

Acct ID: 560429 MTL: 093W24D004800 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 3337 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100496 Year: 2025
 Last Date Appraised: 03/07/2025 Appraiser: MATT LORD Retag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: HENDERSON, MILES ABBOTT JAMES Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 274670
 RMV Land: 305730 RMV Imp: 258950 RMV Total: 564680 MAV: 274670 MSAV: 0 SAV: 0
 Comment: 25-26: L4 MDL 3.7.25 SV
 25-26: L2 MDL 1.22.25 TAG

Notations

No notation data available.

25-26 cycle

OSDs

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

Land

Site: 1 Code Area: 14530 Size: 2.05 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT 4HD 1.87 Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 255730 Exception: Y N
S 6H .18 FSo 1
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 25-26 ADDED LAND CLASS // 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: 131 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1080 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 182960
 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	1080	3	FB-1/ HB-1	1985	1985	ROOF, FP - 1, HVAC, KIT, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	630	0	0	1985	1985	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1985	15601	1

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 60990
 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
Garage Detached	3	Unfinished	900	0	0	1991	1991	ROOF, FP - 1	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: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 15000
 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	1200	0	0	2003	2003	FAIR	Y N

Accessories

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

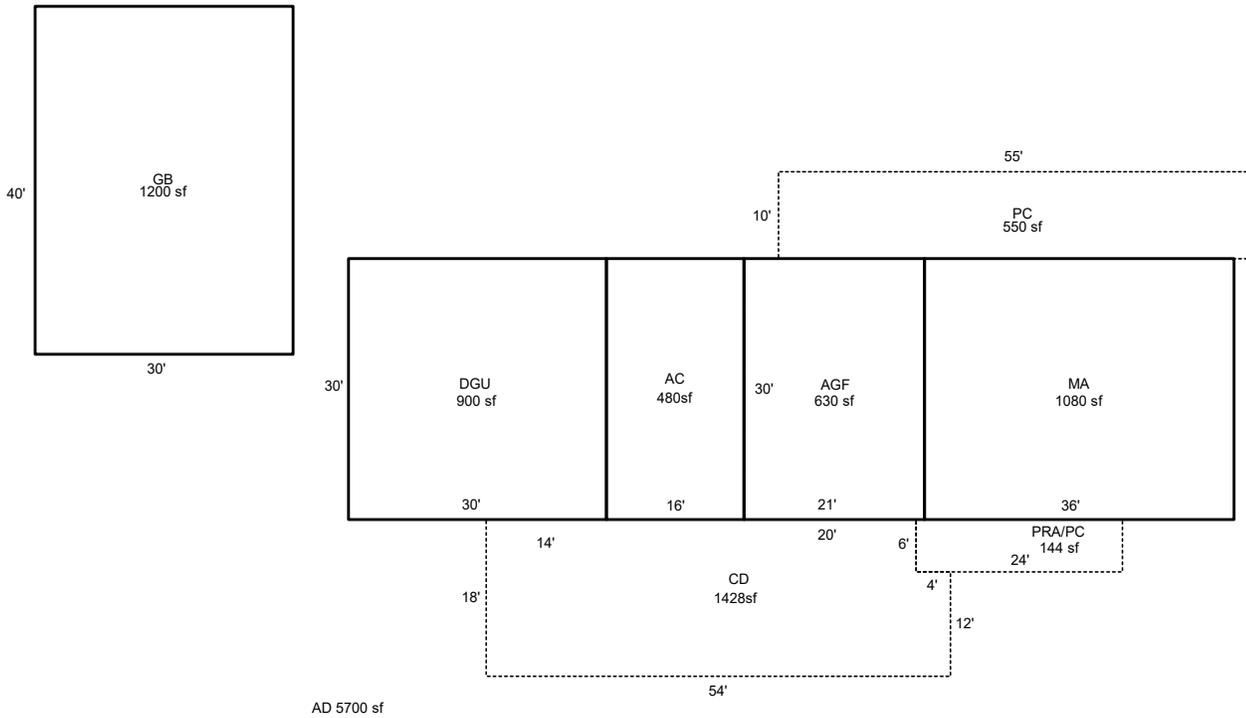
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560429 Parcel No.: 093W24D 04800
 Property Address: 3337 WINTERCREEK RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

560429
093W24D 04800
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	
	AC	1.0	480.0	92.0	2010.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1428.0	204.0	
	PRA/PC	1.0	144.0	60.0	2122.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

