

Acct ID: 536687 MTL: 093W35CA01700 Date: 3/30/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 14576 HELEN ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 56912 Year: ~~2024~~ 2025
 Last Date Appraised: 02/17/2023 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: FROST, SHAWN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 321040
 RMV Land: 270710 RMV Imp: 294880 RMV Total: 565590 MAV: 321040 MSAV: 0 SAV: 0
 Comment: 23-24: L2 2.17.23 MDL

Notations 25-26' Cycle
 No notation data available.

OSDs

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

Land

Site: 1	Code Area: 14530	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural Restrictive	Description: TWO HILL DRY	RMV: 106960	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	03-04: REAPPRAISAL /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04					
Site: 2	Code Area: 14530	Size: 2.23 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL	RMV: 128750	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	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: 142	Year Blt: 1983	Eff Year Blt: 1995	Sq.Ft: 2227	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 283840		
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	4	Finished	1737	2	FB-1	1983	1995	KIT-, ROOF, HVAC, FP - 1, BATH - 1	Y N
Second Floor	4	Finished	490	1	FB-1	1983	1995	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1995	23994	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 14530	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 180	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 10x18	RMV: 9220		
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
Multi-Purpose Bldg	6	Finished	180	0	0	2018	2018	FAIR ✓	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	84	2018	1663	1	Y N

Bldg: 3	Code Area: 14530	Stat Class: 341	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 144	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 12x12	RMV: 1820		
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
Multi-Purpose Bldg	4	Finished	144	0	0	2003	2003	FAIR	Y N

