

Acct ID: 536668 MTL: 093W35CC01600 Date: 3/5/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 1677 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 51895 Year: 2024

Last Date Appraised: 04/24/2019 Appraiser: MATT LORD Retag: Y N Tag info: _____
 Owner: MCLEAN, JACK E & MCLEAN, GALE A Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 168920
 RMV Land: 209930 RMV Imp: 81780 RMV Total: 291710 MAV: 168920 MSAV: 0 SAV: 0
 Comment: _____

Notations 25-26 cycle
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>AVL</u>	35000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.13 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: _____ RMV: 174930 Exception: Y N
 Adjustment(s): ↳ soil Fire Patrol: _____ Description: _____
 Comments: 08-09: 44 CYCLE WORK, REMOVED HWY ADJ // 03-04: REAPPRAISAL 03-04: L & L SUBDIVISION MERGING INTO SURROUNDING AREA 03-04: REAPPRAISAL /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 456 Year Blt: 1996 Eff Year Blt: ~~1993~~ 1996 Sq.Ft: 1120 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: _____ RMV: 52970
 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	5	Finished	1120	3	FB-2	1996	1996	BATH - 2, KIT-, SKRT+, ROOF, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	275	1993	1815	1	Y N
DECK	5	352	1993	2323	1	Y N
PATIO	5	445	1993	734	1	Y N
ROOF EXTENSION OR PATIO COVER	5	162	1993	1409	1	Y N
ROOF EXTENSION OR PATIO COVER	5	200	1993	1740	1	Y N
ROOF EXTENSION OR PATIO COVER	5	275	1993	2393	1	Y N

Separate 1 level
XIA

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1920 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 28810
 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	1920	0	0	2009	2009	FAIR ✓	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W35CC01600**

File No **R36668**

SUBJECT

Property Address **1677 TALBOT RD SE**

City **JEFFERSON**

State **OR**

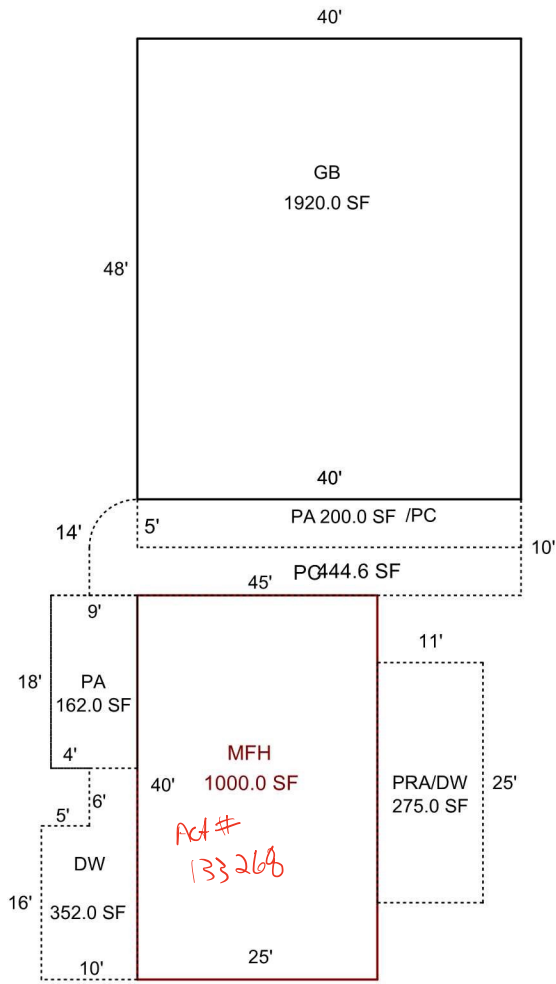
Zip **97352**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R36668
093W35CC01600
 SCALE: 1" = 20'

Scale: **1" = 20'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFH	1.00	1000.00	130.0	1000.00
GBA1	GB	1.00	1920.00	176.0	1920.00
P/P	PC	1.00	444.63	107.9	
	PA	1.00	162.00	54.0	
	DW	1.00	352.00	108.0	
	PRA/DW	1.00	275.00	72.0	
	PA	1.00	200.00	90.0	1433.63

Comment Table 1

APEX BY CE 12/8/09
 UPD BY NMM 04.26.19

Comment Table 2

04.24.19 #35 NMM

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1000
Net BUILDING Area	(rounded w/ factors)	1920



R36668 GB FRONT 04.24.19



R36668 GB REAR 04.24.19



R36668 GB SIDE 04.24.19



R36668 MA FRONT 04.24.19



R36668 MA REAR 04.24.19



R36668 PA PC 04.24.19



R36668 MA FRONT 2019 04 24



R36668 MA REAR 2019 04 24



R36668 PA PC 2019 04 24



R36668 GB FRONT 2019 04 24



R36668 GB REAR 2019 04 24



R36668 GB SIDE 2019 04 24