

Acct ID: 536677 MTL: 093W35CC01300 Date: 3/11/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 1617 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 56890 Year: 2025  
 Last Date Appraised: 04/08/2020 Appraiser: MATT LORD Retag: Y (N) Tag info:  
 Owner: KERSEY, MICHAEL & KERSEY, GWENDOLYN Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 198000  
 RMV Land: 212140 RMV Imp: 168620 RMV Total: 380760 MAV: 198000 MSAV: 0 SAV: 0  
 Comment: LEVEL 4 4-8-20 MH31//

Notations 25-26 cycle  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	14530	0

Land

Site: 1 Code Area: 14530 Size: 0.93 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: HBDSS Value Source: Rural at MKT Description: RMV: 167140 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 08-09: 44 CYCLE WORK, REMOVED HWY ADJ // 03-04: REAPPRAISAL /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 + Year Blt: 1972 Eff Year Blt: 1978 Sq.Ft: 1452 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 154880  
 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	1452	3	FB-2	1972	1978	BATH - 2, KIT, ROOF, FP - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	240	1972	585	1	Y N
PATIO	3	112	1972	462	1	Y N
PATIO	3	384	1972	1584	1	Y N
ROOF EXTENSION OR PATIO COVER	3	112	1972	2436	1	Y N
ROOF EXTENSION OR PATIO COVER	3	384	1972	8352	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1120 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x28 RMV: 12560  
 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	1120	0	0	1999	1999	FAIR ✓	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 336 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1180  
 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
Lean-to Heavy Duty	5	Finished	336	0	0	1999	1999		Y N

Accessories

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

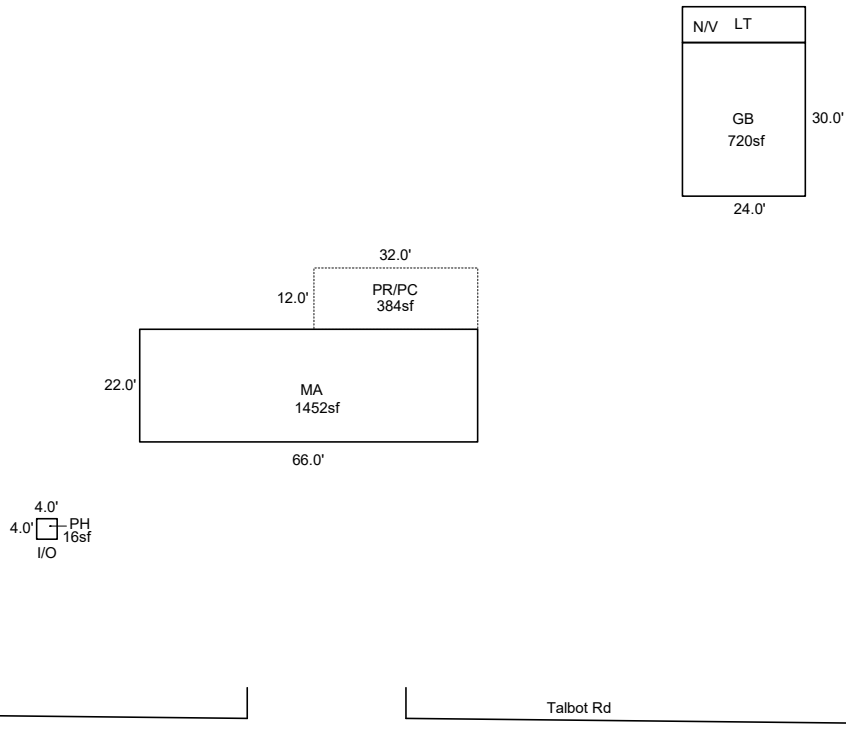
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536677 Parcel No.: 093W35CC01300  
 Property Address: 1617 Talbot Rd SE  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

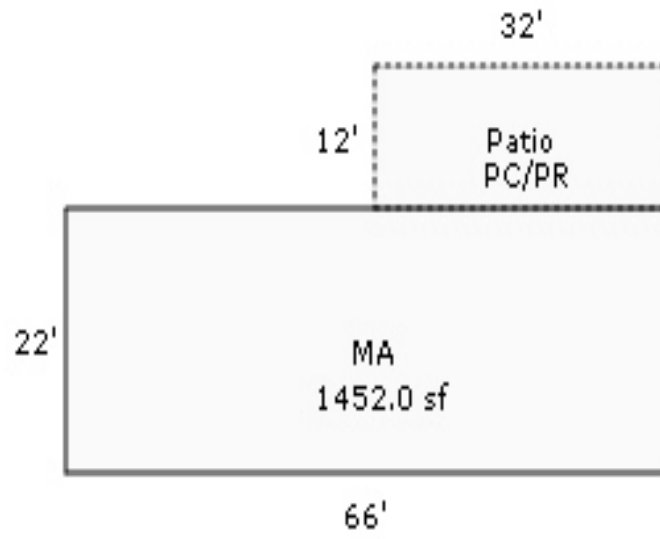
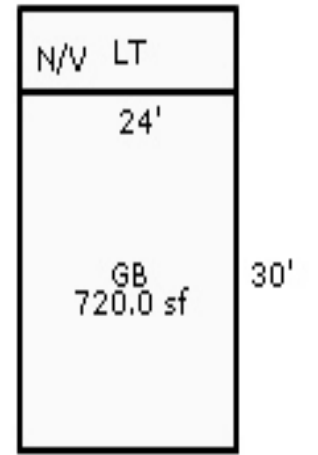
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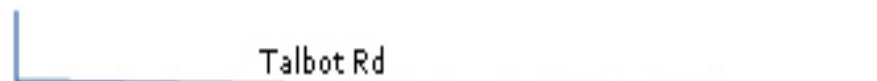
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	720.0	108.0		Apex 9/29/2011 Jane UPDATED BY CLOBERG 07/25/25	
	LT	1.0	168.0	62.0			
	PH	1.0	16.0	16.0	904.0		
GLA1	MA	1.0	1452.0	176.0	1452.0		
P/P	PR/PC	1.0	384.0	88.0	384.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 03/12/25	CYCLE L3
		Net LIVABLE	cnt	0 (rounded)	1,452		
		Net BUILDING	cnt	3 (rounded)	904		

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Handwritten red notes:  $\frac{1}{2}$  H, PH, H



Talbot Rd