

Acct ID: 560408 MTL: 093W24D004100 Date: 8/14/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 2977 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100475 Year: 2025

Last Date Appraised: 05/20/2024 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: GIPE, LISA JEAN Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 287570  
 RMV Land: 318520 RMV Imp: 290230 RMV Total: 608750 MAV: 287570 MSAV: 0 SAV: 0  
 Comment: 24-25: L4 MDL 5.20.24 SV

**Notations** 25-26 cycle  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

**Land**

Site: 1 Code Area: 14530 Size: 3.62 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 268520 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 141 - Year Blt: 1978 Eff Year Blt: 1988 Sq.Ft: 1232 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 242430  
 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	1232	3	FB-2	1978	1988	ROOF, FP - 1, HVAC, BATH - 2, KIT-	Y N
Garage Attached	4	Finished	588	0	0	1978	1988	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1988	26322	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 11530  
 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	864	0	0	2003	2003	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2880 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 72x40 RMV: 35650  
 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	2880	0	0	2005	2005	FAIR	Y N

**Accessories**

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

Bldg: 4 Code Area: 14530 Stat Class: 354 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 264 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 24x11 RMV: 620  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

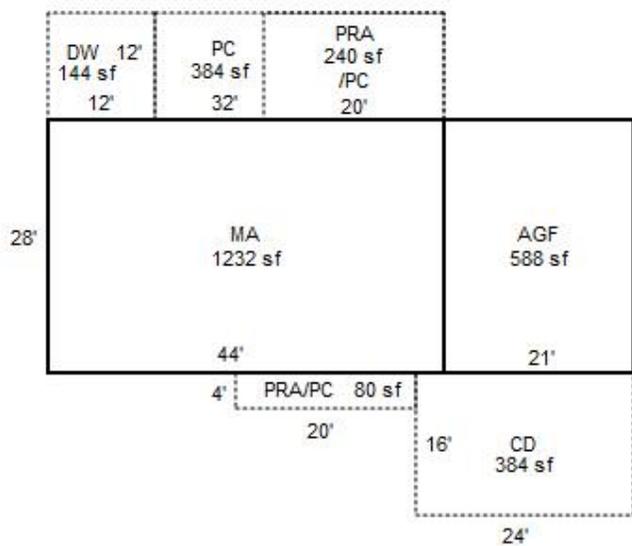
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	264	0	0	2003	2003	Exception: Y N

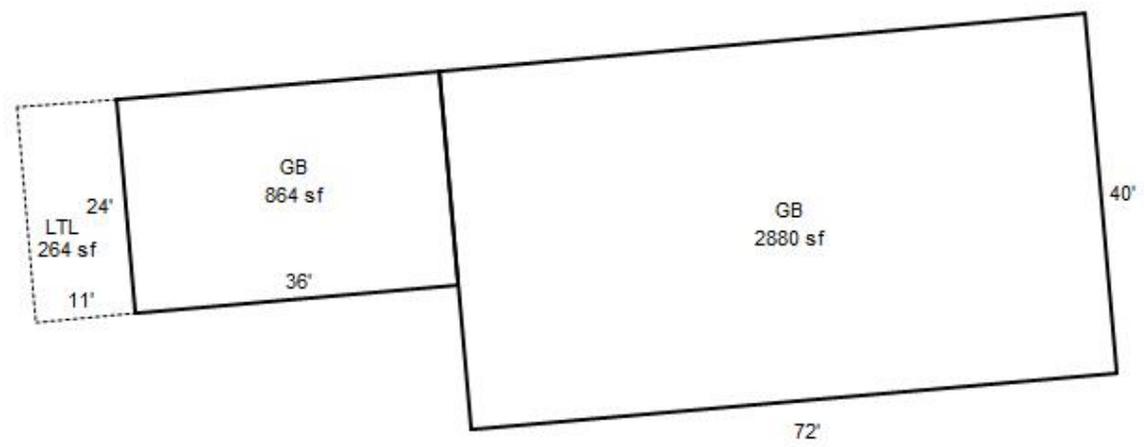
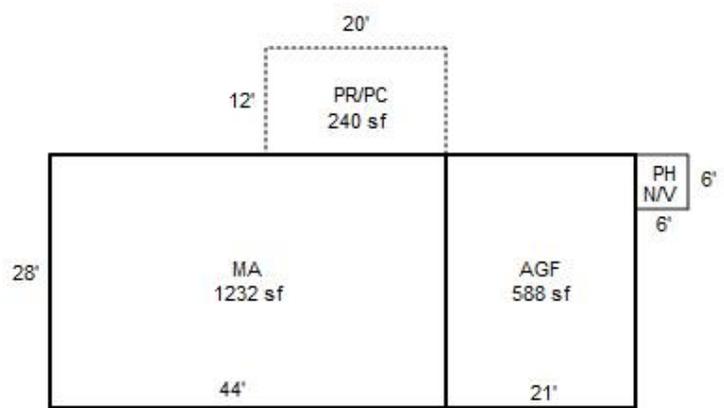
**Accessories**

