

Acct ID: 537322 MTL: 103W13AA00300 Date: 5/21/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 17085 WALL LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 25718 Year: ~~2024~~ 2025
 Last Date Appraised: 04/12/2023 Appraiser: MATT LORD Retag: Y N Tag info: _____
 Owner: PEREZ, MAGDALENA HERNANDEZ Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 237850
 RMV Land: 232000 RMV Imp: 214270 RMV Total: 446270 MAV: 237850 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.12.23 MDL

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: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 187000 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1973 Eff Year Blt: 1980 Sq.Ft: 1364 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 191510
 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 | 1364 | 3 | FB-2 | 1973 | <u>1980</u> | BATH - 2, KIT+, FP - 1, ROOF, HVAC | Y N |
| Garage Attached | 4 | Finished | 528 | 0 | 0 | 1973 | <u>1973</u> | ROOF | Y N |

Accessories

Description VIA 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: 21000
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available | | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|--|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS <u>GOOD</u> <u>ANB</u> | 4 | 1 | 0 | 21000 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1760
 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 | 5 | Finished | 240 | 0 | 0 | 1987 | 1987 | FAIR ✓ | Y N |

Accessories

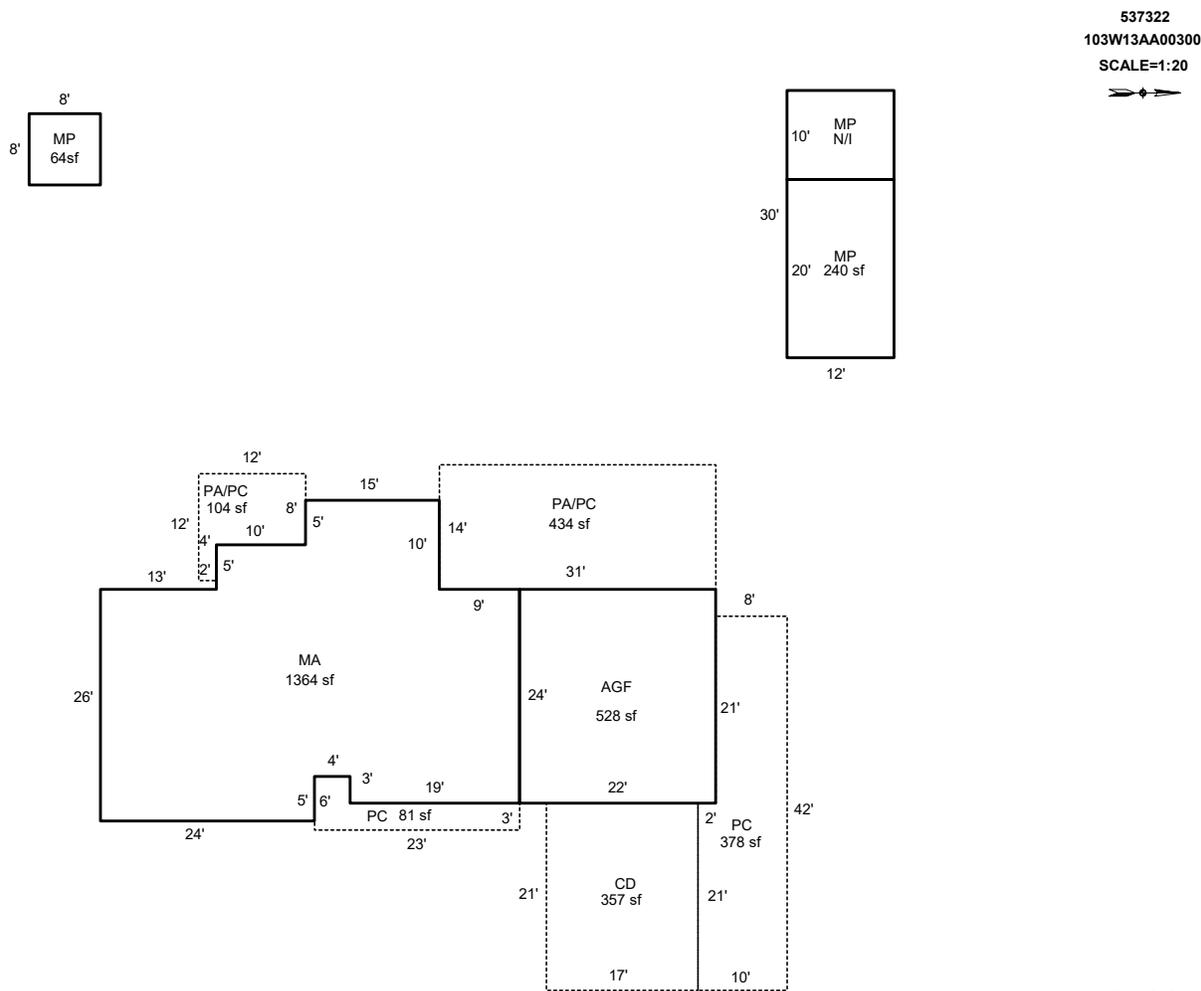
Description Class Size SqFt Eff Yr Blt RMV Quantity
 No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537322 Parcel No.: 103W13AA00300
 Property Address: 17085 WALL LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | MP | 1.0 | 240.0 | 64.0 | |
| | MP | 1.0 | 64.0 | 32.0 | 304.0 |
| GLA1 | MA | 1.0 | 1364.0 | 172.0 | 1364.0 |
| GAR | AGF | 1.0 | 528.0 | 92.0 | 528.0 |
| OTH | CD | 1.0 | 357.0 | 76.0 | 357.0 |
| P/P | PC | 1.0 | 81.0 | 58.0 | |
| | PA/PC | 1.0 | 434.0 | 90.0 | |
| | PC | 1.0 | 378.0 | 104.0 | |
| | PA/PC | 1.0 | 104.0 | 48.0 | 997.0 |
| | Net LIVABLE | cnt | 0 (rounded) | | 1,364 |
| | Net BUILDING | cnt | 2 (rounded) | | 304 |

