

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDC

Print Date: 6/27/2025

Acct ID: 560425

MTL: 093W24D004500

Date: 8/4/25

Appr: MDC

Prop Class: 401

RMV Prop Class: 401

Situs: 3207 WINTERCREEK RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100492

Year: 2025

Last Date Appraised: 12/26/2013

Appraiser: MATT LORD

Retag: Y (N)

Tag info:

Owner: PHELAN, RICKY R & PHELAN, ELIZABETH M

Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 (3) 4 LCB TTO INSP

AV: 722650

RMV Land: 346750

RMV Imp: 847510

RMV Total: 1194260

MAV: 722650

MSAV: 0

SAV: 0

Comment:

Notations

25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	14530	0

Land

Site: 1

Code Area: 14530

Size: 4.13 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT 441D

Description:

RMV: 286750

Exception: Y N

Adjustment(s): VWFR

Fire Patrol:

Description:

Comments: 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 152

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 4264

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 791060

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	5	Finished	3544	4	FB-3/ HB-1	1995	1995	KIT-, FP - 1, ROOF, BTH - 1, HVAC+, BATH - 3	Exception: Y N
Attic	5	Finished	720	0	0	1995	1995	HVAC+	Exception: Y N
Garage Attached	5	Finished	800	0	0	1995	1995	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY Part of YI	5	2471	1995	6906	1	Exception: Y N
YARD IMPROVEMENTS GOOD	5	1	1995	47945	1	Exception: Y N

Bldg: 4

Code Area: 14530

Stat Class: 108

Year Blt: 2002

Eff Year Blt: 2002

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 12020

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 Part of YI									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	5400	2002	12015	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 351

Year Blt: 1985

Eff Year Blt: 1985

Sq.Ft: 1440

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 72x20

RMV: 3990

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	4	Finished	1440	0	0	1985	1985	Fair	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 352

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 3672

% Complete: 100

Desc: Utility Building (UB)

Dimensions: 72x51

RMV: 28440

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
Uitlity Building	5	Finished	3672	0	0	1995	1995	FAIR
Exception: Y N								

Accessories

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

Bldg: 6Code Area: 14530Stat Class: 905Year Blt:Eff Year Blt:Sq.Ft: 0% Complete: 100

Desc: Rural Solar Panel/ArrayDimensions:RMV: 12000

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust: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
No accessory data available					