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

R60408  
 093W24D 04100  
 SCALE=1:30  
 N  

R60408  
093W24D 04100  
SCALE=1:30  
N  



093W24D 04100  
401 01E F41  
81400130

R60408

HOFMANN, RONALD T

3.62 Acres

2977 WINTERCREEK RD SE

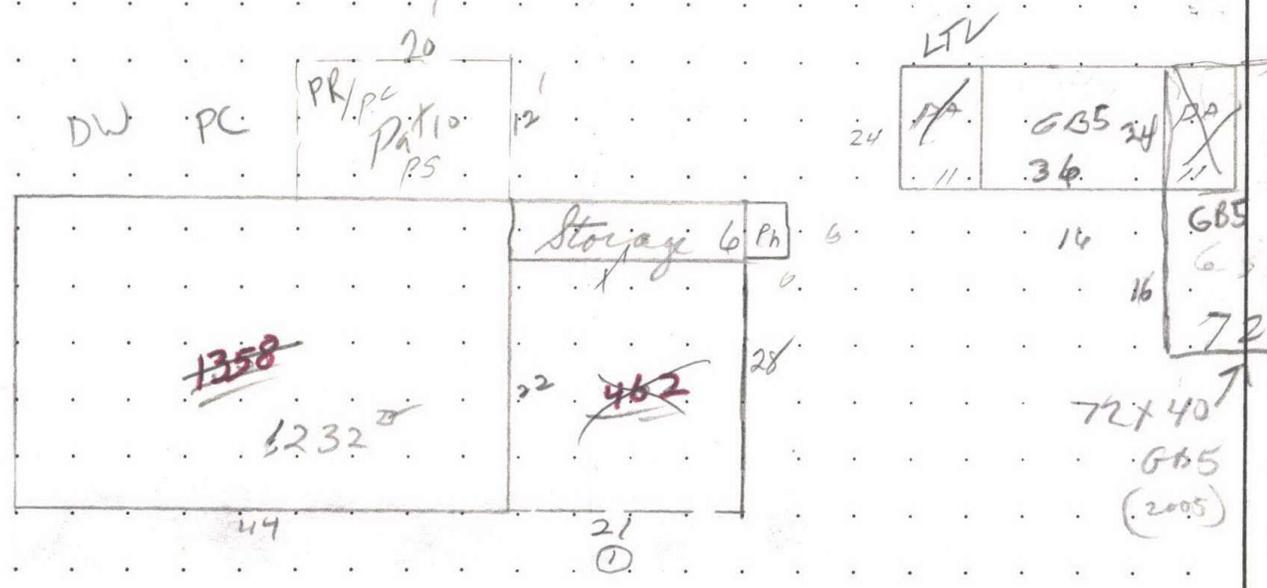
1/30/02

R 60408

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 20348-000 74590-000 MAP NO. 24-9-3W

Rt: Box 381 F. JEFFERSON



1 sty (28 x 44) = 1232  
 1232

2977 winter creek

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1/10/78	Peyes	1978 const.
6-20-84	Phillips	
5-7-92	Peyes	
8-19-02	King	
2-24-06	141	
2-25-08	131344	N/A
4-3-19	610	CHAS/VERIFIED

