

Summary Lead Appr: ^{ww} Clerk: Lead Clerk: Appr: MDL Input Print Date: 1/25/2024

Acct ID: 536672 MTL: 093W35CC00200 Date: 3/12/25 Appr: MDL Prop Class: 549 RMV Prop Class: 409
 Situs: 1609 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 53172 Year: 2024
 Last Date Appraised: 03/02/2018 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025
 Owner: TOBIASSON, MARK R Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 478677
 RMV Land: 334260 RMV Imp: 556880 RMV Total: 891140 MAV: 469940 MSAV: 8737 SAV: 18351
 Comment: Horses

Notations 24-25 cycle

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	FUZ	FARM NON-EFU ZONED
MS	411	SEE ACCOUNT NOTES - 411
MS	FUZ	FARM NON-EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	14530	0

Land

Site: 1	Code Area: 14530	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Market Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 28530	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	81400130: 03-04: REAPPRAISAL					
Site: 3	Code Area: 14530	Size: 2.10 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BDS	Value Source: Farm Use - Non EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 65900	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1987 / 81400130					
Site: 4	Code Area: 14530	Size: 7.18 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Use - Non EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 204830	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1987					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 454	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1008	% Complete: 100
Desc:	MANUF STRUCT, CLASS 5, 14' WIDE SINGLE		Dimensions: 66x14	RMV: 22540		
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	5	Finished	1008	3	FB-2	1979	1979	BATH - 2, KIT-, ROOF+, SKIRT, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	5	96	1979	826	0
Exception: Y N					

Bldg: 2	Code Area: 14530	Stat Class: 467	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 1568	% Complete: 100
Desc:	MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE		Dimensions:	RMV: 56010		
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	6	Finished	1568	3	FB-2	1995	1995	KIT-, HVAC+, SKIRT, ROOF, BATH - 2	Y N

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc:	Yard Improvements		Dimensions:	RMV: 9450		
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
YARD IMPROVEMENTS AVERAGE	3	0	0	9450	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 14530	Stat Class: 316	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 55568	% Complete: 100
Desc: Arenas (HA)			Dimensions: 302x184			RMV: 462420
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
Horse Arena	4	Finished	55568	0	0	2010	2010	FAIR

Exception: Y N

Accessories

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

Bldg: 4	Code Area: 14530	Stat Class: 355	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 648	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 18x36			RMV: 2890
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 Heavy Duty	4	Finished	648	0	0	2006	2006	

Exception: Y N

Accessories

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

Bldg: 5	Code Area: 14530	Stat Class: 321	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 800	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 20x40			RMV: 3570
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
Hay Cover	4	Finished	800	0	0	2007	2007	

Exception: Y N

Accessories

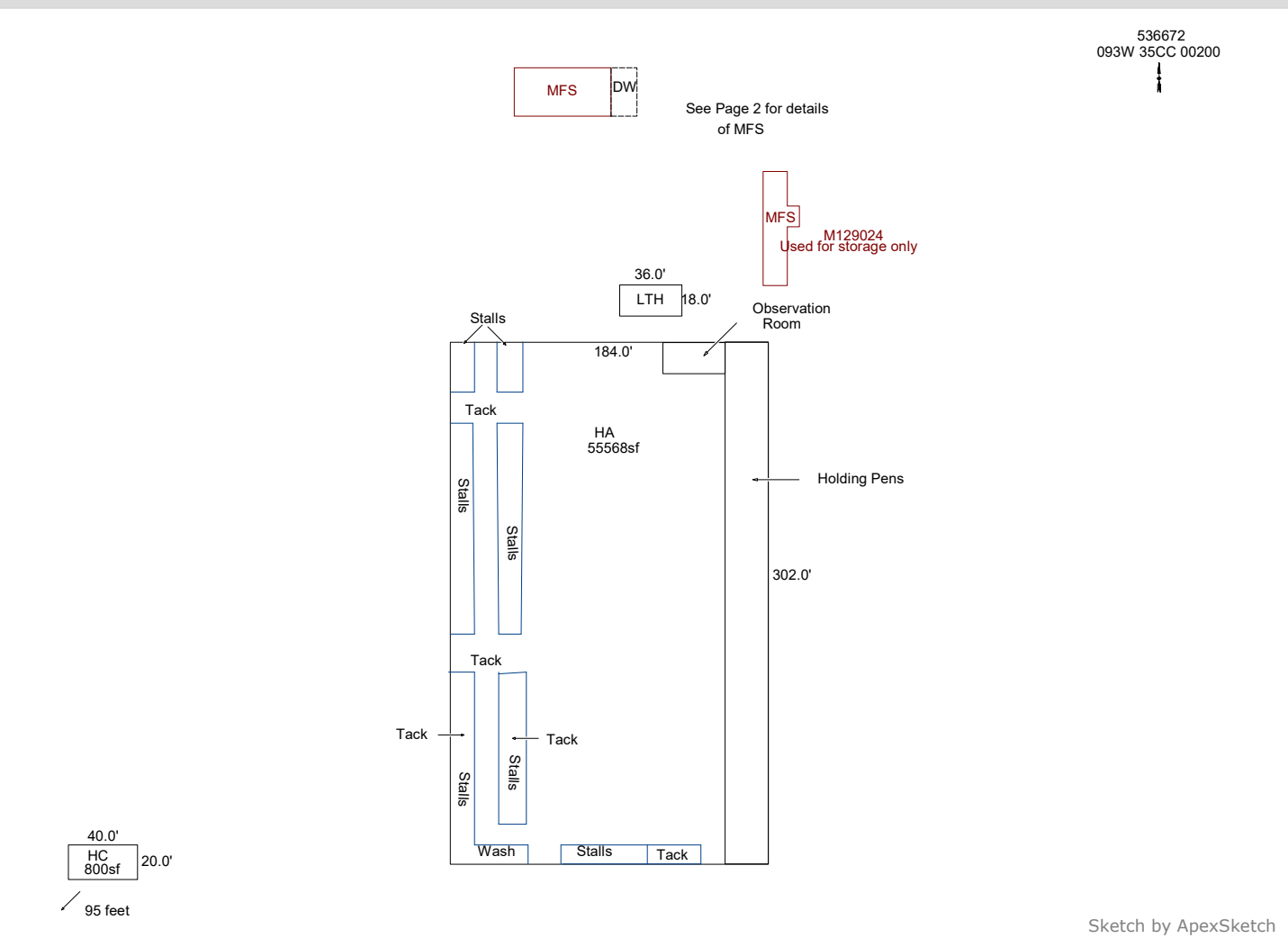
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536672 Parcel No.: 093W35CC00200
 Property Address: 1609 Talbot Rd SE
 City: Jefferson County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