Accessories

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

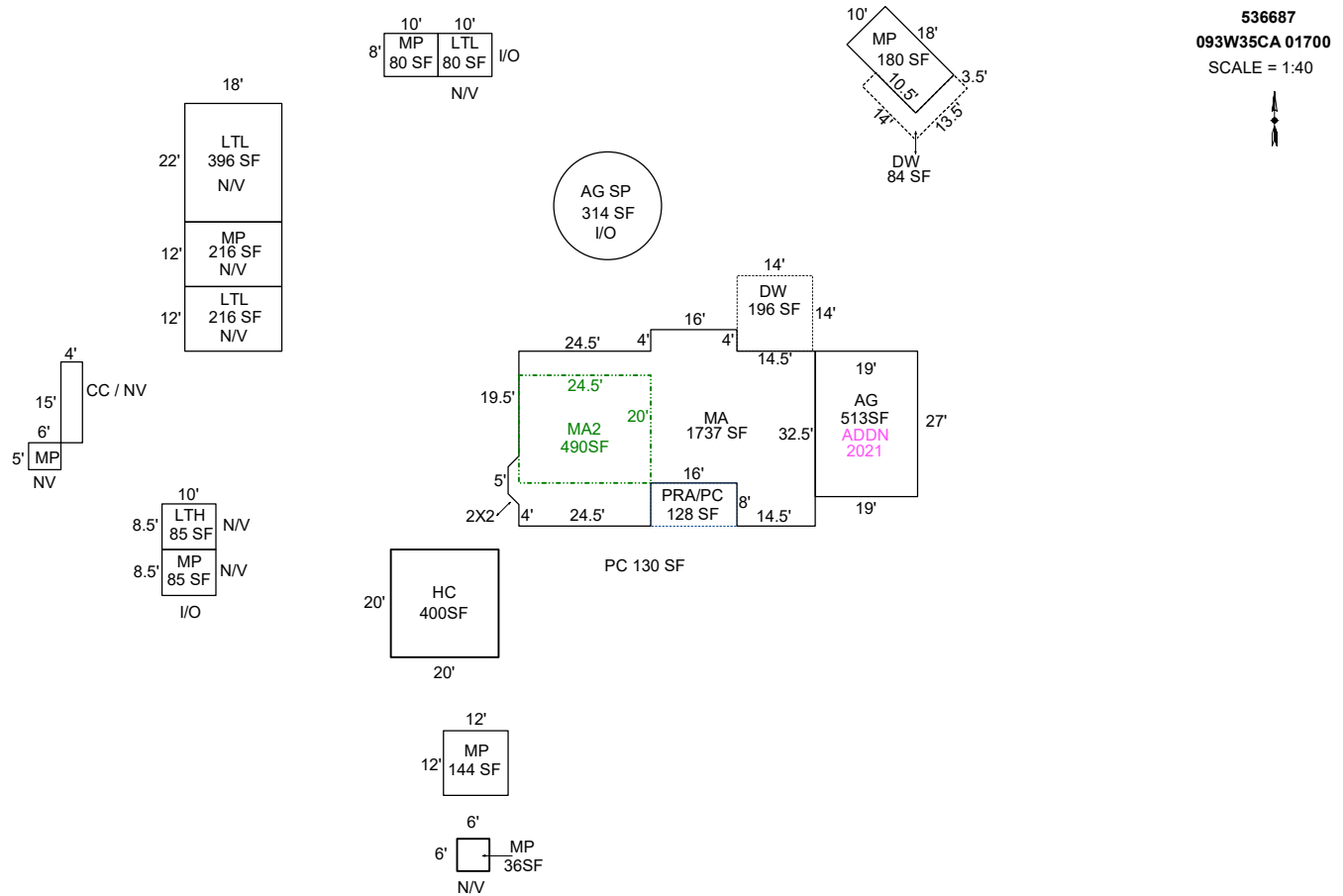
HC
20x20
2022

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536687 Parcel No.: 093W35CA01700
 Property Address: 14576 HELEN ST SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client:
 Appraiser Name: Inspection Date:

SKETCH



536687
093W35CA 01700
SCALE = 1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	MP	1.0	30.0	22.0		Apex 9/28/2011 Jane UPD BY NMM 05.08.19 UPDATED BY CJURAN 08/10/2021 555-21-007071 UPDATED BY CJURAN 07/21/2022 555-22-002652 UPDATED BY CLOBERG 07/24/25		
	MP	1.0	180.0	56.0				
	MP	1.0	144.0	48.0				
	MP	1.0	85.0	37.0				
	LTH	1.0	85.0	37.0				
	HC	1.0	400.0	80.0				
	CC / NV	1.0	60.0	38.0				
	MP	1.0	36.0	24.0				
	MP	1.0	216.0	60.0				
	LTL	1.0	396.0	80.0				
	LTL	1.0	80.0	36.0				
	MP	1.0	80.0	36.0				
	LTL	1.0	216.0	60.0	2008.0			
	GLA1	MA	1.0	1737.5	200.7			1737.5
GLA2	MA2	1.0	490.0	89.0	490.0			
GAR	AG	1.0	513.0	92.0	513.0			
	4 addl items							
	Net LIVABLE	cnt	0	(rounded)	2,227			
	Net BUILDING	cnt	13	(rounded)	2,008			

