

Acct ID: 537108 MTL: 103W02BB00400 Date: 3/5/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 1778 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 35763 Year: ~~2024~~ 2025
 Last Date Appraised: 06/18/2018 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: LENZER, ROBERT J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 312270
 RMV Land: 290870 RMV Imp: 276540 RMV Total: 567410 MAV: 312270 MSAV: 0 SAV: 0
 Comment: _____

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: 4.84 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 245870 Exception: Y N
 Adjustment(s): Fire Patrol: Description: _____
 Comments: .03-04 REAPPRAISAL. LET CHRIS VALUE WW

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 467 Year Blt: 1985 Eff Year Blt: 1996 Sq.Ft: 1535 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 59860
 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	1535	3	FB-2	1985	1996	BATH - 2, ROOF+, SKIRT, HVAC+, KIT-	Y N

Accessories

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

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1949 Eff Year Blt: 1960 Sq.Ft: 1364 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 129860
 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	1364	3	FB-2	1949	1960	KIT-, ROOF, BATH - 2	Y N
Carport Attached	4	Unfinished	572	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	<u>YILB</u> 3	54	1960	1096	1
ROOF EXTENSION OR PATIO COVER	3	84	1960	1705	1

Bldg: 9 Code Area: 14530 Stat Class: 138 Year Blt: 1949 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 66740
 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	396	0	0	1949	1960	ROOF	Y N
Garage Detached	4	Finished	520	0	FB-1/ HB-1	1978	1978	BTH - 1, ROOF, HVAC	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 18 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 6x3 RMV: 20
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NW

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	18	0	0	1960	1960	FAIR

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 353	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 1200	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 50x24		RMV: 3690	
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	5	Finished	1200	0	0	1982	1982	FAIR

Accessories

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

Bldg: 4	Code Area: 14530	Stat Class: 341	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 360	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x18		RMV: 1160	
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
Multi-Purpose Bldg	4	Finished	360	0	0	1960	1960	FAIR

Accessories

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

Bldg: 5	Code Area: 14530	Stat Class: 341	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 196	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 14x14		RMV: 1830	
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
Multi-Purpose Bldg	6	Finished	196	0	0	1978	1978	FAIR

Accessories

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

Bldg: 6	Code Area: 14530	Stat Class: 352	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 1484	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 53x28		RMV: 12840	
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
Utility Building	5	Finished	1484	0	0	1992	1992	AVG

Accessories

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

Bldg: 7	Code Area: 14530	Stat Class: 354	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 180	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 18x10		RMV: 150	
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 Light Duty	4	Finished	180	0	0	1960	1960	FAIR

Accessories

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

Bldg: 8	Code Area: 14530	Stat Class: 355	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 288	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 24x12		RMV: 390	
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	288	0	0	1960	1960	Exception: Y N

