
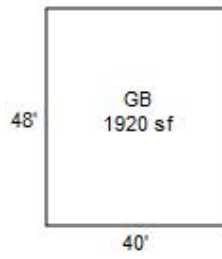
## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	1736.0	180.0		DRAWN BY JRONDEMA 6/27/18 UPDATED BY CLOBERG 05/22/25	
	GB	1.0	1920.0	176.0			
	HA	1.0	9360.0	404.0	13016.0		
GLA1	MA	1.0	1654.0	211.7	1654.0		
GLA2	MA2	1.0	832.0	116.0	832.0		
GAR	AGF	1.0	644.0	102.0			
P/P	DGOF	1.0	1040.0	132.0	1684.0		
	EP	1.0	120.0	44.0			
	DW	1.0	140.0	48.0			
	PC	1.0	108.0	48.0			
	CD	1.0	480.0	88.0	848.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						MLH 05/15/25	CLEAN UP L4
	Net LIVABLE	cnt	0 (rounded)		2,486		
	Net BUILDING	cnt	3 (rounded)		13,016		

R36431  
093W23C 01100  
SCALE=1:60



5/15/25 MLH Clean up L4