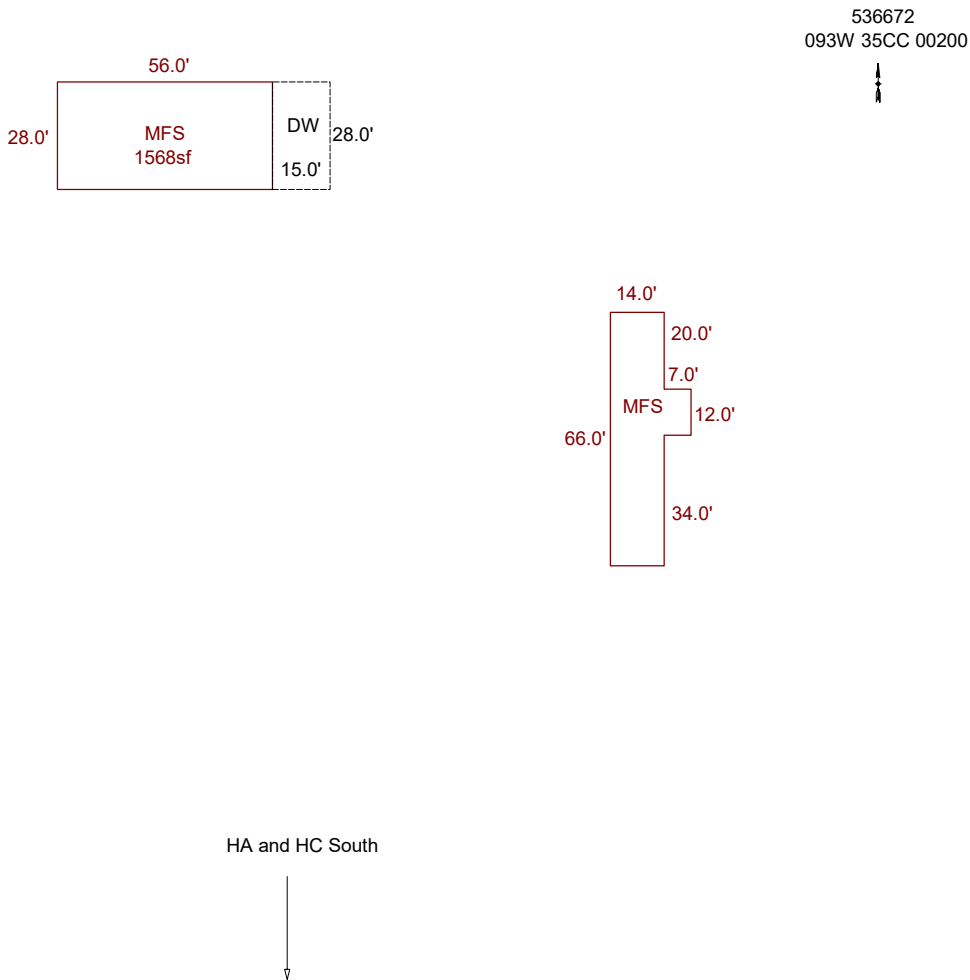
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	HC	1.0	800.0	120.0		Apex 2/09/2011 Jane UPDATED BY CLOBERG 08/13/25	
	HA	1.0	55568.0	972.0			
	First Floor	1.0	648.0	108.0			
	LTH	1.0	648.0	108.0	57664.0		
GLA1	MFS	1.0	1568.0	168.0			
	MFS	1.0	1008.0	174.0			
	First Floor	1.0	7550.0	654.0	10126.0		
P/P	DW	1.0	420.0	86.0	420.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 03/12/25	CYCLE L3
Net LIVABLE		cnt	0	(rounded)	10,126		
Net BUILDING		cnt	4	(rounded)	57,664		

