

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDC Impact | Print Date: 1/25/2024

Acct ID: 536926 MTL: 102W180001900 Date: 6/5/25 Appr: MDC Prop Class: 559 RMV Prop Class: 559  
 Situs: 17650 WALL LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 57836 Year: 2024  
 Last Date Appraised: 03/17/2009 Appraiser: MATT LORD Retag: Y Tag info: 2025  
 Owner: WILLIAM K EPPS LIFETIME TR & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 204304  
 RMV Land: 269090 RMV Imp: 165440 RMV Total: 434530 MAV: 159120 MSAV: 50404 SAV: 107120  
 Comment:

**Notations** 25-16 : Cycle

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	14530	0

**Land**

Site: 2	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 7930	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 81400130						
Site: 3	Code Area: 14530	Size: 20.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL			RMV: 182440	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR		Fire Patrol:	Description:		
Comments: Liability year - 1980 / 81400130 //04-05: ONE ACRE HOMESITE BEING MOVED FROM #1800, SEE THERESA. REMOVED ONE ACRE FROM THIS LAND SEG FOR THE HOMESITE.						
Site: 5	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 7930	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 81400130						
Site: 6	Code Area: 14530	Size: 3.32 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 790	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR		Fire Patrol:	Description:		
Comments: Liability year - 1980						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 14530	Stat Class: 456	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 1344	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE					Dimensions: 56x24	RMV: 25230
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	5	Finished	1344	2	FB-2	1980	1980	BATH - 2, ROOF+, SKIRT, HVAC+, KIT- Exception: Y N

**Accessories**

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

Bldg: 1	Code Area: 14530	Stat Class: 444	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 924	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE					Dimensions: 66x14	RMV: 17720
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	924	0	FB-2	1974	1974	BATH - 2, KIT-, HVAC+, ROOF+ Exception: Y N

**Accessories**

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

Bldg: 5	Code Area: 14530	Stat Class: 468	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 2619	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD					Dimensions:	RMV: 103390

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	6	Finished	2619	4	FB-2	1998	1998	BATH - 2, KIT-, HVAC+, ROOF+ Exception: Y N

Accessories

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

Bldg: 6 Code Area: 14530 Stat Class: 108 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements *VI* Dimensions: RMV: 3240  
 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
<del>DECK</del>	1	169	1997	3235	1 Exception: Y N

Bldg: 7 Code Area: 14530 Stat Class: 108 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements *VP* Dimensions: RMV: 4260  
 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
ROOF EXTENSION OR PATIO COVER	1	169	1997	4264	1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 321 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1584 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 48x33 RMV: 2080  
 Func Obsc: 100 Econ %: 100 Other %: 100 *bowe* 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	1584	0	0	1975	1975	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 353 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 2416 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 4080  
 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
Machine Shed	4	Finished	2416	0	0	1975	1975	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: 1998 Eff Year Blt: 1998 Sq.Ft: 1612 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 5440  
 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	1612	0	0	1998	1998	Exception: Y N

Accessories

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

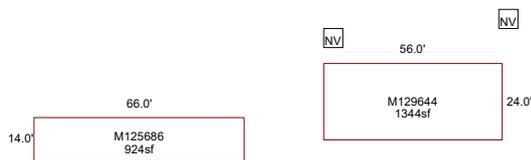
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536926 Parcel No.: 102W18 01900  
 Property Address: 17650 WALL LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

536926  
102W18 01900  
SCALE=1:53



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	M125686	1.0	924.0	160.0		APEXED BY NRC 03/17/2009 UPDATED BY CLOBERG 07/29/25		
	M129644	1.0	1344.0	160.0				
	MA	1.0	2619.0	218.0	4887.0			
P/P	PR/DW	1.0	169.0	52.0				
	PH	1.0	49.0	28.0	218.0			
Net LIVABLE						cnt	0 (rounded)	4,887
						COMMENT TABLE 2	COMMENT TABLE 3	
						MDL 06/05/25	CYCLE L3	

102W18 01900

R36926

SCALE=1/8"

