

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Inpet Print Date: \_\_\_\_\_

Acct ID: 556924 MTL: 103W02BB01000 Date: 3/5/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
Situs: 1757 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 130088 Year: 2024  
2025

Last Date Appraised: 04/08/2020 Appraiser: MATT LORD Retag: Y (N) Tag info: \_\_\_\_\_  
Owner: MCDONALD, JOSHUA M & MCDONALD, ARRIKA Roll Type: R  
Cycle (3) Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 130930  
RMV Land: 172250 RMV Imp: 117280 RMV Total: 289530 MAV: 130930 MSAV: 0 SAV: 0  
Comment: LEVEL 4 C19 4.8.20 MH 31

Notations 25-16 cycle  
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	14530	0

Land

Site: 1 Code Area: 14530 Size: 12632 Sqft Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BDS Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 127250 Exception: Y N  
 Adjustment(s): 6501 Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: .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: 131 Year Blt: 1941 Eff Year Blt: 1966 1972 Sq.Ft: 1000 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 97080  
 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	3	Finished	1000	2	FB-1	1941	<u>1966</u> <u>1972</u>	BATH - 1, ROOF, HVAC+, KIT+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	448	1955	990	1	Y N
DECK	3	105	1955	1571	1	Y N
PATIO	3	216	1955	808	1	Y N
ROOF EXTENSION OR PATIO COVER	3	70	1955	1380	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1941 Eff Year Blt: 1966 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: \_\_\_\_\_ RMV: 20200  
 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
Garage Detached	3	Unfinished	336	0	0	1941	1966	ROOF ✓	Y N

Accessories

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

Improvements - Accessory Buildings  
 No improvement data available for all other stat class types.

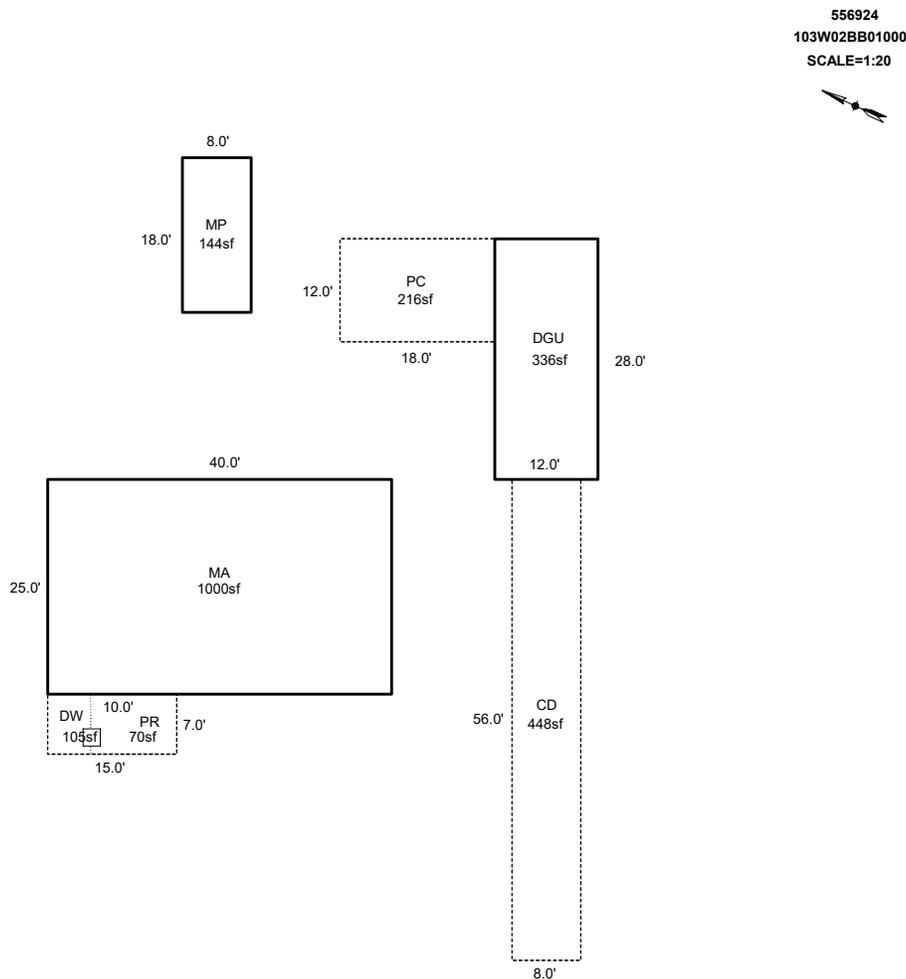
MP  
8x185  
 Fair  
 Eff 2024  
 Excep.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 556924 Parcel No.: 103W02BB01000  
 Property Address: 1757 Talbot Rd SE  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	52.0	144.0
GLA1	MA	1.0	1000.0	130.0	1000.0
GAR	DGU	1.0	336.0	80.0	336.0
OTH	CD	1.0	448.0	128.0	448.0
P/P	PC	1.0	216.0	60.0	
	DW	1.0	105.0	44.0	
	PR	1.0	70.0	34.0	391.0