72  
 40  
 2880

→ GB5 72x40 (2880) = 2880 \$

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04100

File No R60408

SUBJECT

Property Address 2977 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

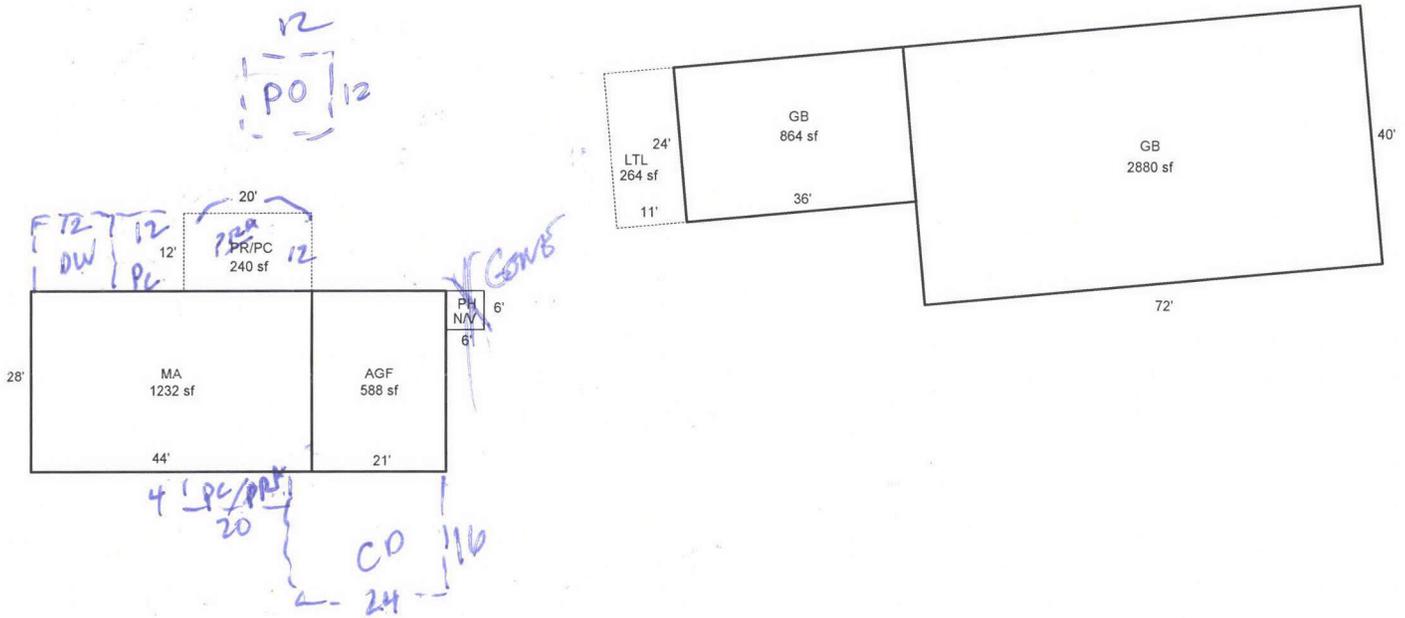
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R60408  
093W24D 04100  
SCALE=1:30  
N  

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1232	144	1232
GBA1	GB	1.00	864	120	4008
	GB	1.00	2880	224	
	LTL	1.00	264	70	
GAR	AGF	1.00	588	98	588
P/P	PR/PC	1.00	240	64	240
Net LIVABLE Area			(rounded w/ factors)		1232
Net BUILDING Area			(rounded w/ factors)		4008