Solar

CD
2471 sqft

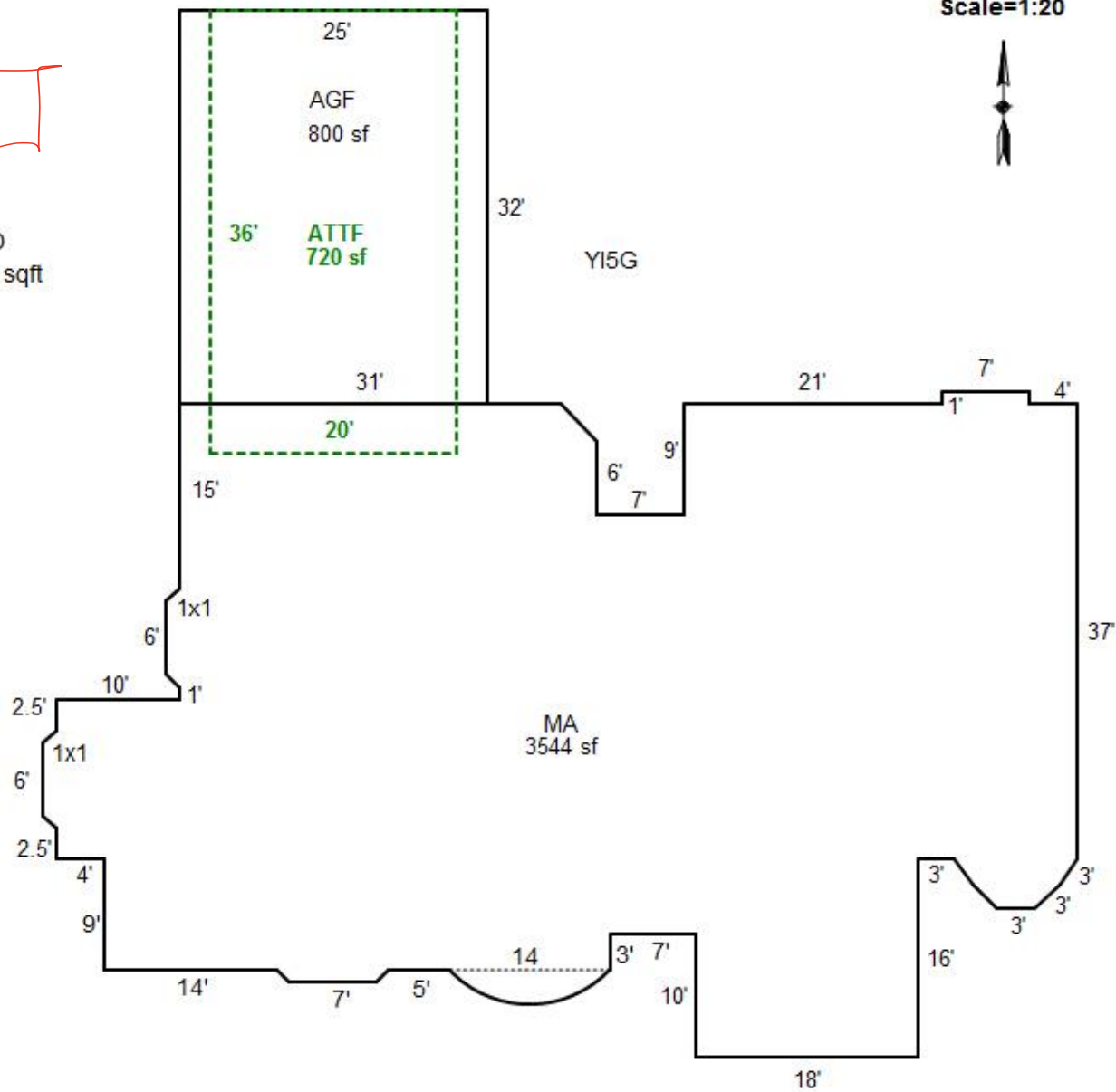
25'
AGF
800 sf

ATTF
720 sf

YI5G

MA
3544 sf

R60425
093W24D 04500
Scale=1:20





R60425

03-2-2014



093W24D 04500
401 01E R52
81400130

R60425

PHELAN,RICK & CHRISTINE-TRUSTEES

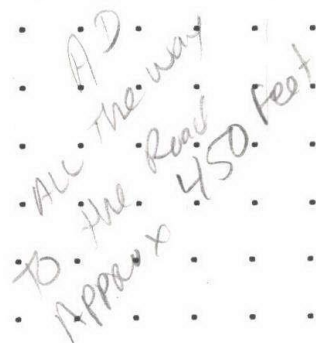
4.13 Acres

3207 WINTERCREEK RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

TAX LOT: 4500

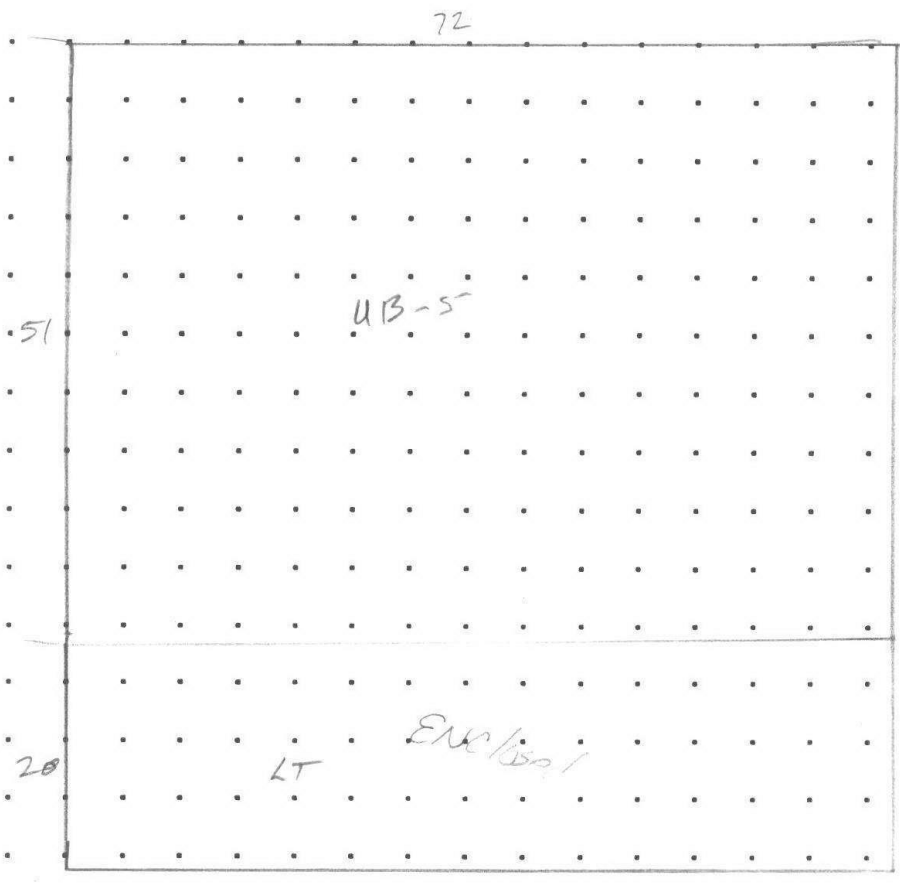


CALCULATIONS: $(1 \times 7) + (9 \times 32) + (3 \times 31) + (6 \times 34) + (.5 \times 3 \times 3) + (15 \times 73) + (13 \times 83) +$ **SCALE: 1" = 20'**