Accessories

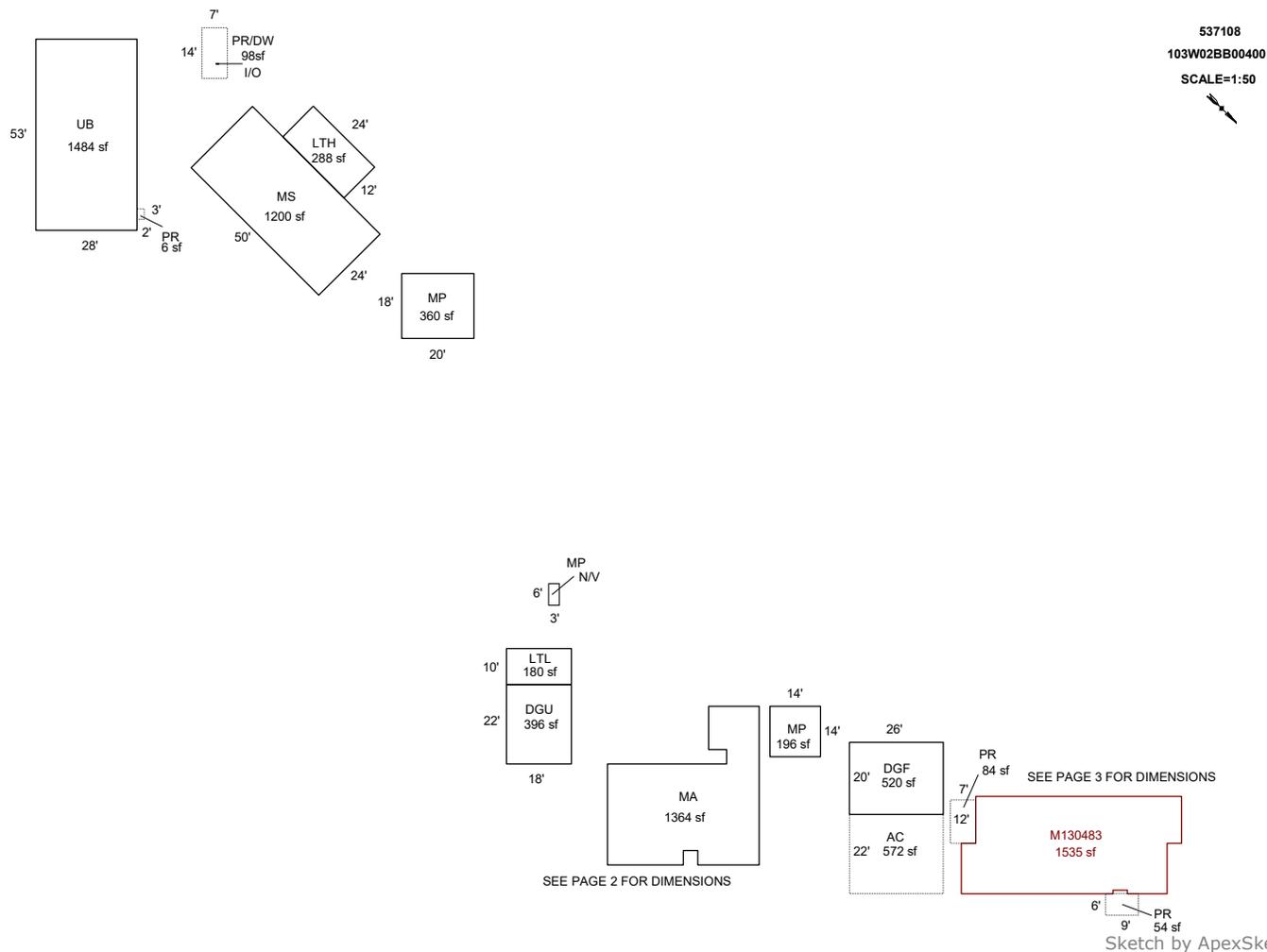
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537108 Parcel No.: 103W02BB00400
 Property Address: 1778 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	MS	1.0	1200.0	148.0		Apex by RW 05/27/08 UPDATED BY JRONDEMA 6/21/18 UPDATED BY CLOBERG 07/25/25	
	MP	1.0	360.0	76.0			
	MP	1.0	196.0	56.0			
	UB	1.0	1484.0	162.0			
	LTL	1.0	180.0	56.0			
GLA1	LTH	1.0	288.0	72.0	3708.0		
	MA	1.0	1535.0	178.0			
GAR	MA	1.0	1364.0	190.0	2899.0		
	AC	1.0	572.0	96.0			
	DGU	1.0	396.0	80.0			
P/P	DGF	1.0	520.0	92.0	1488.0	COMMENT TABLE 2	
	PR	1.0	84.0	38.0		MDL 03/05/25	
	PR	1.0	54.0	30.0		COMMENT TABLE 3	
	PR/DW	1.0	98.0	42.0	236.0	CYCLE L3	
	Net LIVABLE	cnt	0	(rounded)	2,899		
	Net BUILDING	cnt	6	(rounded)	3,708		

