

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Inspect

Print Date: 5/9/2025

Acct ID: 330444 MTL: 093W14D001400 Date: 6/16/25 Appr: MDL Prop Class: 641 RMV Prop Class: 401

Situs: 12153 TIMBER LN SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 51329 Year: 2025

Last Date Appraised: 04/26/2021 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: SHOWALTER, CRAIG Roll Type: R

Cycle Tag Sales Verification Other: Farm check Inspection level: 1 2 3 4 LCB TTO INSP AV: 395273

RMV Land: 321320 RMV Imp: 695530 RMV Total: 1016850 MAV: 394210 MSAV: 1063 SAV: 2064

Comment: 22-23: L4 4.26.2021 CL

Forest ✓ New Aerials

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Market Homesite Description: SIX HILL RMV: 50690 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: 02-03: 32 AC DISQ FOREST LAND. 02-03: F02-261 DELETE FOR NEW SUB, CREATING R330441 THRU R330448. 03-04: INDIAN SPRINGS SUBDIVISION MERGING INTO SURROUNDING AREA; 03-04 REAPPRAISAL. 04-05: RECASC PROJECT, LAND SCHEDULE CHANGES. //05-06: PER #39, DELETE VIEW ADJUSTMENT .2005-06 ADDED OSD.

Site: 3 Code Area: 14530 Size: 4.55 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0

Class: FTLF Value Source: Designated Forest Land Description: DFL Class F RMV: 230630 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: Liability year - 2018

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 143 + Year Blt: 2004 Eff Year Blt: 2011 Sq.Ft: 3696 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 674890

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	
First Floor	4 +	Finished	2816	2	FB-2	2004	2011	ROOF, KIT, HVAC+, BATH - 2	Exception: Y N
Basement	4 +	Finished	880	1	FB-1	2004	2011	BATH - 1, HVAC+	Exception: Y N
Garage Basement	4 +	Finished	640	0	0	2004	2004		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	4	4000	2004	10800	1	Exception: Y N
CONCRETE DRIVEWAY	4	432	2011	1320	1	Exception: Y N
CONCRETE DRIVEWAY	4	504	2011	1540	1	Exception: Y N
DECK	4	96	2011	1985	1	Exception: Y N
DECK	4	216	2011	4467	1	Exception: Y N
DECK	4	440	2011	9099	1	Exception: Y N
PATIO	4	96	2011	496	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	96	2011	2617	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	120	2011	3271	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	216	2011	5888	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 864 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 20640

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	
General Purpose Bldg	5	Finished	864	0	0	2020	2020	FAIR ✓	Exception: Y N

Accessories

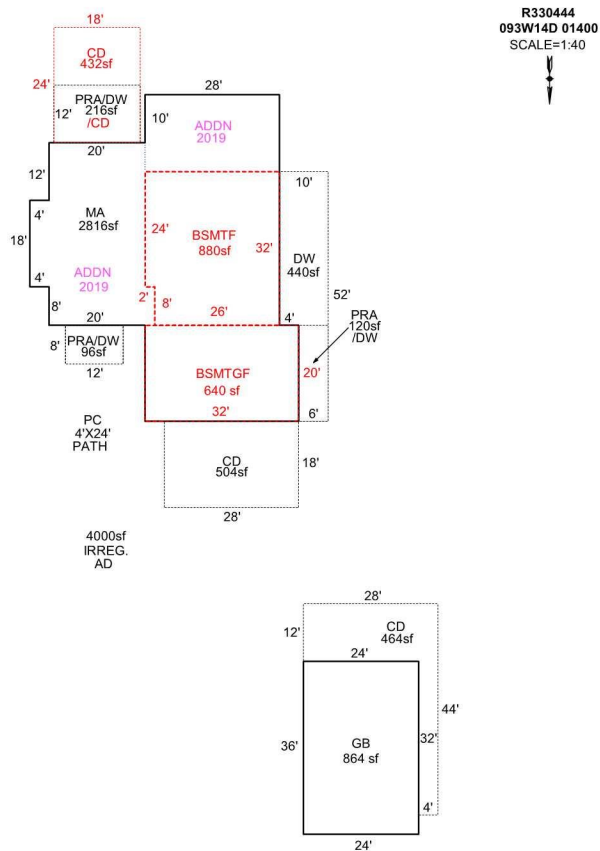
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	Part of Y/I	5	464	2020	2348	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R330444 Parcel No.: 093W14D 01400
 Property Address: 12153 Timber Ln SE
 City: Jefferson County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

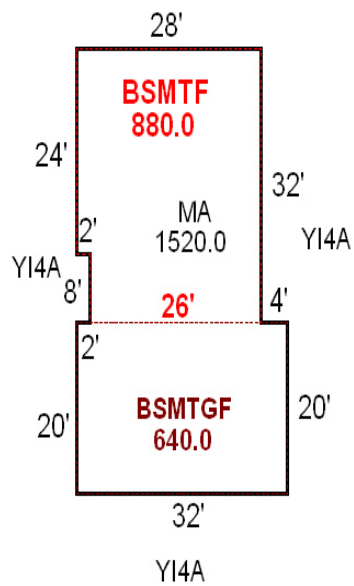
SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX 1/22/2010 Jane UPDATED BY JRONDEMA 4/16/19 UPDATED BY CJURAN 04/28/2021 UPDATED BY CJURAN 09/09/2021	
GBA1	GB	1.0	864.0	120.0	864.0		
GLA1	MA	1.0	2816.0	248.0	2816.0		
BSMT	BSMTF	1.0	880.0	120.0			
	BSMTGF	1.0	640.0	104.0	1520.0		
P/P	CD	1.0	464.0	144.0			
	CD	1.0	504.0	92.0			
	DW	1.0	440.0	124.0			
	PRA	1.0	120.0	52.0			
	PRA/DW	1.0	96.0	40.0			
	PRA/DW	1.0	216.0	60.0			
	CD	1.0	432.0	84.0	2272.0		
	Net LIVABLE	cnt	1	(rounded)	2,816	COMMENT TABLE 2 #10 CL 04/26/2021	
	Net BUILDING	cnt	1	(rounded)	864		
						COMMENT TABLE 3 TAGS L4	

R330444
093W14D 01400



AD
very steep Drive



R330444 01.09.20

