

Acct ID: 556961 MTL: 103W02BD00100 Date: 4/15/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 15272 PINE ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 133078 Year: 2024
 Last Date Appraised: 04/24/2019 Appraiser: MATT LORD Retag: Y N Tag info: 5/20/21
 Owner: NISSEN, ROGER A & NISSEN, BOKHYE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 118250
 RMV Land: 215000 RMV Imp: 53290 RMV Total: 268290 MAV: 118250 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: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT 2BDSS .31 Description: RMV: 170000 Exception: Y N
 Adjustment(s): 4BDSS .68 650:1 Fire Patrol: Description:
 Comments: 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // 2003-04 REAPPRAISAL. /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 14530 Stat Class: 444 Year Blt: 1974 Eff Year Blt: 1965 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 16930
 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	4	Finished	924	0	FB-1/ HB-1	1974	1965	KIT-, ROOF+, SKIRT	Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 444 Year Blt: 1974 Eff Year Blt: 1965 Sq.Ft: 840 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 17130
 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	4	Finished	840	2	FB-2	1974	1965	FP - 1, ROOF+, KIT-, BATH - 2	Y N

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 108 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16160
 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								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	1	200	1965	3168	1	Y N
DECK	1	240	1965	3802	1	Y N
ROOF EXTENSION OR PATIO COVER	1	200	1965	4176	1	Y N
ROOF EXTENSION OR PATIO COVER	1	240	1965	5011	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 252 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 1260
 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: Y N
Multi-Purpose Bldg	5	Finished	252	0	0	1982	1982	FAIR	

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 49 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 7x7 RMV: 200
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: Y N
Multi-Purpose Bldg	5	Finished	49	0	0	0	0	FAIR	

Accessories

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

Bldg: 6 Code Area: 14530 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 1610
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: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2000	2000	FAIR	

Accessories

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

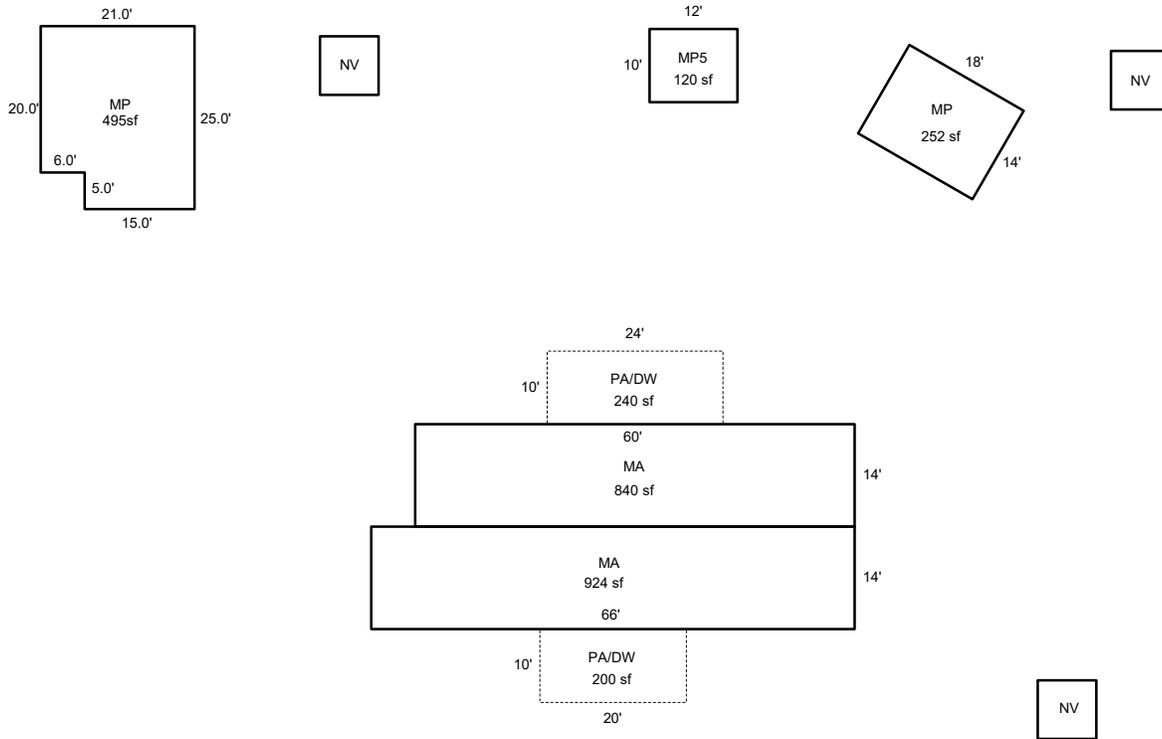
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556961 Parcel No.: 103W02BD00100
 Property Address: 15272 Pine St SE
 City: Jefferson County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

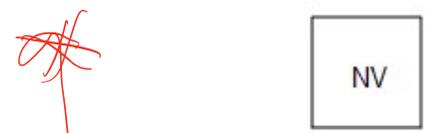
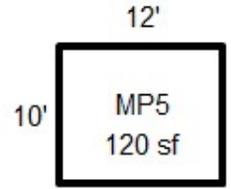
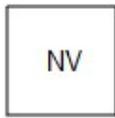
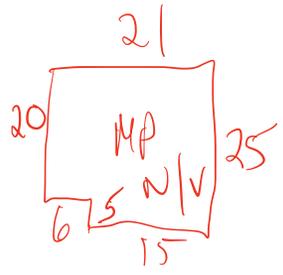
SKETCH

