

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 1/25/2024

Acct ID: 556926 MTL: 103W02BB01300 Date: 3/5/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 1767 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 130090 Year: ~~2024~~ 2025
 Last Date Appraised: 06/18/2018 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: IBARRA, HUMBERTO ROGACIANO Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138520
 RMV Land: 166740 RMV Imp: 108260 RMV Total: 275000 MAV: 138520 MSAV: 0 SAV: 0
 Comment:

Notations 25-26 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: 10454 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 121740 Exception: Y N
 Adjustment(s): ZBMS 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: 1965 Eff Year Blt: 1965 Sq.Ft: 1219 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 107500
 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	1219	3	FB-1	1965	1965	BATH - 1, ROOF, HVAC, FP - 1, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	120	1965	281	1	Y N
PATIO	3	132	1965	523	1	Y N
ROOF EXTENSION OR PATIO COVER	3	132	1965	2756	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 760
 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
Multi-Purpose Bldg	4	Finished	160	0	0	1965	1965	FAIR ✓	Y N

Accessories

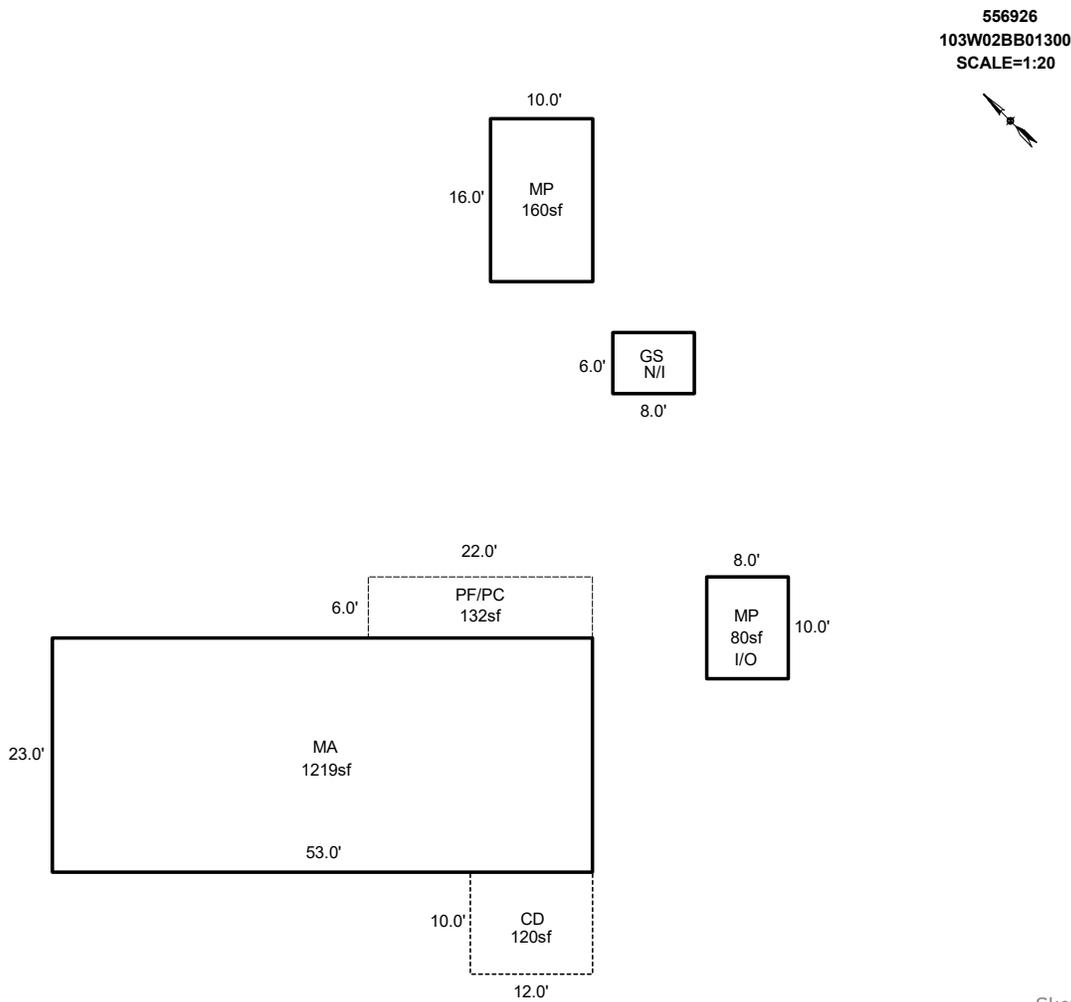
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556926 Parcel No.: 103W02BB01300
 Property Address: 1767 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	160.0	52.0	
	MP	1.0	80.0	36.0	240.0
GLA1	MA	1.0	1219.0	152.0	1219.0
P/P	PF/PC	1.0	132.0	56.0	
	CD	1.0	120.0	44.0	252.0