### COMMENT TABLE 1

Apex by RW 05/27/08  
 UPDATED BY JRONDEMA 6/20/18  
 UPDATED BY CLOBERG 07/08/25  
 UPDATED BY CLOBERG 07/25/25

### COMMENT TABLE 2

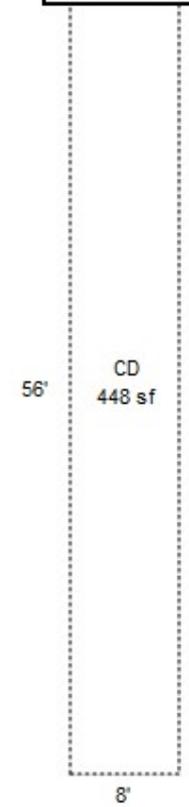
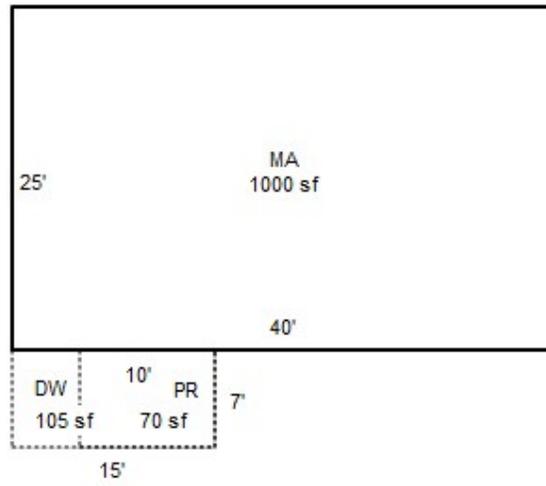
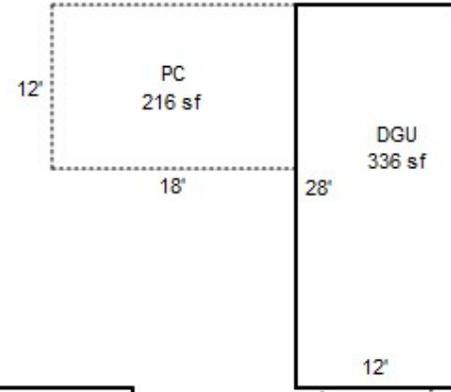
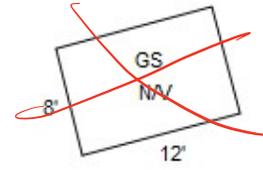
MDL 03/05/25

### COMMENT TABLE 3

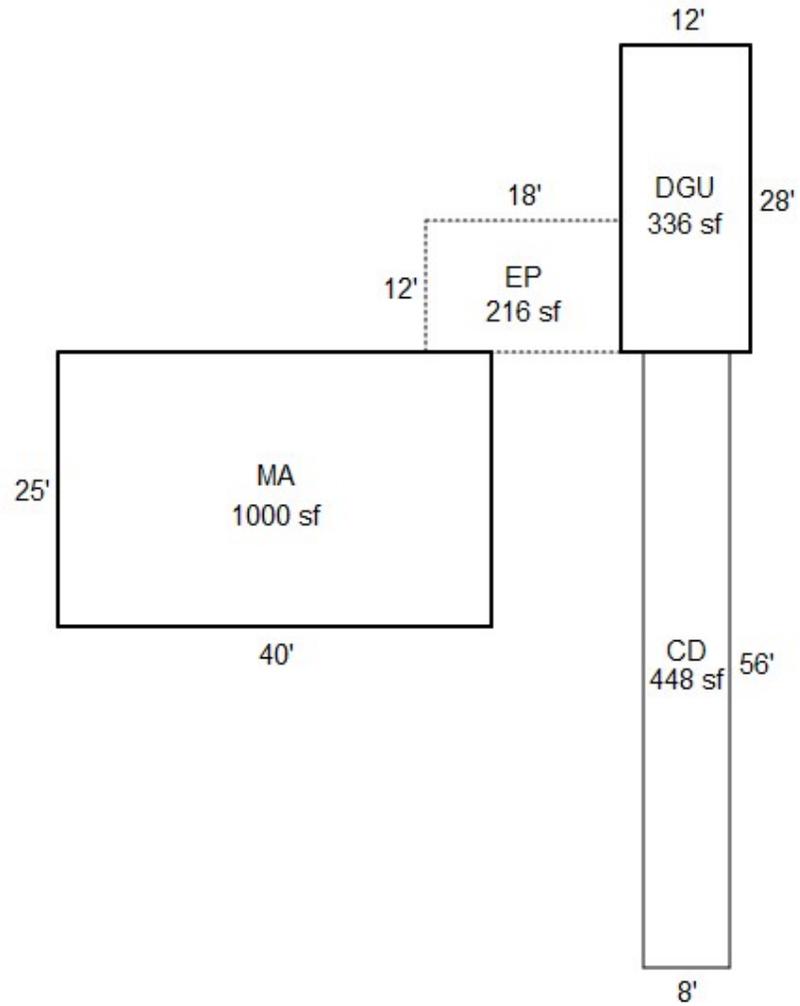
CYCLE L3

Net LIVABLE	cnt	0	(rounded)	1,000
Net BUILDING	cnt	1	(rounded)	144

18  
IH  
MP  
8



R56924  
103W02BB01000  
1=25'





R56924  
DGU

6-18-18



R56924  
MA

6-18-18