 $+ (6 \times 66) + (10 \times 18) + (3 \times 41) + (.5 \times 3 \times 14) + (.5 \times 5 \times 10) + (1 \times 7 \times 3) = 3536 \#$

MEASUREMENT VERIFIED		YR BLT: 95	ADDRESS: 3207 WINTER CREEK	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER:		
5-31-95	82				
8-19-02	KING ³⁴				



5/8
X
1/2



CALCULATIONS:

SCALE: 1" = 20'

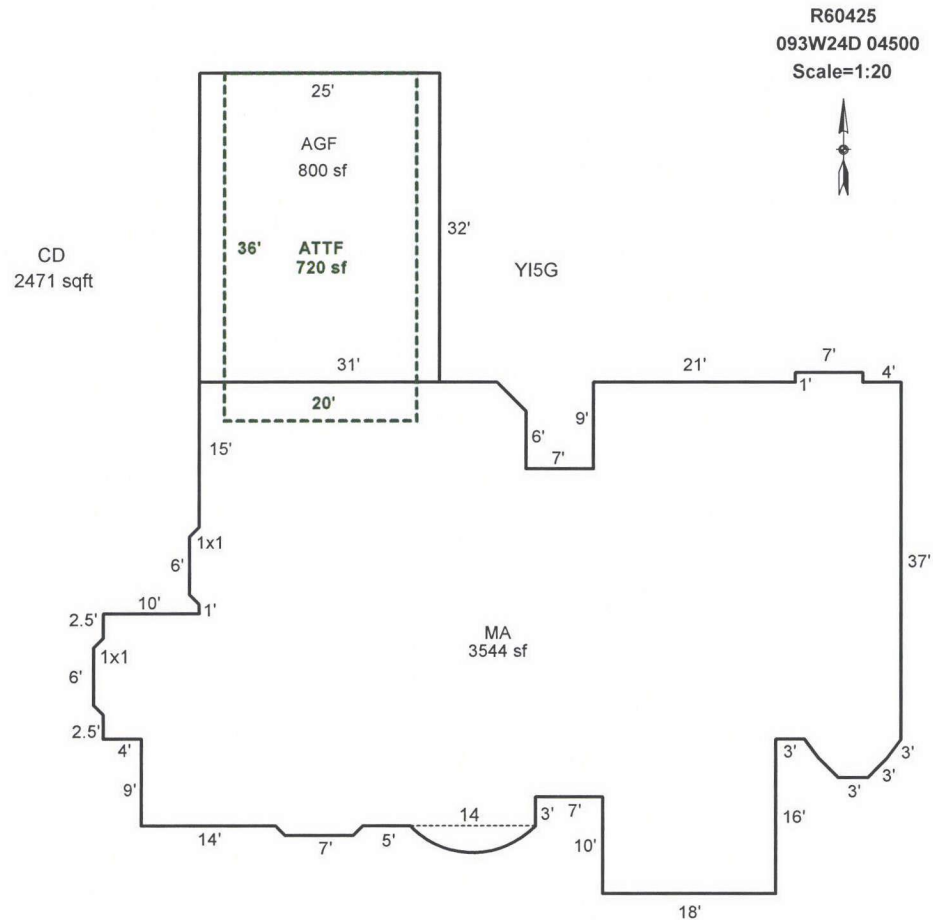
SUBJECT

File No R60425

Zip 97352

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3544	304	3544
GLA2	ATTF	1.00	720	112	720
GAR	AGF	1.00	800	114	800