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

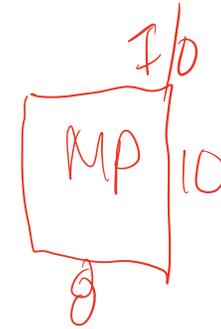
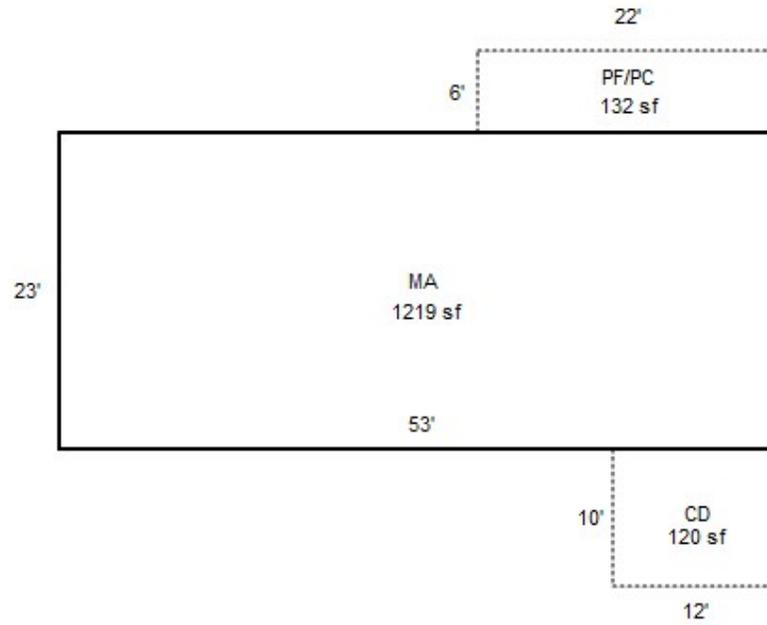
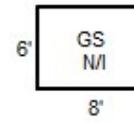
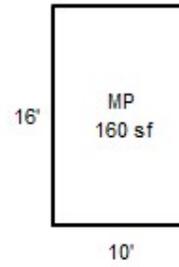
COMMENT TABLE 2

MDL 03/05/25

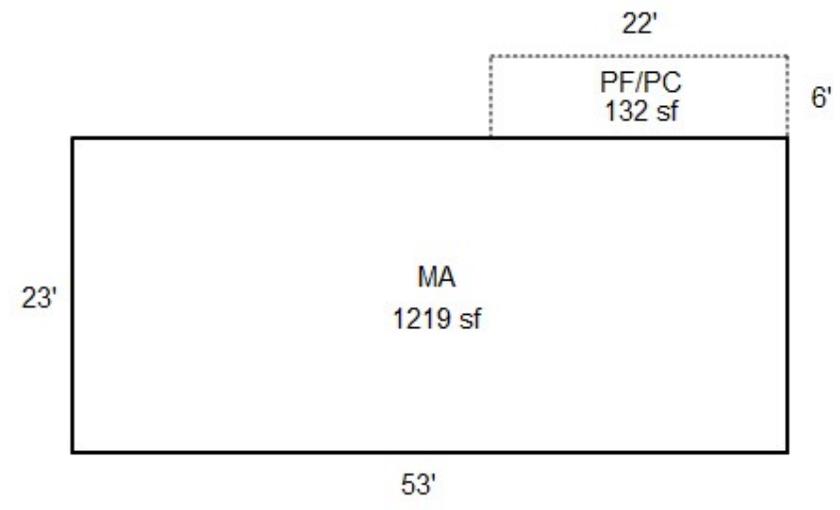
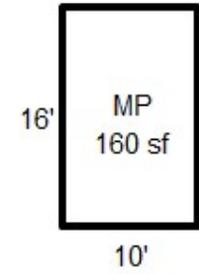
COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	0	(rounded)	1,219
Net BUILDING	cnt	2	(rounded)	240



R56926
103W02BB01300



CD



R56926

GS N/I

6-18-18



R56926
MA

6-18-18



R56926

MP

6-18-18