COMMENT TABLE 1

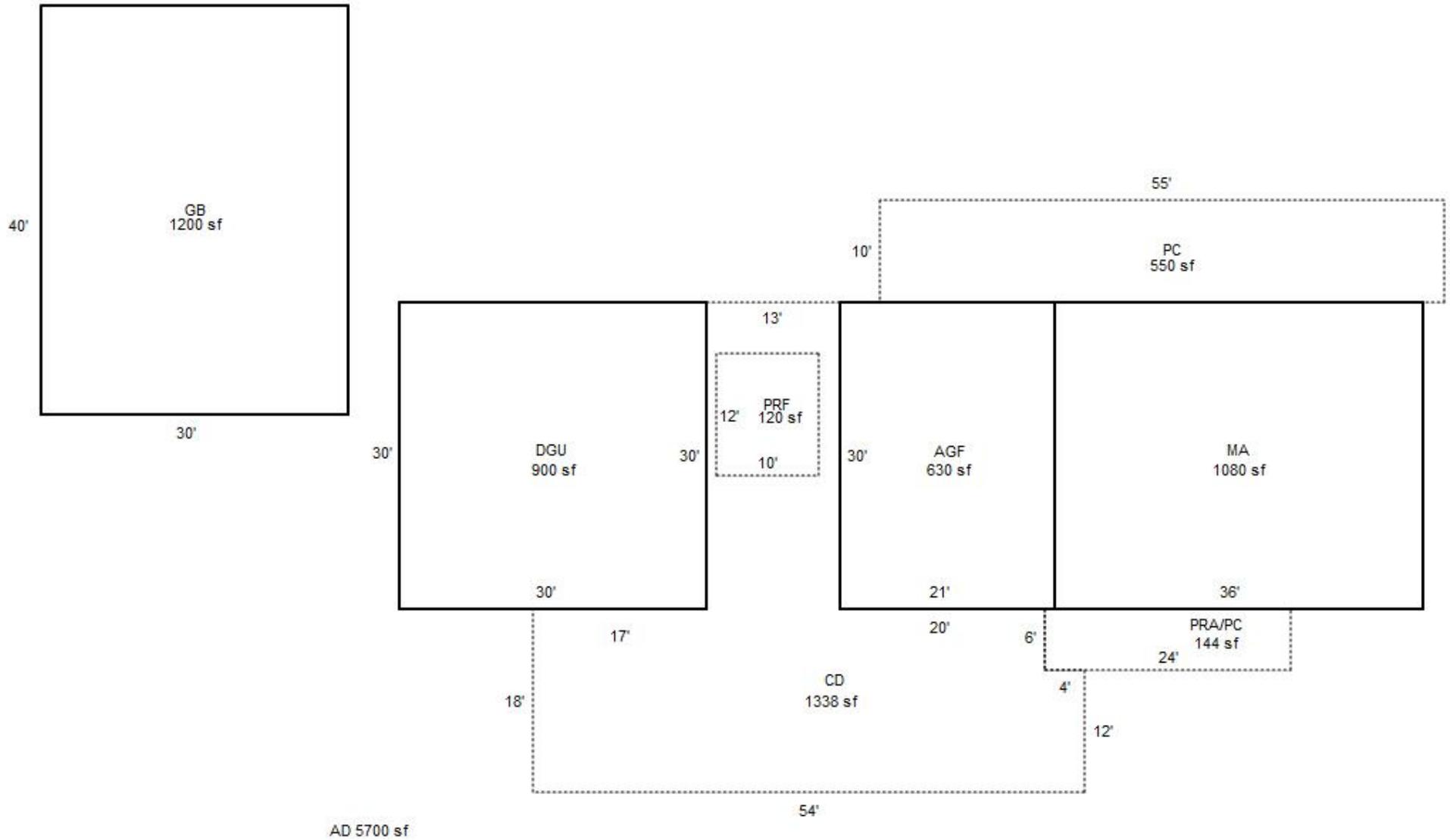
DRAWN BY JRONDEMA 3/11/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CLOBERG 01/24/2025
 UPDATED BY CLOBERG 06/04/25 25-002060 AC

