

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

MDL Input

Print Date: 6/27/2025

Acct ID: 560426

MTL: 093W24D004600

Date: 8/4/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 3237 WINTERCREEK RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100493

Year: 2025

Last Date Appraised: 04/03/2019

Appraiser: MATT LORD

Retag: Y

N

Tag info:

Owner: COX LT & COX, WAYNE O TRE &

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2

3

 4

LCB

TTO

INSP

AV: 360620

RMV Land: 321930

RMV Imp: 381550

RMV Total: 703480

MAV: 360620

MSAV: 0

SAV: 0

Comment:

Notations

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: 2.74 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 271930

Exception: Y N

Adjustment(s): VWAR

Fire Patrol:

Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 143

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 2487

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 320080

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	4	Finished	1574	3	FB-1	1975	1975	FP - 1, HVAC+, ROOF, BATH - 1, KIT	Exception: Y N
Basement	4	Finished	913	1	FB-1	1975	1975	HVAC+, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	4	192	1975	3210	1	Exception: Y N
DECK	4	464	1975	7758	1	Exception: Y N
PATIO	4	836	1975	3494	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 148

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 58360

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	
Garage Detached	4	Unfinished	780	0	0	1975	1975	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3

Code Area: 14530

Stat Class: 301

Year Blt:

Eff Year Blt:

Sq.Ft: 48

% Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 8x6

RMV: 0

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	
Pump House	0	Finished	48	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4

Code Area: 14530

Stat Class: 341

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 448

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 16x28

RMV: 1680

Func Obsc: 100

Econ %: 100

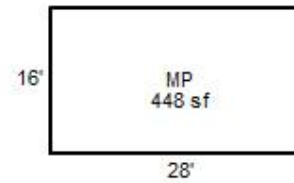
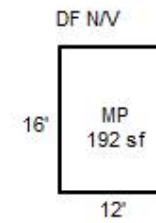
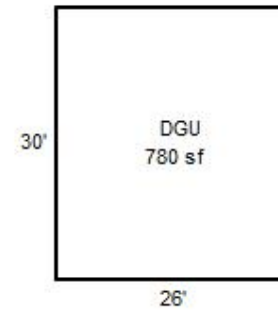
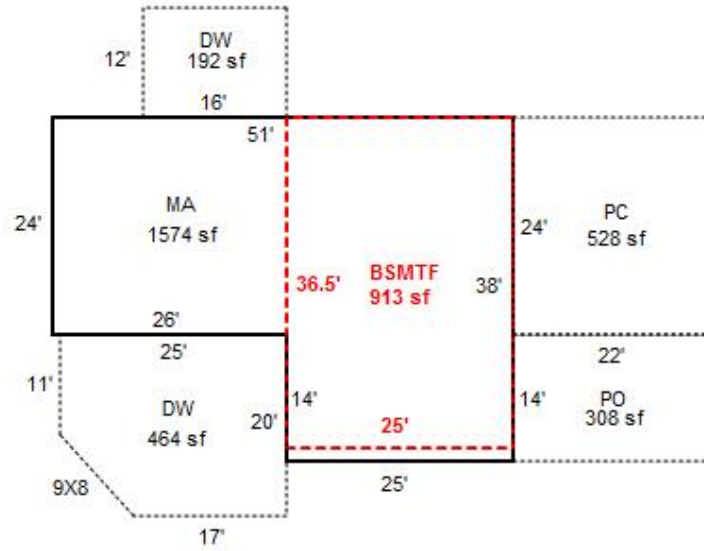
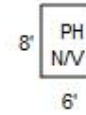
Other %: 100

Exception: 0

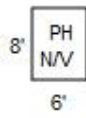
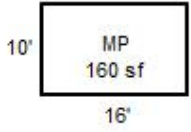
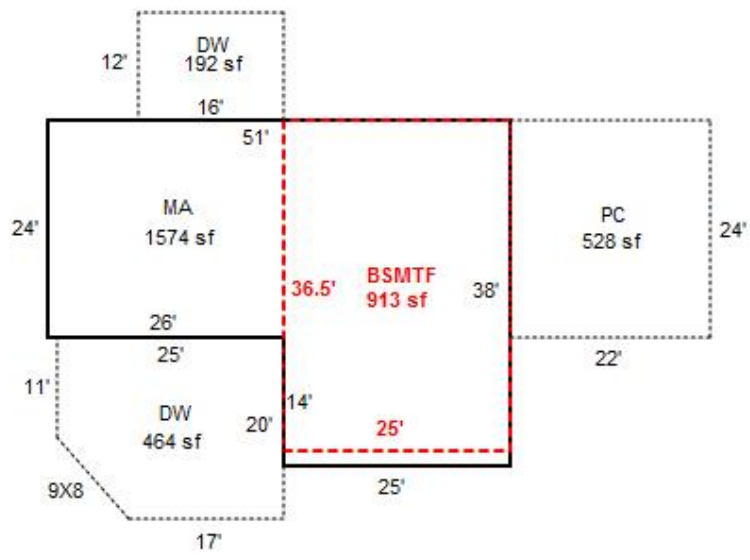
Adjust:

Adjust RMV: 0

R60426
093W24D 04600
SCALE=1:30



R60426
093W24D 04600
SCALE=1:30





093W24D 04600
401 01E F43
81400130

R60426

COX, KAROL K & TYLER W
2.74 Acres
3237 WINTERCREEK RD SE
1/30/02

0-000-84991-02201-000
BUILDING DIAGRAM AND OUTBUILDINGS

74590-180

ACCT. NO.

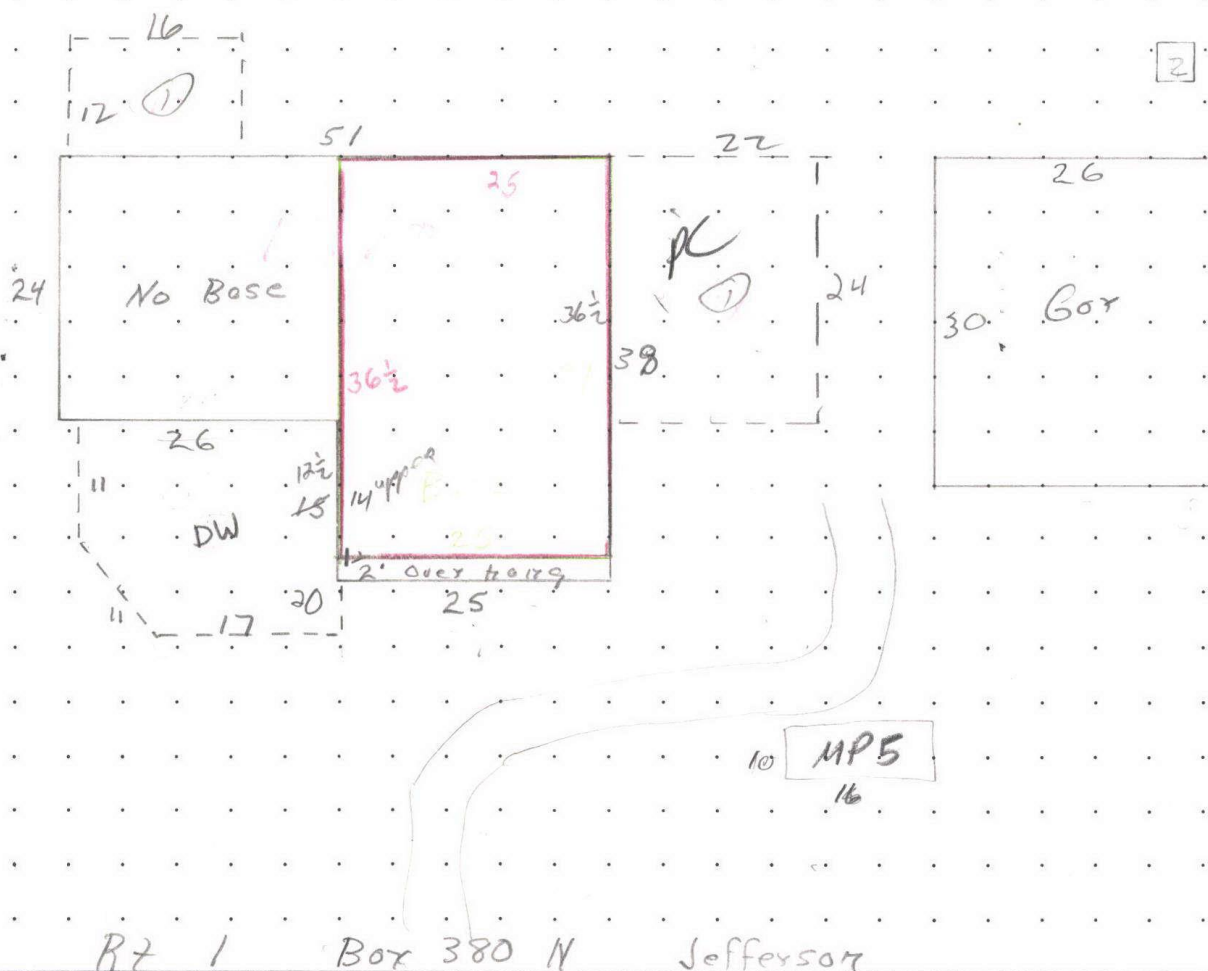
20348-023

MAP NO.

24-9-3 W



$$(25 \times 39) + (24 \times 26) =$$



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-24-75	Gossman	M 624 950
3/13/85	W52	(24 x 26) + (25 x 38) = 1574
5-7-92	Pejns	(25 x 36 1/2) = 912 1/2
8-19-02	King	NV