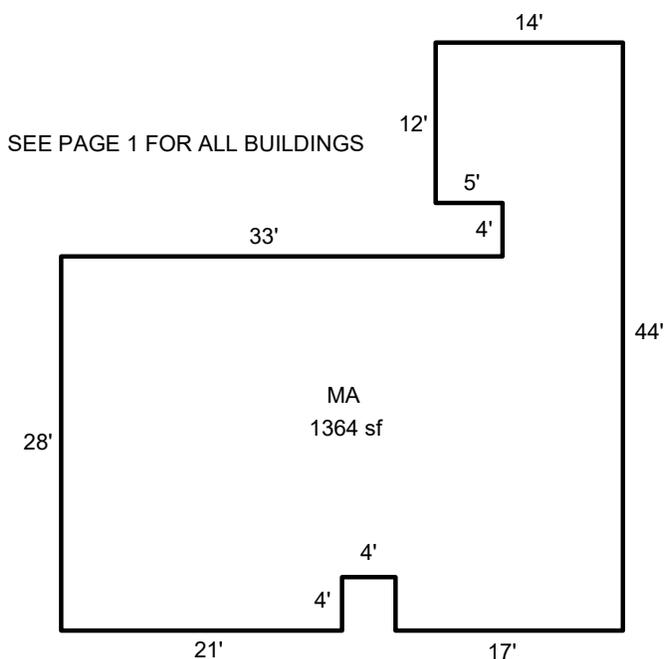
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 Appraiser Name: Inspection Date:

SKETCH

537108
103W02BB00400
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1364.0	190.0	1364.0

COMMENT TABLE 1

Apex by RW 05/27/08
 UPDATED BY JRONDEMA 6/21/18
 UPDATED BY CLOBERG 07/25/25

COMMENT TABLE 2

MDL 03/05/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE cnt 0 (rounded) 1,364

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

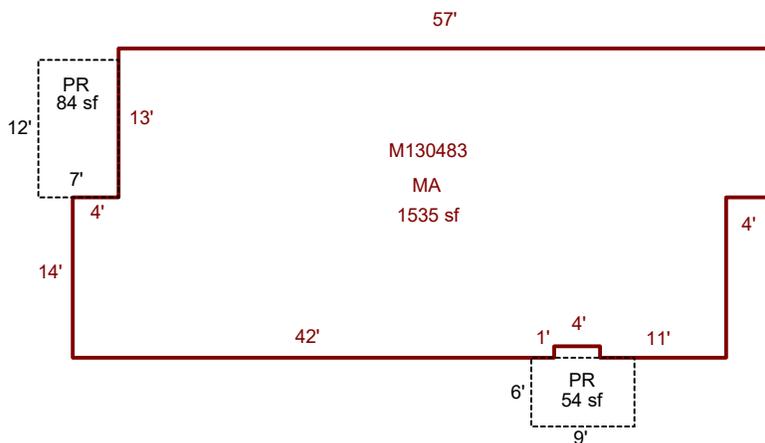
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SKETCH