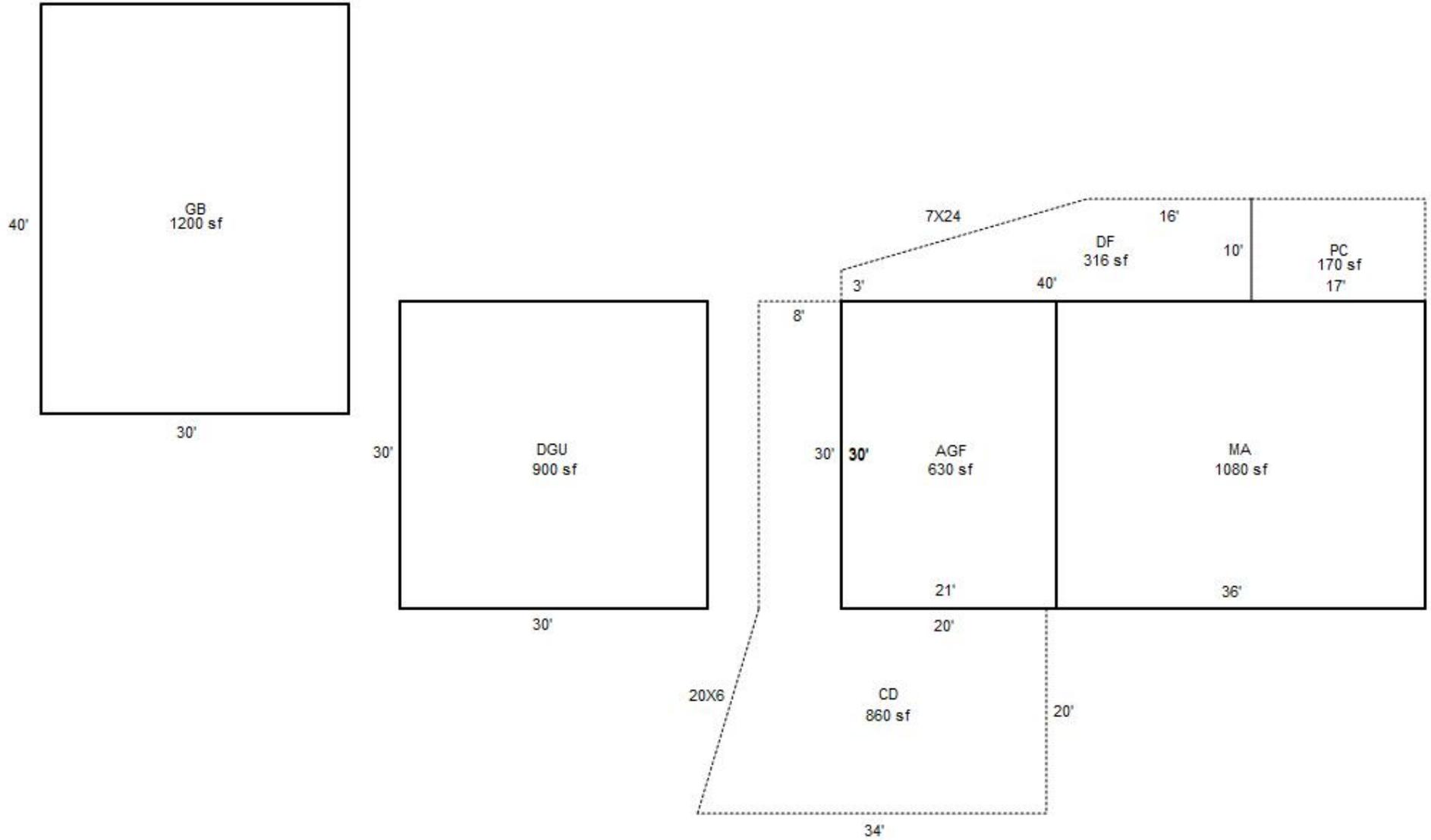
COMMENT TABLE 2

MDL 01/22/24

COMMENT TABLE 3

TAGS L2





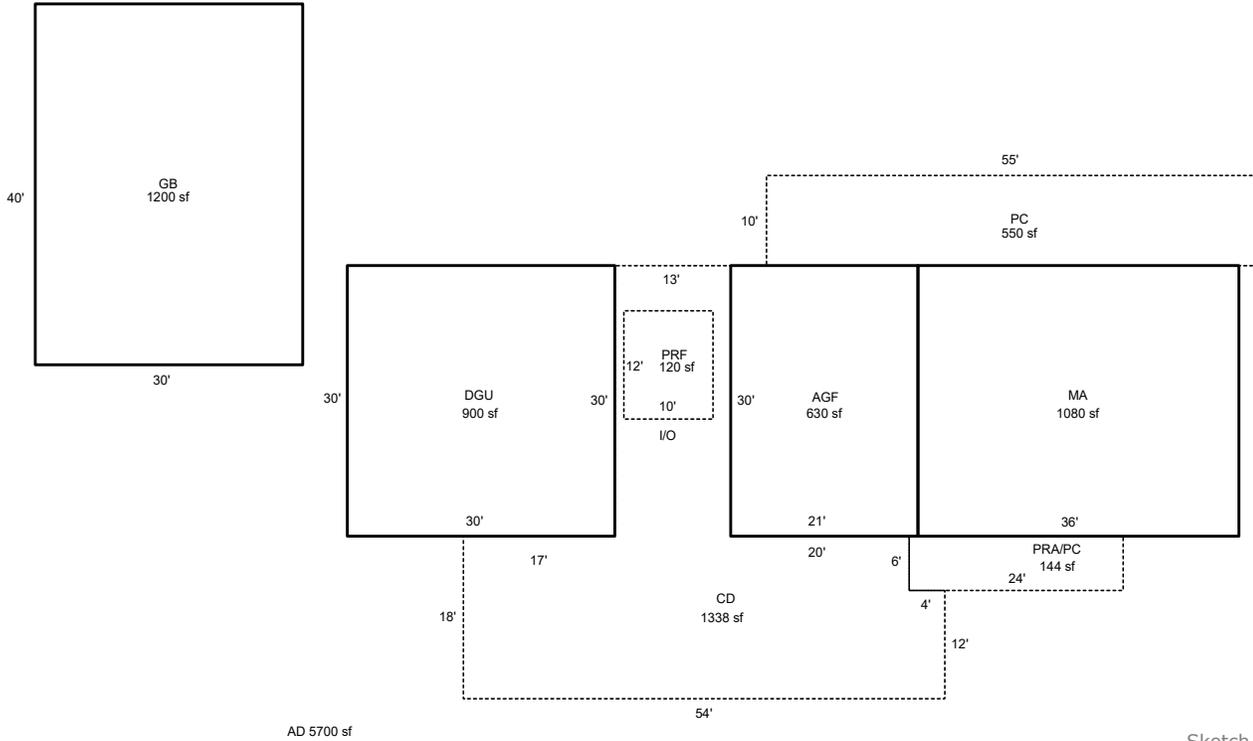
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SUBJECT INFO

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 Property Address: 3337 WINTERCREEK RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
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SKETCH

560429
093W24D 04800
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	1530.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1338.0	204.0	
	PRF	1.0	120.0	44.0	
	PRA/PC	1.0	144.0	60.0	2152.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/11/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CLOBERG 01/24/2025