SKETCH/AREA TABLE ADDENDUM

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SKETCH



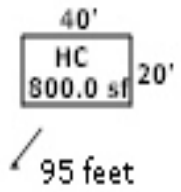
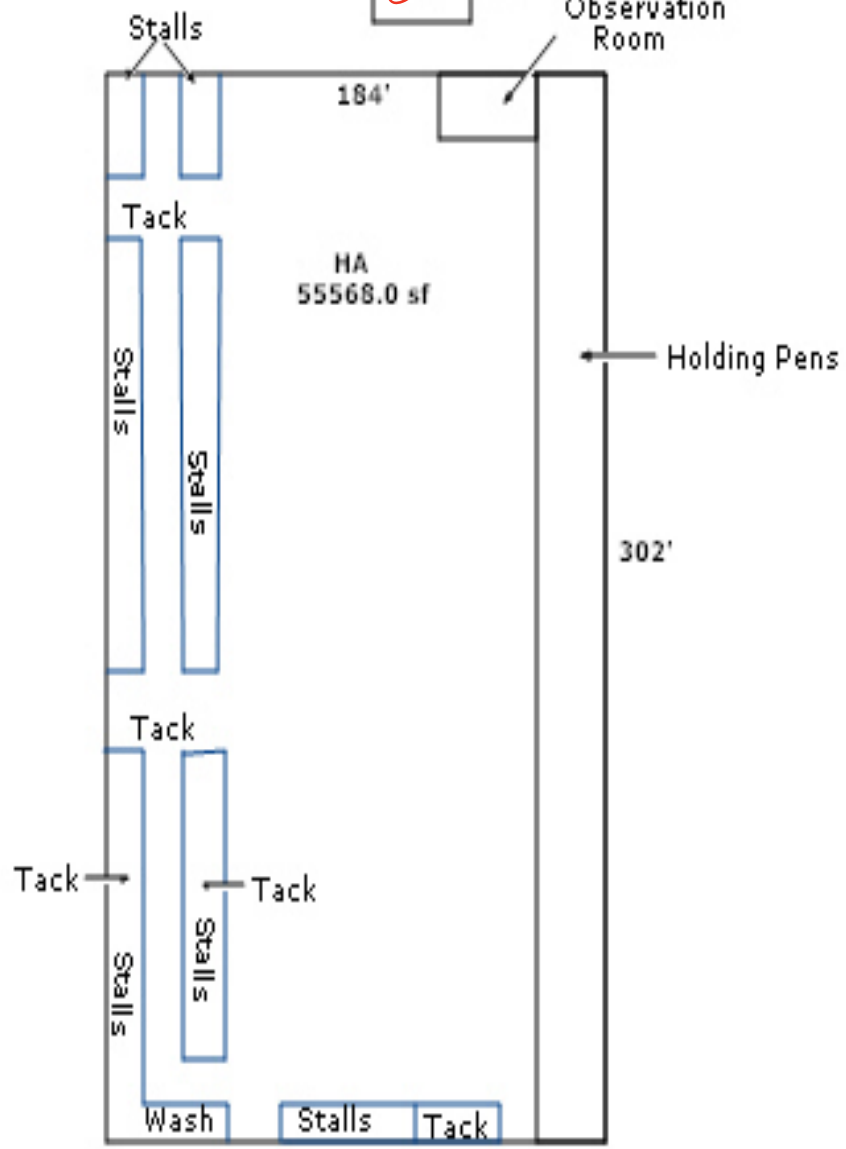
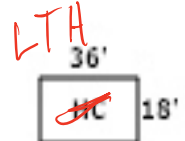
Sketch by ApexSketch

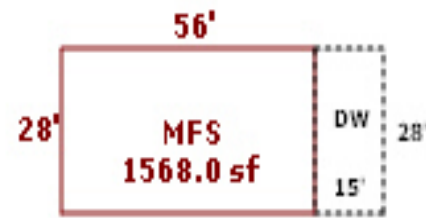
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MFS	1.0	1568.0	168.0		Apex 2/09/2011 Jane UPDATED BY CLOBERG 08/13/25	
	MFS	1.0	1008.0	174.0	2576.0		
P/P	DW	1.0	420.0	86.0	420.0		
Net LIVABLE		cnt	0 (rounded)		2,576	COMMENT TABLE 2	COMMENT TABLE 3
						MDL 03/12/25	CYCLE L3

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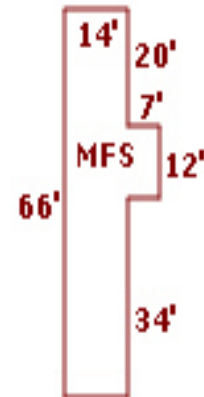


See Page 2 for details
of MFS





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HA and HC South