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103W02BB00400
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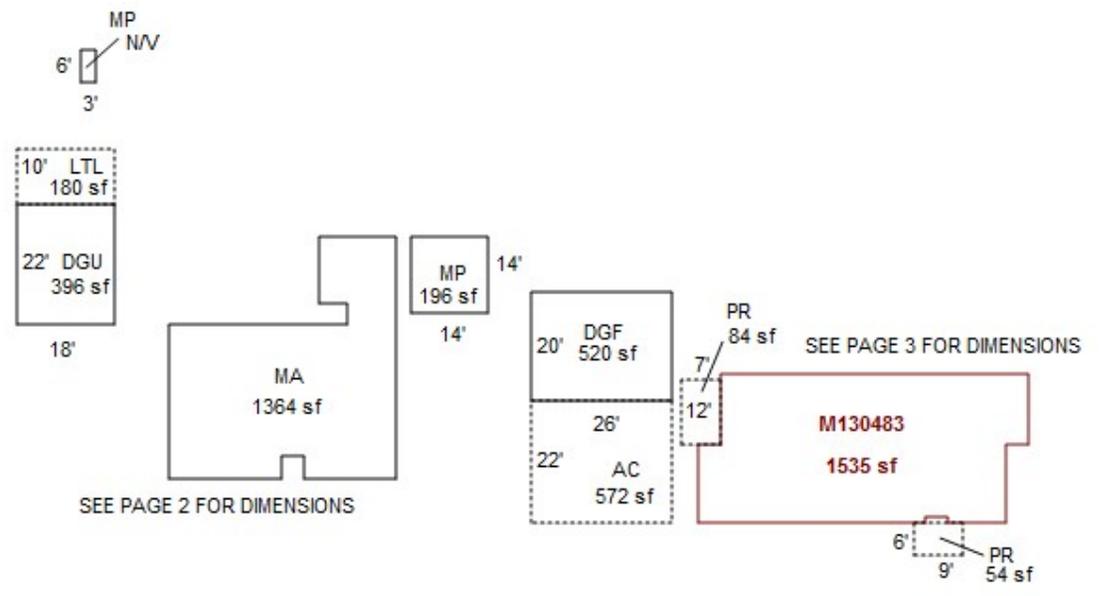
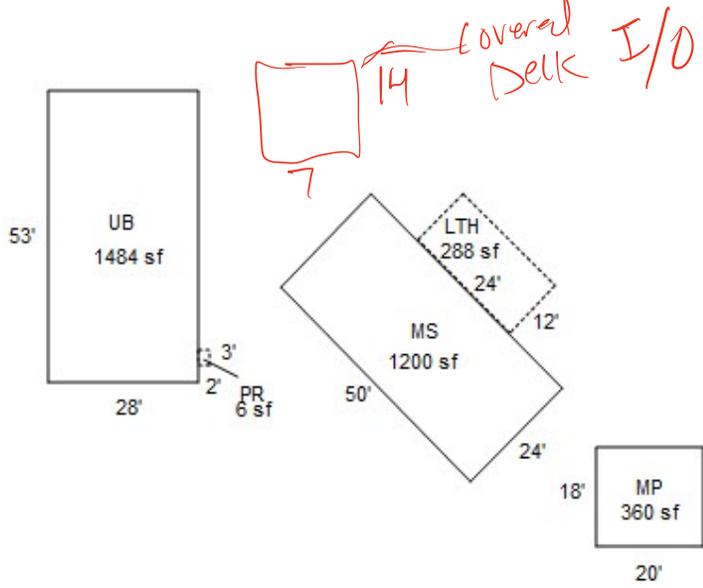


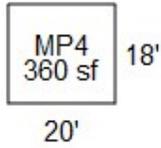
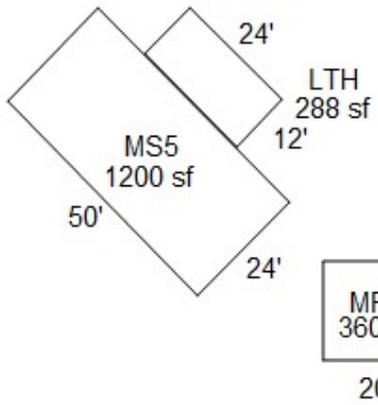
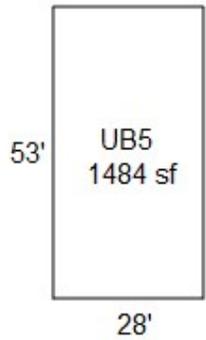
SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