COMMENT TABLE 2

MDL 01/22/24

COMMENT TABLE 3

TAGS L2



4/ 3/2019
R60429 View to South
04/3/19



4/ 3/2019
R60429 DGU W End S Side
04/3/19



4/ 3/2019
R60429 MA Rear E End
04/3/19



4/ 3/2019
R60429 DGU S Side E End
04/3/19



4/ 3/2019
R60429 MA Front E Side
04/3/19



4/ 3/2019
R60429 Between MA & DGU
04/3/19

093W24D 04800
401 01E F31
81400130

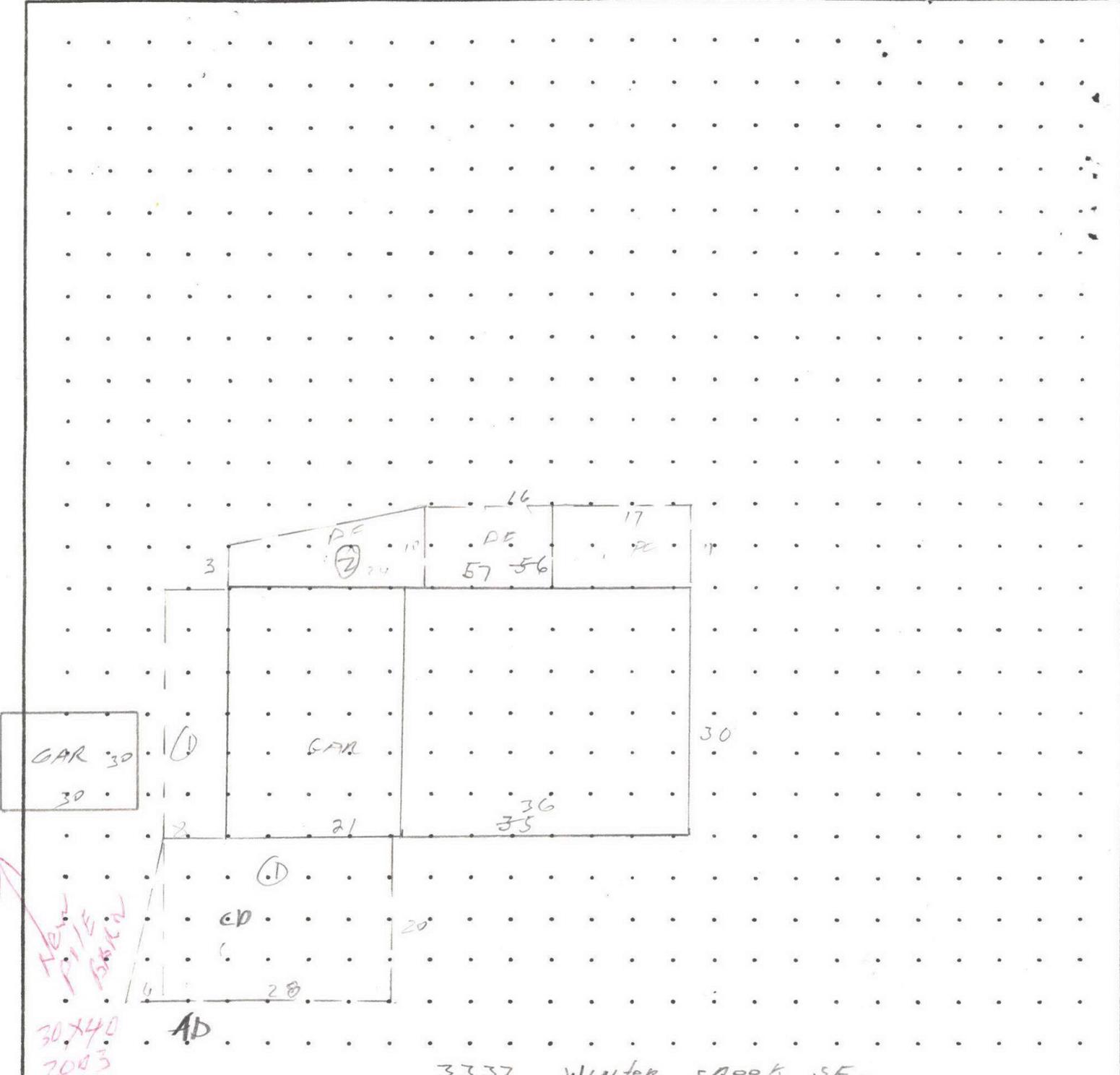
R60429

ADER, MICHAEL D &
2.05 Acres
3337 WINTERCREEK RD SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74590 - 210

MAP NO. 24-9-3W



MEASUREMENT VERIFIED		REMARKS: B1985
DATE	BY	
11/6/85	LB52	(30 x 35) = 1050
5-7-92	Reyer	30 x 36 = 1080
8-19-02	King ³¹	Not Ver.
9-25-08	BB44	
4-3-19	CE10	CYCLES-VERIFIED