4264

APEX BY CW 3/20/17

Comment Table 3

R60425093W24D 04500Appr #:DateProp Class 401Prop Code R52

Situs Address 3207 WINTERCREEK RD SE97352Franchise Code 73Year For: 2014-2015

Owner PHELAN,RICKY R

TagsCycleSales VerificationOther:

Notes:

RMV Land: 172,330RMV Imp: 359,280RMV Total: 531,610M50 Total: 521,890

Segment	80						Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.	24 Panels @ \$750 ea = \$ 18,000						
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	PSNIR						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	4.13	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date 2/5/14ClerkChinROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

☐ Reviewed by lead appraiser/comments

R60425093W24D 04500Appr #: 73Date 12-26-13Prop Class 401Prop Code R52

Situs Address 3207 WINTERCREEK RD SE97352Franchise Code 73Year For: 2014-2015

Owner PHELAN,RICKY R

Notes: TagsCycleSales VerificationOther: Pull TAG

ADD Solar

RMV Land: 172,330		RMV Imp: 359,280		RMV Total: 531,610		M50 Total: 521,890	
Seg.Type MA	Seg. # 1.1	Method: R05	Class 5	Area 3536	Eff Area 3536		
Length	Width	Roof Cover ARCMP	Plumbing BATH3.5		Heat HP		
Fireplace SGL-P		Inter. Comp: DSP;DW;H&F			Bedrooms 4		
Year Built 1995	Eff. Year Built 1995		Cond. P F A G E				
Adj Code RLCM5		Qlty ____ % Comp ____ Func ____ Econ ____			RMV: 219,830		
Lump Sum	Except Code/Year <i>nc</i>	Comments					
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 5	Area 800	Eff Area 800		
Length 32	Width 25	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1995	Eff. Year Built 1995		Cond. P F A G E				
Adj Code RLCM5		Qlty ____ % Comp ____ Func ____ Econ ____			RMV: 35,380		
Lump Sum	Except Code/Year <i>nc</i>	Comments					
Seg.Type ATTF	Seg. # 1.4	Method: R05	Class 5	Area 720	Eff Area 720		
Length	Width	Roof Cover	Plumbing		Heat HP		
Fireplace		Inter. Comp:			Bedrooms		
Year Built	Eff. Year Built 1995		Cond. P F A G E				
Adj Code RLCM5		Qlty ____ % Comp ____ Func ____ Econ ____			RMV: 35,470		
Lump Sum	Except Code/Year <i>nc</i>	Comments					

Accessory Improvements

Seg.Type CD	Seg. # 1.3	Method: R05	Class	Area 2471	Eff Area 2471		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built: 1995	Cond. P F A G E	% Comp	Econ	RMV: 7,870		
Lump Sum	Except Code/Year <u>W</u>	Comments					

Seg.Type YI5G	Seg. # 1.5	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 12,000		
Lump Sum	Except Code/Year <u>nc</u>	Comments					

Seg.Type AD	Seg. # 4.1	Method: R05	Class	Area 5400	Eff Area 5400		
Length 12	Width 450	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built 2002	Eff. Year Built: 2002	Cond. P F A G E	% Comp	Econ	RMV: 12,830		
Lump Sum	Except Code/Year <u>nc</u>	Comments					

Out Buildings

Seg.Type GB	Seg. # 2.1	Method: F09	Class 4	Area 1440	Eff Area 1440		
Length 72	Width 20	Foundation POST	Ex. Wall 10FT;BKENA	Roof Cover BKENAM			
Roof Style SHED		Floor DIRT	Plumbing				
Heat	Int. Comp		Elect.	Yr. Blt.	Eff. Yr. Blt: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____	RMV: 4,820	
Lump Sum ____	Except Code/Year <i>nl</i>	Comments _____					

Seg.Type UB	Seg. # 3.1	Method: F09	Class 5	Area 3672	Eff Area 3672		
Length 72	Width 51	Foundation POST	Ex. Wall 14FT;BKENA	Roof Cover BKENAM			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp		Elect.220V	Yr. Blt.	Eff. Yr. Blt: 1995		
Cond. P F A G E	Adj. Codes FLCMUB <i>nl</i>		% Comp ____	Func ____	Econ ____	RMV: 31,080	
Lump Sum ____	Except Code/Year	Comments _____					





'95 5 26



95 5 26









95-586