COMMENT TABLE 1

Apex by RW 04/08/08
 UPDATED BY JRONDEMA 7/12/18
 UPDATED BY CLOBERG 07/25/25

COMMENT TABLE 2

MDL 05/21/25

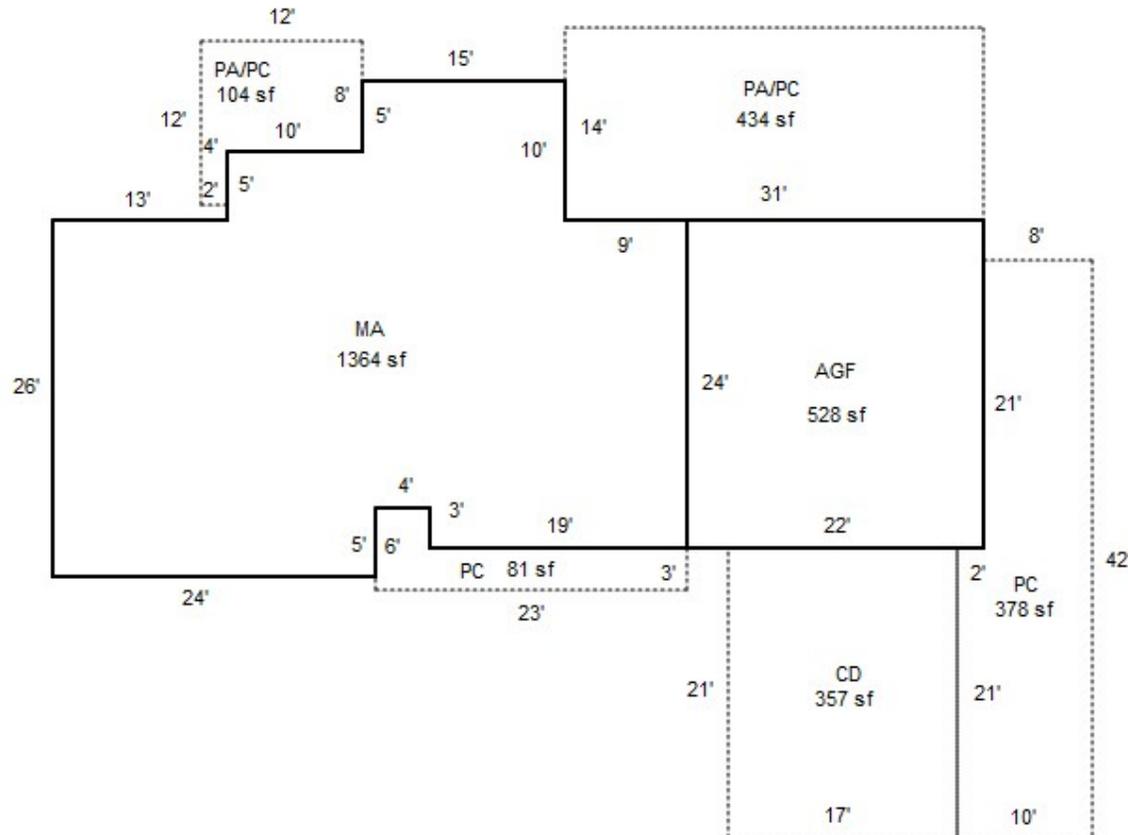
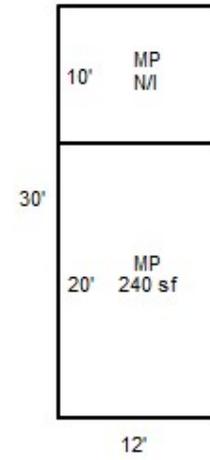
COMMENT TABLE 3

CYCLE L3

MP
N/I
8

R37322
103W13AA00300

SCALE=1:20



A photograph of a backyard. In the background, there is a white house with a dark roof. A black wheelbarrow is parked on the grass in front of the house. To the right, a chain-link fence runs across the yard. The foreground is filled with green grass and shadows from trees. A large tree branch is visible in the upper right corner. The overall scene is bright and sunny.

R37322
MA BACK

6-27-18



R37322
MA, AGF

6-27-18



R37322

MP

6-27-18