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04800

File No R60429

Property Address 3337 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

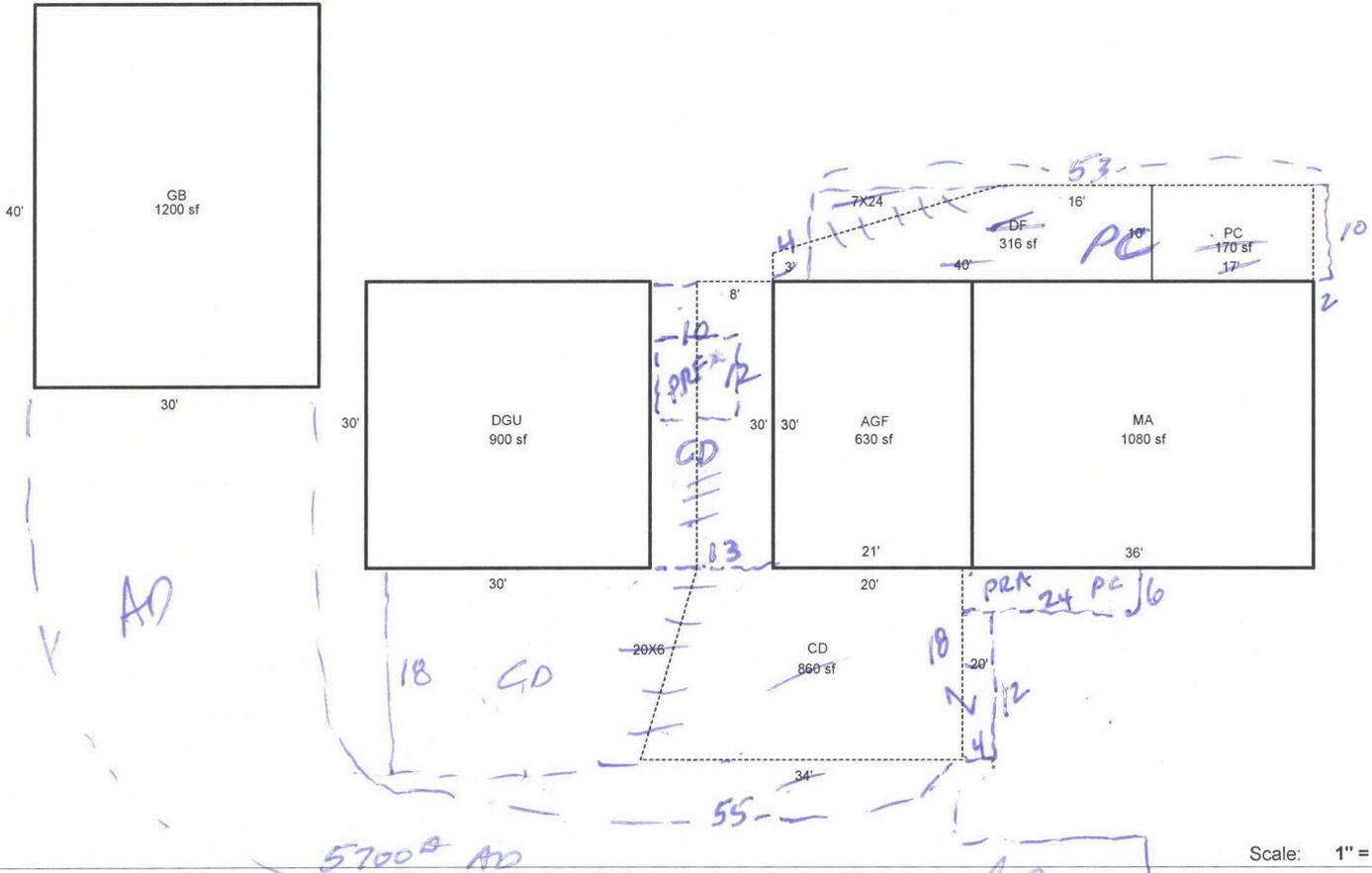
Zip 97352

Owner

Client

Appraiser Name

R60429
093W24D 04800
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080	132	1080
GBA1	GB	1.00	1200	140	1200
GAR	AGF	1.00	630	102	
	DGU	1.00	900	120	1530
P/P	PC	1.00	170	54	
	DF	1.00	316	94	
	CD	1.00	860	163	1346
Net LIVABLE Area		(rounded w/ factors)			1080
Net BUILDING Area		(rounded w/ factors)			1200