556961
103W02BD00100

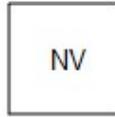
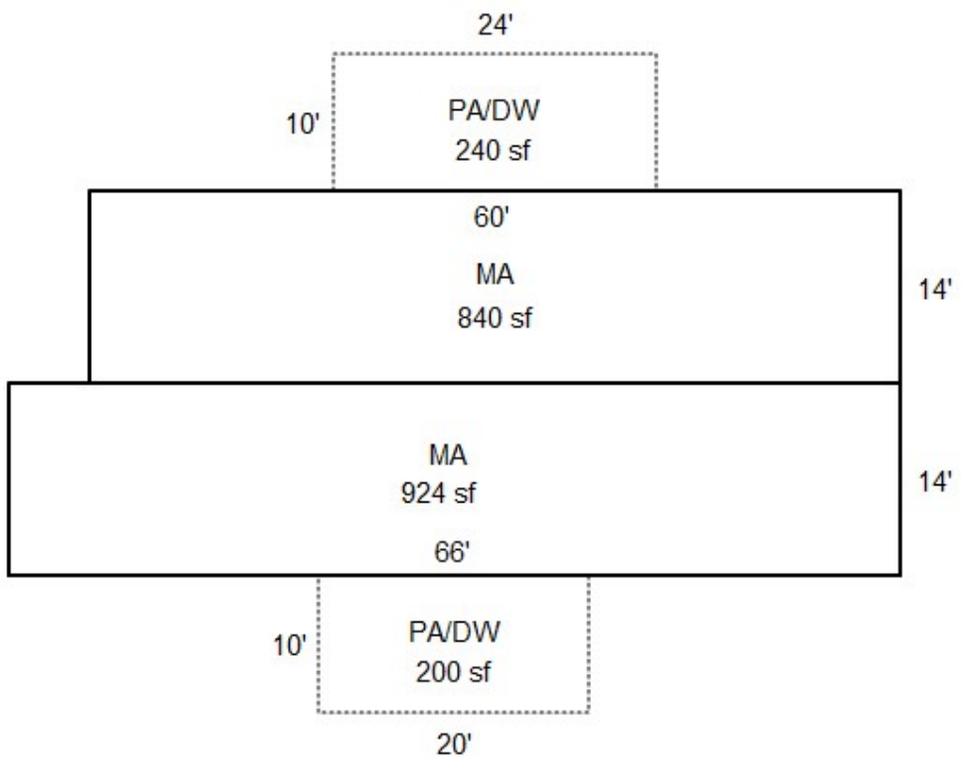
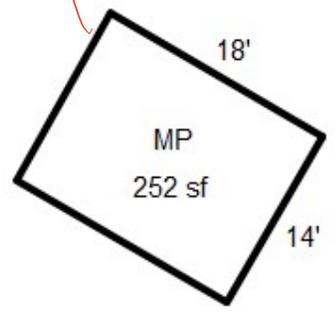


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP5	1.0	120.0	44.0		Apex by RW 05/09/08 UPDATED BY CLOBERG 07/22/25			
	MP	1.0	252.0	64.0					
	MP	1.0	495.0	92.0	867.0				
GLA1	MA	1.0	924.0	160.0					
	MA	1.0	840.0	148.0	1764.0				
P/P	PA/DW	1.0	240.0	68.0					
	PA/DW	1.0	200.0	60.0	440.0				
						COMMENT TABLE 2	COMMENT TABLE 3		
						MDL 04/15/25	CYCLE L3		
		Net LIVABLE	cnt	0 (rounded)	1,764				
		Net BUILDING	cnt	3 (rounded)	867				



R56961
103W02BD00100





R56961 YARD (6) 2019 04 24



R56961 YARD (7) 2019 04 24



R56961 YARD (8) 2019 04 24



R56961 YARD (9) 2019 04 24



R56961 YARD (10) 2019 04 24



R56961 YARD (11) 2019 04 24



R56961 YARD (12) 2019 04 24



R56961 YARD (13) 2019 04 24



R56961 MA FRONT 2019 04 24



R56961 MA N SIDE 2019 04 24



R56961 MA REAR 2019 04 24



R56961 MA S SIDE 2019 04 24



R56961 YARD (1) 2019 04 24



R56961 YARD (2) 2019 04 24



R56961 YARD (3) 2019 04 24



R56961 YARD (5) 2019 04 24



R56961 MA FRONT 04.24.19



R56961 MA N SIDE 04.24.19



R56961 MA REAR 04.24.19



R56961 MA S SIDE 04.24.19



R56961 YARD (1) 04.24.19



R56961 YARD (10) 04.24.19



R56961 YARD (11) 04.24.19



R56961 YARD (12) 04.24.19



R56961 YARD (13) 04.24.19



R56961 YARD (2) 04.24.19



R56961 YARD (3) 04.24.19



R56961 YARD (4) 04.24.19



R56961 YARD (5) 04.24.19