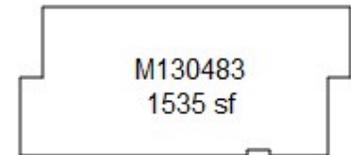
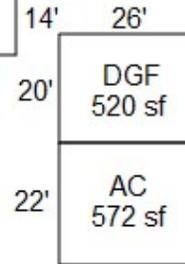
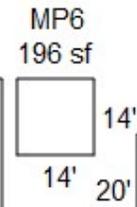
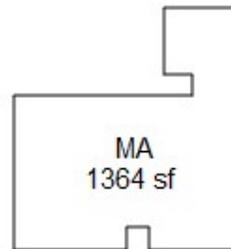
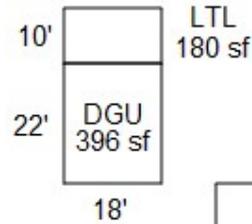
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	1535.0	178.0	1535.0	Apex by RW 05/27/08 UPDATED BY JRONDEMA 6/21/18 UPDATED BY CLOBERG 07/25/25		
P/P	PR	1.0	54.0	30.0				
	PR	1.0	84.0	38.0	138.0			
Net LIVABLE						cnt	0 (rounded)	1,535
						COMMENT TABLE 2	COMMENT TABLE 3	
						MDL 03/05/25	CYCLE L3	



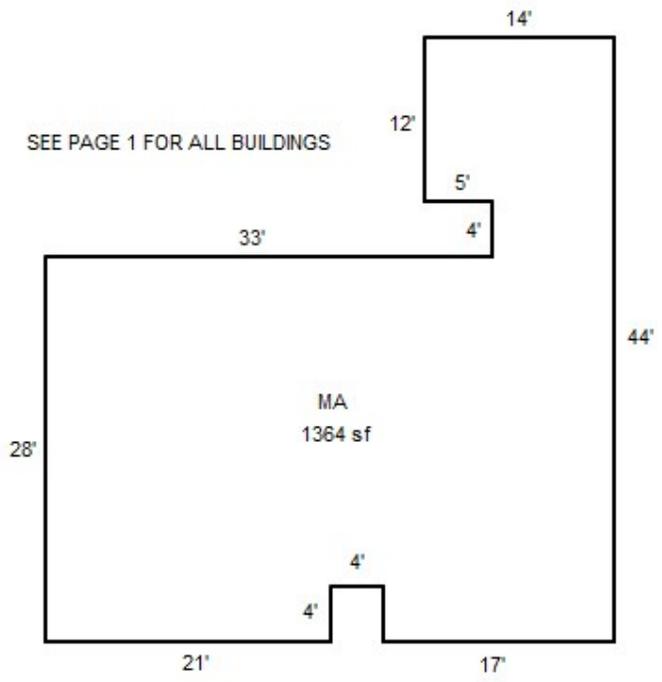


R37108
103W02BB00400
1=50'