9-25-08	BB44	REAPP
4-3-19	Q10	CYCLE-VER

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04600

File No R60426

Property Address 3237 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

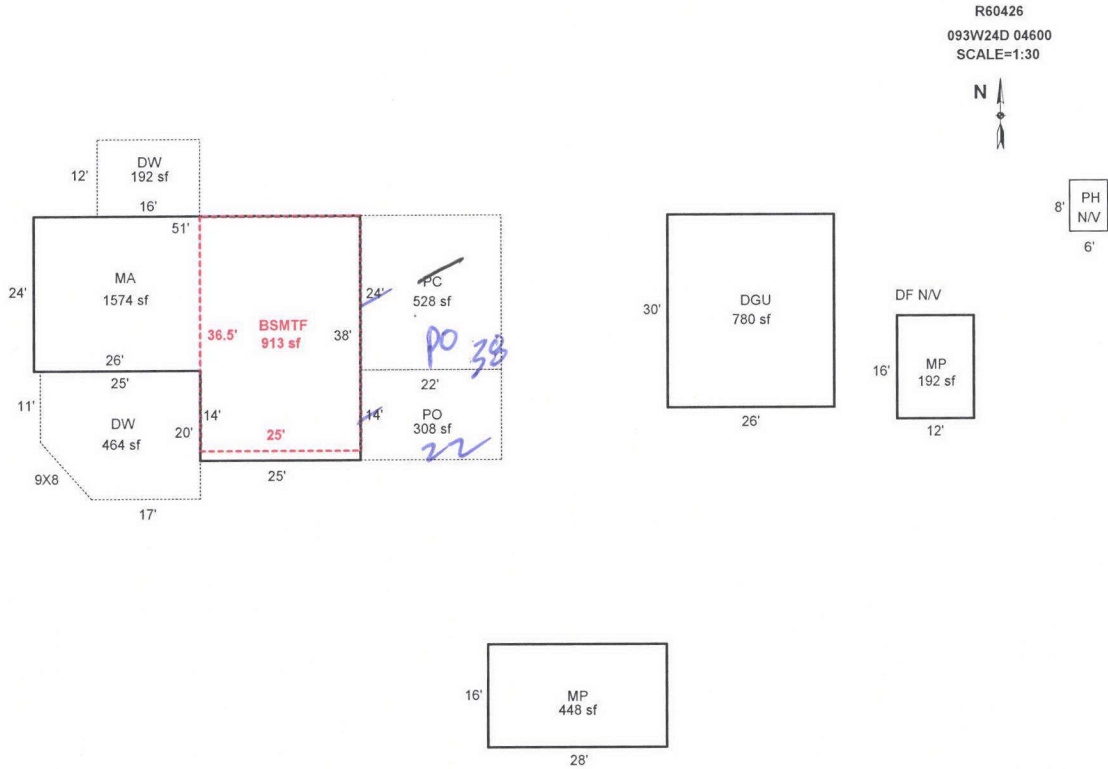
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1574	178	1574
GLA0	BSMTF	1.00	913	123	913
GBA1	MP	1.00	448	88	
	MP	1.00	192	56	640
GAR	DGU	1.00	780	112	780
P/P	DW	1.00	192	56	
	DW	1.00	464	85	
	PC	1.00	528	92	
	PO	1.00	308	72	1492
Net LIVABLE Area (rounded w/ factors)					2487
Net BUILDING Area (rounded w/ factors)					640