COMMENT TABLE 2	COMMENT TABLE 3
04.24.19 #35 NMM MDL 03/20/25	CYCLE L3

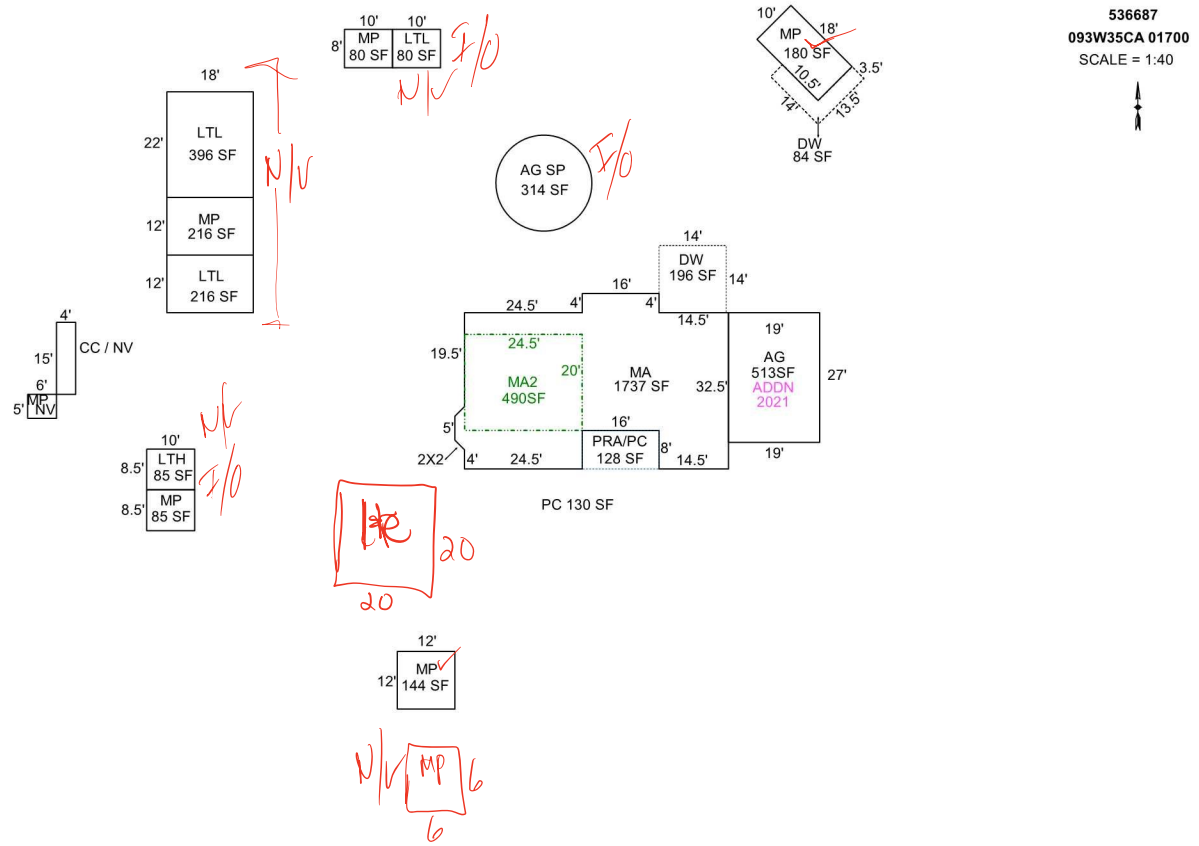
H
Fair

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536687 Parcel No.: 093W35CA01700
 Property Address: 14576 HELEN ST SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	CC / NV	1.0	60.0	38.0	
	MP	1.0	180.0	56.0	
	MP	1.0	144.0	48.0	
	MP	1.0	80.0	36.0	
	LTL	1.0	80.0	36.0	
	LTL	1.0	396.0	80.0	
	MP	1.0	216.0	60.0	
	LTL	1.0	216.0	60.0	
	MP	1.0	85.0	37.0	
	MP	1.0	30.0	22.0	
	LTH	1.0	85.0	37.0	1572.0
	GLA1	MA	1.0	1737.5	200.7
GLA2	MA2	1.0	490.0	89.0	490.0
GAR	AG	1.0	513.0	92.0	513.0
OTH	AG SP	1.0	314.2	62.8	314.2
P/P	PRA/PC	1.0	128.0	48.0	
	2 addl items				
	Net LIVABLE	cnt	2 (rounded)		2,227
	Net BUILDING	cnt	11 (rounded)		1,572

COMMENT TABLE 1

Apex 9/28/2011 Jane
 UPD BY NMM 05.08.19
 UPDATED BY CJURAN 08/10/2021 555-21-007071
 UPDATED BY CJURAN 07/21/2022 555-22-002652

COMMENT TABLE 2

04.24.19 #35 NMM

COMMENT TABLE 3



R36687 MA FRONT 04.24.19



R36687 MA REAR 04.24.19



R36687 MA SIDE 04.24.19



R36687 MP 12x12 04.24.19



R36687 MP LTH 04.24.19



R36687 MP NV 04.24.19



R36687 PLAYHOUSE 04.24.19



R36687 CC NV 04.24.19



R36687 CC 04.24.19



R36687 LOGGING 04.24.19



R36687 LTL MP 04.24.19