Comment Table 1

DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04800

File No R60429

Property Address 3337 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

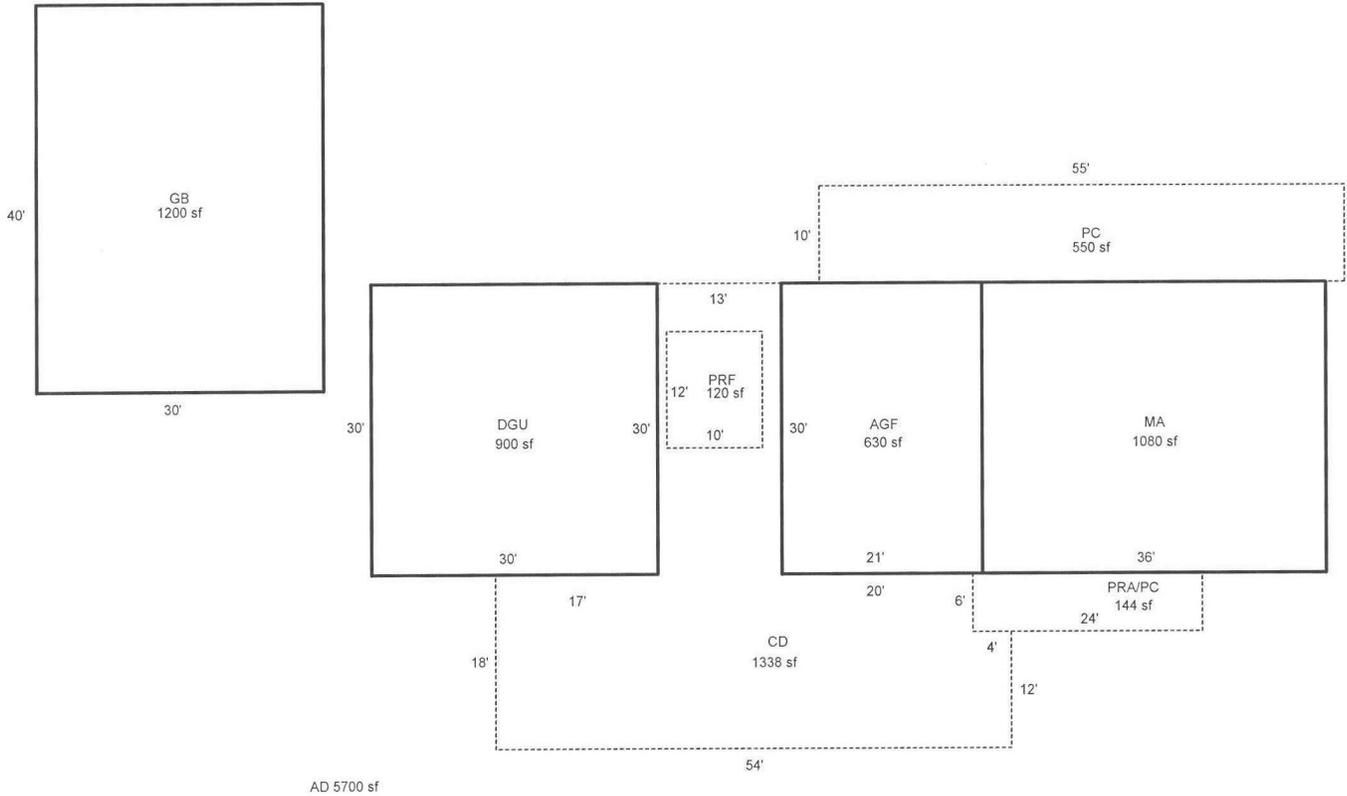
Zip 97352

Owner

Client

Appraiser Name

R60429
093W24D 04800
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080	132	1080
GBA1	GB	1.00	1200	140	1200
GAR	AGF	1.00	630	102	
	DGU	1.00	900	120	1530
P/P	PC	1.00	550	130	
	CD	1.00	1338	204	
	PRF	1.00	120	44	
	PRA/PC	1.00	144	60	2152
Net LIVABLE Area		(rounded w/ factors)			1080
Net BUILDING Area		(rounded w/ factors)			1200

Comment Table 1

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

Comment Table 2

Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

R60429 093W24D 04800 Prop Class: 401 Prop Code: F31S Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 3337 WINTERCREEK RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner CLANCY,MYRON A & Pictom Other: _____

RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP *ARCMP* Int Comp: DSP;DW;H&F Adj: RLCM3
Class: 3 Roof: _____
Area: 1080 Eff 1080 Flooring: _____
Dimens: x Plumbing: BATH1.5 Electrical: _____ Qty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: HRTH-P Year: 1985 Eff: 1985 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 84,170
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: COMP *ARCMP* Int Comp: _____ Adj: RLCM3
Class: 3 Roof: _____
Area: 630 Eff 630 Flooring: _____
Dimens: 30 x 21 Plumbing: _____ Electrical: _____ Qty: _____
Found: Heat/AC: _____ Bedrooms: _____ % Comp: _____
Ex Wall: Fireplace: _____ Year: 1985 Eff: 1985 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 28,000
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI4G 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: 18,600
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 DGU DETACHED GARAGE
Method: R05 Roof Cover: COMP Int Comp: _____ Adj: RLCM3
Class: 3 Roof Style: GABLE
Area: 900 Eff: 900 Flooring: CONC
Dimens: 30 x 30 Plumbing: _____ Electrical: 110V % Comp: _____
Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall LAP;10FT Fireplace: _____ Year: 1991 Eff: 1991 Value: 38,840
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: BKENAM Int Comp: _____ Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 1200 Eff: 1200 Flooring: *DIRT-conc*
Dimens: 30 x 40 Plumbing: _____ Electrical: 110 % Comp: _____
Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall BKENAM;12FT Fireplace: _____ Year: 2003 Eff: 2003 Value: 8,620
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: *110* Comment/Adj: _____ L/S: _____

R60429 093W24D 04800 Prop Class: 401 Prop Code: F31S Fran: 35 Appr #: _____ Date: _____
 Situs Address 3337 WINTERCREEK RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner CLANCY,MYRON A & Pictom Other: _____
 RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020
 Notes: _____

Segment	CD	PC	P12A	PC	AD	PRF	Land
Class							
Dim/Size	FRAGS 1338A	6x24 144	6x24 144	10x55 550	5700 A	10x12/120	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover			ALUM			METAL	
Roof Style			SHED			HIP	
Flooring	CONC	CONC	.	CONC	ASPH		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1985	1985	1985	1985	2010	2017	
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	NEW	NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.05	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