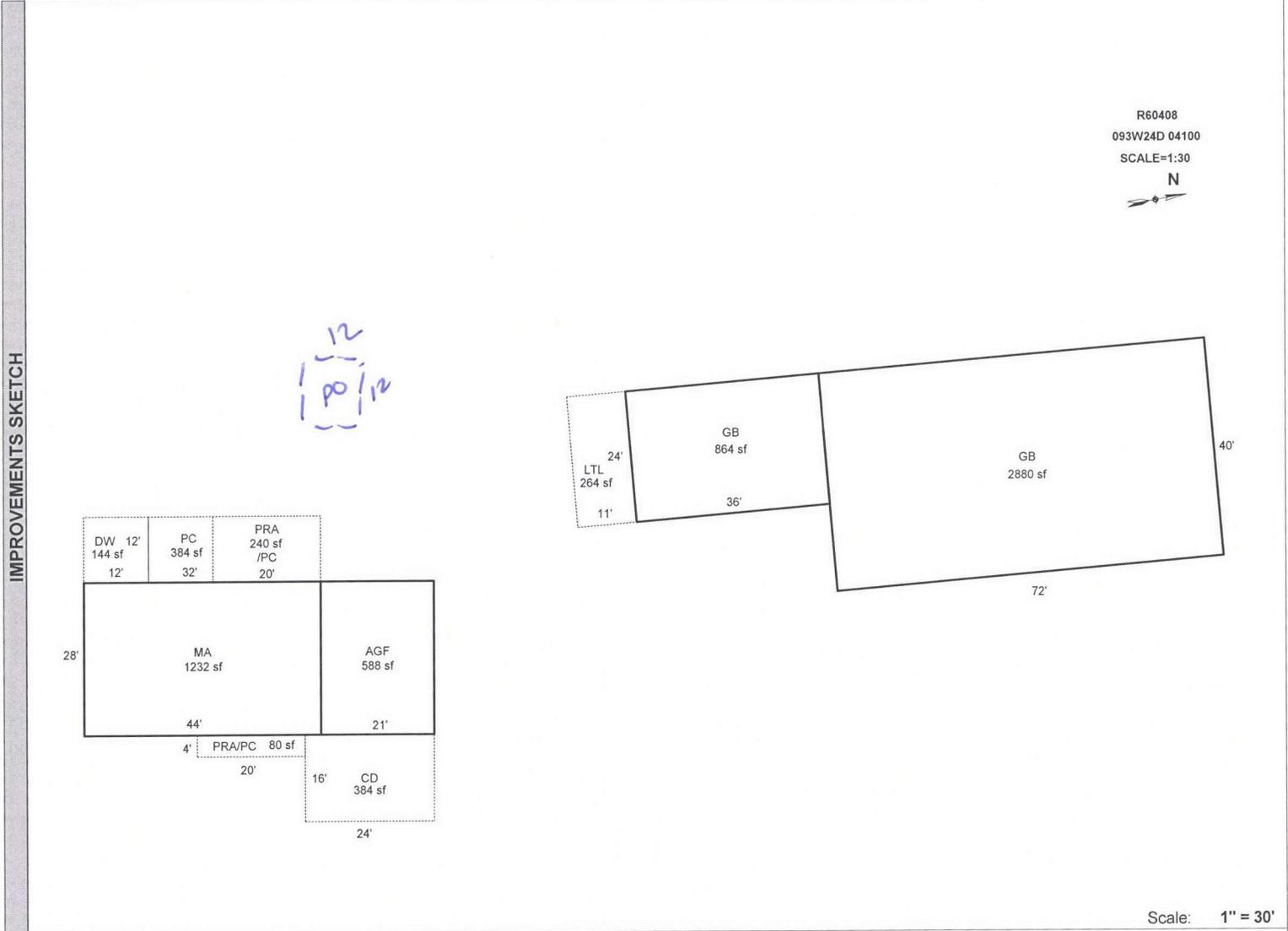
Comment Table 1	
DRAWN BY JRONDEMA 3/11/19	
Comment Table 2	Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04100