Comment Table 1

DRAWN BY JRONDEMA 3/11/19
UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04600

File No R60426

SUBJECT

Property Address 3237 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

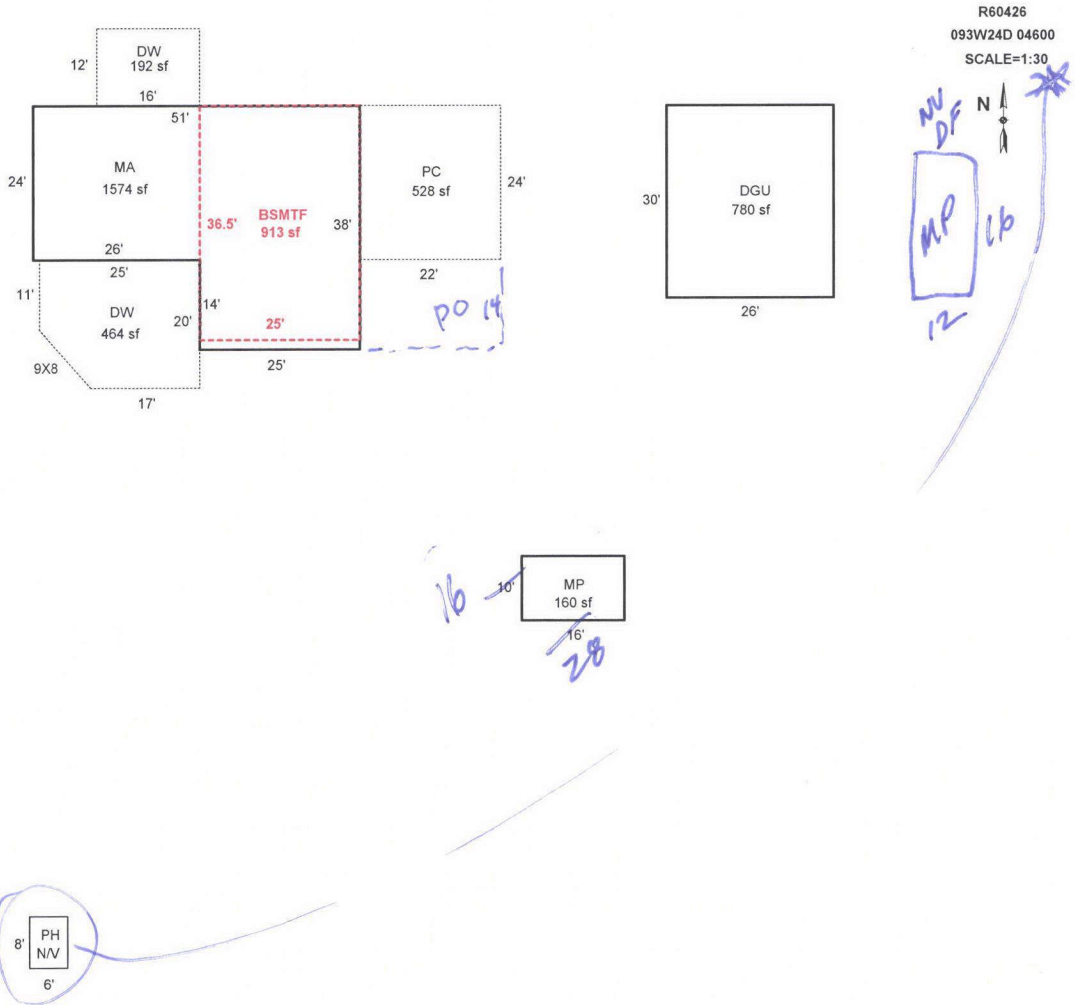
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1574	178	1574
GLA0	BSMTF	1.00	913	123	913
GBA1	MP	1.00	160	52	160
GAR	DGU	1.00	780	112	780
P/P	DW	1.00	192	56	
	DW	1.00	464	85	
	PC	1.00	528	92	1184
Net LIVABLE Area (rounded w/ factors)					2487
Net BUILDING Area (rounded w/ factors)					160