****See Pages 2 & 3 For Home Dimensions****

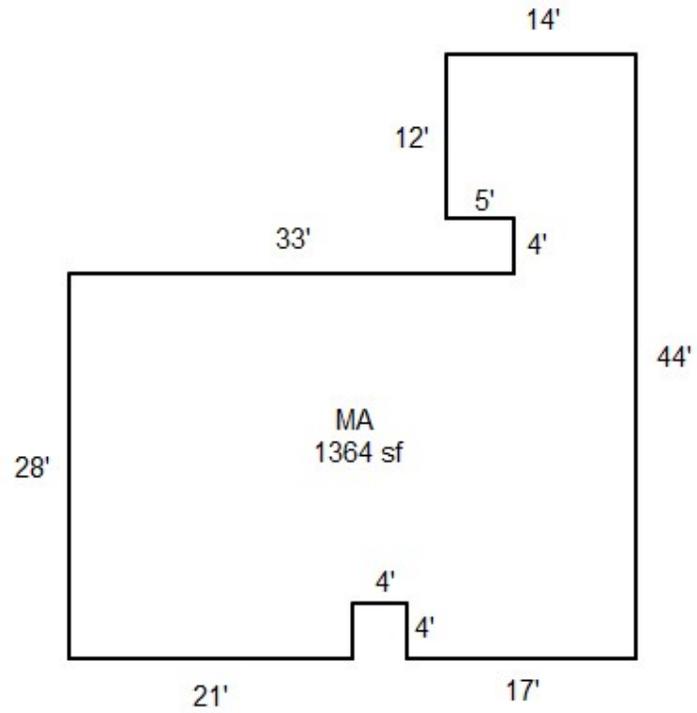


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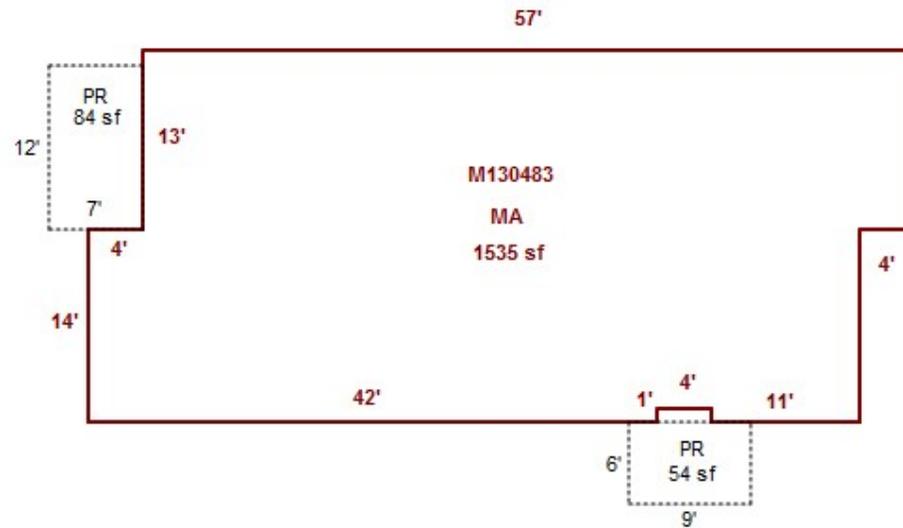
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**** See Page 1 For All Buildings ****

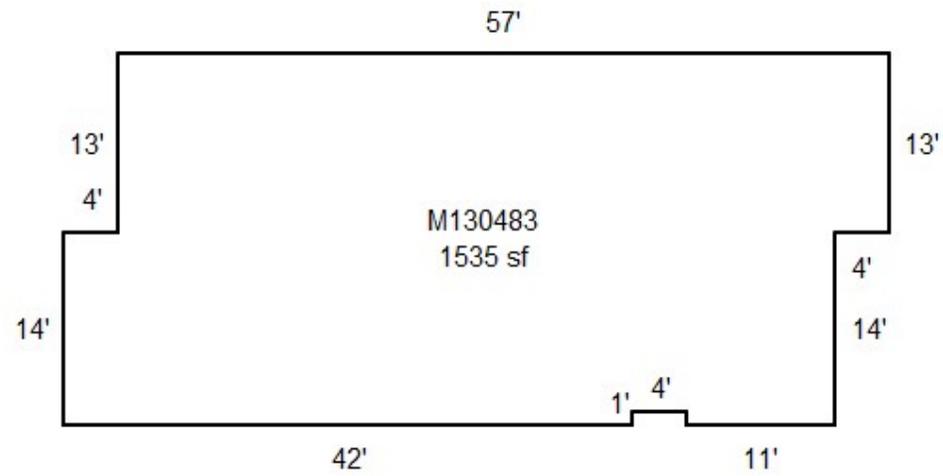




SEE PAGE 1 FOR ALL BUILDINGS



R37108
103W02BB00400
**** See Page 1 For All Buildings ****





R37108
DGU

6-18-18



R37108
LTL, MA BACK

6-18-18



R37108
MA

6-18-18



R37108
MP4

6-18-18



R37108

MP6

6-18-18



R37108
MS

6-18-18



R37108
UB

6-18-18