File No R60408

SUBJECT	Property Address <b>2977 WINTERCREEK RD SE</b>
	City <b>JEFFERSON</b> County <b>MARION</b> State <b>OR</b> Zip <b>97352</b>
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MA	1.00	1232	144	1232	DRAWN BY JRONDEMA 3/11/19 UPDATED BY JRONDEMA 4/15/19
	GBA1	GB	1.00	864	120		
		GB	1.00	2880	224		
		LTL	1.00	264	70	4008	
	GAR	AGF	1.00	588	98	588	
	P/P	PRA	1.00	240	64		
		CD	1.00	384	80		
		PRA/PC	1.00	80	48		
		PC	1.00	384	88		
		DW	1.00	144	48	1232	
	Net LIVABLE Area			(rounded w/ factors) 1232		1232	
	Net BUILDING Area			(rounded w/ factors) 4008		4008	


Situs Address 2977 WINTERCREEK RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner HERBST,FRED J &  Pictom Other: \_\_\_\_\_

RMV Land: 219,190 RMV Imps: 195,540 RMV Total: 414,730 M50 Total: 240,860 For: 2019-2020

Notes: PLEASE MAKE NOTED CITANCES

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4 <sup>AS</sup>  
Class: 4 Roof:  
Area: 1232 Eff 1232 Flooring:   
Dimens: x Plumbing: BATH2 Electrical: Qty: 4-  
Found: Heat/AC: FA Bedrooms: 3 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: HRT-H Year: 1978 Eff: 1988 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 119,670  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 588 Eff 588 Flooring:   
Dimens: 28 x 21 Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1978 Eff: 1988 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 34,450  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4G RESIDENTIAL**  
Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: Adj: \_\_\_\_\_  
Class: Roof Style: *Broke Out ON BACK*  
Area: 1 Eff: 1 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: RMV: 18,600  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM <sup>70%</sup>  
Class: 5 Roof Style: GABLE  
Area: 864 Eff: 864 Flooring: DIRT-CONC  
Dimens: 36 x 24 Plumbing: Electrical: 110V <sup>2003</sup> % Comp: \_\_\_\_\_  
Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall BKENAM;12FT Fireplace: Year: Eff: 1980 Value: 2,520  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: 1/0 Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 PH PUMP HOUSE**  
Method: F;N Roof Cover: SHAKE Int Comp: Adj: FLCM  
Class: Roof Style: *GONE REMOVE*  
Area: 26 Eff: 26 Flooring: WOOD  
Dimens: 6 x 6 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall PLYWD Fireplace: Year: Eff: Value: 0  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 GB GB**  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM <sup>70%</sup>  
Class: 5 Roof Style: GABLE  
Area: 2880 Eff: 2880 Flooring: DIRT  
Dimens: 72 x 40 Plumbing: Electrical: 110V % Comp: \_\_\_\_\_  
Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall BKENAM;16FT Fireplace: Year: 2005 Eff: 2005 Value: 20,140  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 LTL LTL**  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
Class: Roof Style: SHED  
Area: 264 Eff: 264 Flooring: DIRT  
Dimens: 24 x 11 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall BKENAM;6FT Fireplace: Year: Eff: 1978 Value: 160  
AddFactor1: AddFactor2: AddFactor3: <sup>2003</sup>  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R60408 093W24D 04100 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2977 WINTERCREEK RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner HERBST,FRED J &  Pictom Other: \_\_\_\_\_

RMV Land: 219,190 RMV Imps: 195,540 RMV Total: 414,730 M50 Total: 240,860 For: 2019-2020

Notes: \_\_\_\_\_

Segment	ED	PL	PRA	DW	PO	Land
Class						
Dim/Size	16x24	4x20/80	4x20/80	12x12/144	12x12/144	
Foundation	384	12x32/384	12x20/240			
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover			Asmp			
Roof Style			SITED			
Flooring	CONC	CONC		WOOD	CONC	
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1978	1978	1978	1978	1978	
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code	1/0	1/0	1/0	1/0	1/0	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	3.62		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 4/23 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

610  
4/24/19





R60408 MA Front E Side

4/3/2019  
04/3/19



R60408 MA Rear W Side

4/3/2019

04/3/19



R60408 GB's & LTL

4/3/2019  
04/3/19

2-24-06

R60408

11x24  
LTL

36x24



635  
(new 2005)

72x40