Comment Table 1

DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3

R60426093W24D 04600

Prop Class: 401 Prop Code: F43 Fran: 35

Appr #: _____ Date: _____

Situs Address 3237 WINTERCREEK RD SE

☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif

Owner COX LT & ☐ Pictom Other: _____

RMV Land: 255,910 RMV Imps: 257,220 RMV Total: 513,130 M50 Total: 302,030 For: 2019-2020

Notes: _____

Segment	DW	DW	PO	MP			Land
Class				4			
Dim/Size	464	192	22x38 834	12x16 192			
Foundation				Frame			
Exter Wall				wood			
Wall Height				8'			
Inter Finish							
Roof Cover				Mem			
Roof Style				Shed			
Flooring	Wood	Wood	BLK	Wood			
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1975	1975	1975	1993			
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	NEW			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.74	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/24 Clerk: Amy

Routing Slip Clerk Comments: PC on Apex
MY BAD MADE IT KIL 22x38 PO

Appraiser Response: _____

☐ Return to appraiser after input ☐ Review by lead appraiser _____

RMV Land: 255,910 RMV Imps: 257,220 RMV Total: 513,130 M50 Total: 302,030 For: 2019-2020

Notes: PLEASE MAKE NEEDED CHANGES

Seg: 1.1 MA RESIDENTIAL

Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F Adj: RLCM4

Class: 4 Roof:

Area: 1574 Eff 1574 Flooring:

Dimens: x Plumbing: BATH1 Electrical: Qty:

Found: Heat/AC: HP Bedrooms: 3 % Comp:

Ex Wall: Fireplace: HRT-H Year: 1975 Eff: 1975 Adj:

AddFactor1: AddFactor2: AddFactor3: RMV: 130,380

Exc Code: Comment/Adj: L/S:

Seg: 1.2 BSMTF RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj: RLCM4

Class: 4 Roof:

Area: 913 Eff 913 Flooring:

Dimens: x Plumbing: BATH1 Electrical: Qty:

Found: Heat/AC: HP Bedrooms: 1 % Comp:

Ex Wall: Fireplace: Year: 1975 Eff: 1975 Adj:

AddFactor1: AddFactor2: AddFactor3: RMV: 72,650

Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 Y14A RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 1 Eff: 1 Flooring:

Dimens: x Plumbing: Electrical: % Comp:

Found: Heat/AC: Bedrooms: Adj:

Ex Wall: Fireplace: Year: Eff: RMV: 13,950

AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj: L/S:

Broke Out as Broom

Out Buildings

Seg: 2.1 DGU DETACHED GARAGE

Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4

Class: 4 Roof Style: GABLE

Area: 780 Eff: 780 Flooring: CONC

Dimens: 30 x 26 Plumbing: Electrical: 110V % Comp:

Found: CONC Heat/AC: Bedrooms: Func:

Ex. Wall WOOD;10FT Fireplace: Year: 1975 Eff: 1975 Value: 39,670

AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj: L/S:

Seg: 3.1 PH PUMP HOUSE

Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM

Class: Roof Style:

Area: 48 Eff: 48 Flooring: WOOD

Dimens: 8 x 6 Plumbing: Electrical: % Comp:

Found: FRAME Heat/AC: Bedrooms: Func:

Ex. Wall PLYWD Fireplace: Year: Eff: Value: 0 N/A

AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj: L/S:

Seg: 4.1 MP MULTI/MISC PURPOSE BUILDING

Method: F09 Roof Cover: SHAKE Int Comp: Adj: FLCM

Class: 5 Roof Style: GABLE

Area: 160 Eff: 160 Flooring: WOOD

Dimens: 16 x 10 Plumbing: Electrical: % Comp:

Found: FRAME Heat/AC: Bedrooms: Func:

Ex. Wall 8FT;WOOD Fireplace: Year: Eff: 1970 Value: 570

AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: 1/0 Comment/Adj: POOR COND, STRUCTURE BEING USED AS STORAGE L/S:







R60426 16x28 MP

4/ 3/2019
04/3/19



R60426 12x16 MP W Side S End

4/3/2019
04/3/19



R60426 DGU W Side S End

NO CAMPING
IN MEADE

4/3/2019

04/3/19



R60426 DGU W Side N End

4/ 3/2019
04/3/19



4/ 3/2019

04/3/19

R60426 MA E Side N End



R60426 MA E End

4/ 3/2019
04/3/19



4/3/2019

R60426 MA Front S Side E End

04/3/19



4/ 3/2019

R60426 MA Front S Side

04/3/19