Zone: AR

Date: 4/24 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

610
4/24/19



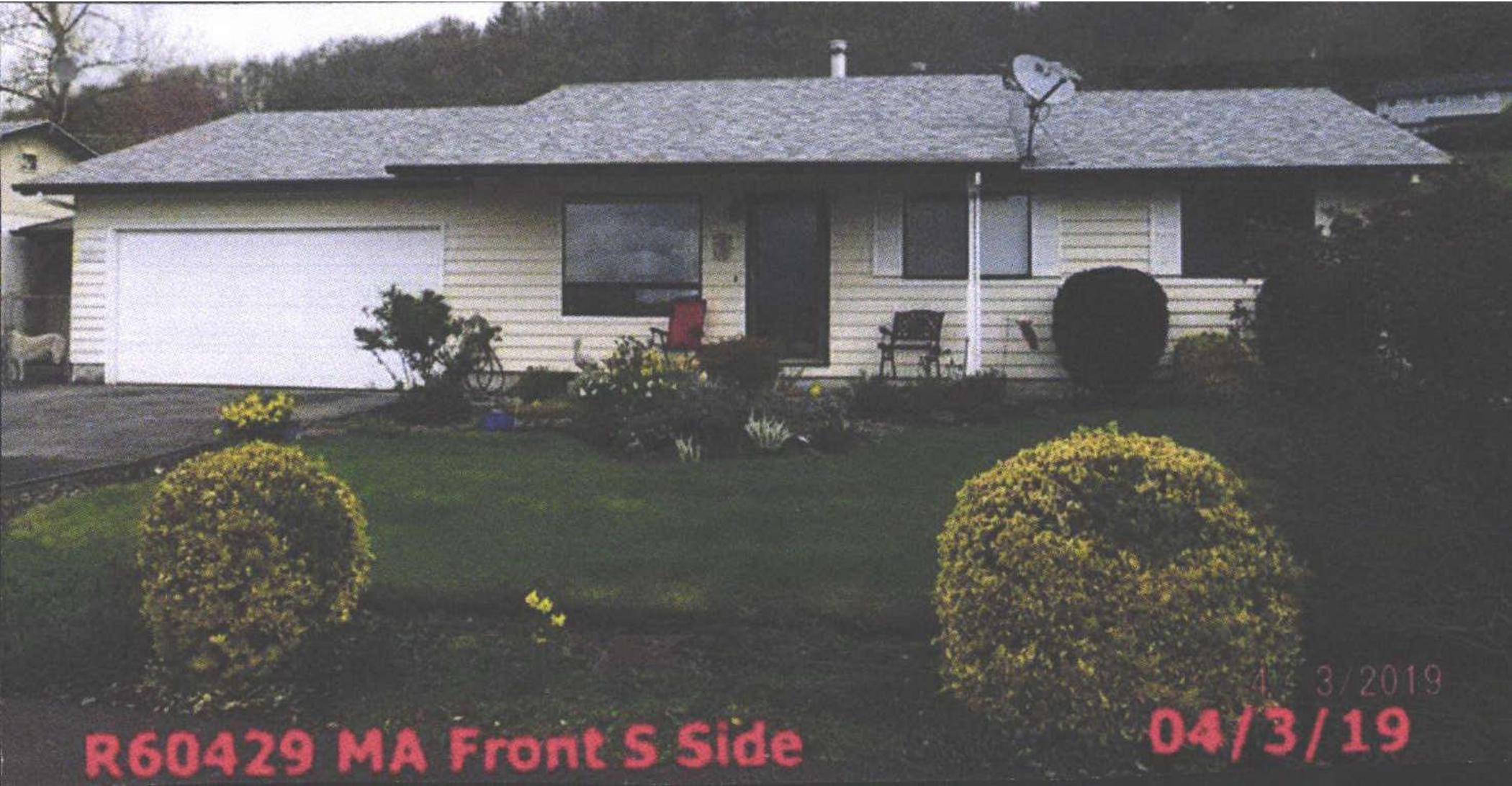
R60429 View to South

4/3/2019
04/3/19

1-29-09







R60429 MA Front S Side

4/3/2019
04/3/19



R60429 MA Rear E End

4/ 3/2019
04/3/19



R60429 Between MA & DGU

**4/ 3/2019
04/3/19**



R60429 DGU W End S Side

4/3/2019
04/3/19



D

R60429 DGU S Side E End

4/3/2019

04/3/19



DSCF9432

4/ 3/2019
04/3/19