

Acct ID: 535889 MTL: 092W320000800 Date: 12/22/25 Appr: GPH Prop Class: 559 RMV Prop Class: 459  
 Situs: 14666 LIBBY LN SE JEFFERSON OR 97352 11/6/25 MaSaNh: 07 06 000 Unit: 36352 Year: 2024

Last Date Appraised: 03/06/2009 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
 Owner: YUNKER, SCOTT A & YUNKER, ANNE M 24-004030 - Repl - SFD 3 bdrm 4 bath Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 139169  
 RMV Land: 272000 RMV Imp: 165310 RMV Total: 437310 MAV: 103610 MSAV: 35559 SAV: 54705  
 Comment: Emailed pictures 12.22.24 of new house. Farm: livestock (cattle)

MUST CONTACT FIRST  
 scott@4yranch.com (503) 510-8808

**Notations**

RP/MS	Code	Description
MS	505	SEE ACCOUNT NOTES - 505
MS	ZONED	FARM EFU ZONED
MS	505	SEE ACCOUNT NOTES - 505
MS	ZONED	FARM EFU ZONED

*Handwritten notes:* Add MA 50%, update inv. Farm ok 7-10 cattle website - 4ranch.com. Area where mth is located will be pasture per owner email.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05530	0

**Land**

Site: 2	Code Area: 05530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description: 6h fsoil			RMV: 44220	Exception: Y N
Adjustment(s):			Fire Patrol:		Description:	
Comments: Liability year - 2009 / 500130						
Site: 3	Code Area: 05530	Size: 4.36 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 192780	Exception: Y N
Adjustment(s):	1.57 6h 2.79 4h		Fire Patrol:		Description:	
Comments: Liability year - 1981 / 500130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY 04-05; LAND ADJUSTMENTS						

**Improvements - Residence / Manufactured Structures**

Bldg: 5	Code Area: 05530	Stat Class: 108	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 14920
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors GONE

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>DECK</del>	1	672	2004	12230	1	Y N

Bldg: 6	Code Area: 05530	Stat Class: 467 -	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 1512	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE					Dimensions:	RMV: 117890
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors 25% - owner currently lives in MH E-334643 Still on site

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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First Floor	6 -	Finished	1512	3	FB-2	2004	2004	BATH - 2, KIT, HVAC+, ROOF, SKRT+	Exception: Y N
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**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER <u>landslide caused ground movement, disrupted utility damaged structured.</u>		336	2004	5846	1	Y N

Bldg: 7	Code Area: 05530	Stat Class: 158	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 24580
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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Carport Attached	5	Unfinished	320	0	0	0	0		Exception: Y N
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**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 05530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0  
 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
Pump House	0	Finished	36	0	0	0	0	Exception: Y N

**Accessories** *No value*

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

Bldg: 2 Code Area: 05530 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 600 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 1950 ~~0~~  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors** *Foundation issue, roof falling apart*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	600	0	0	1985	1985	fair Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 05530 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 360 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 30x12 RMV: 350 ~~0~~  
 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	360	0	0	1985	1985	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 05530 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1080 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 5620 ~~0~~  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors** *Landslide made parts of building sink not usable*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	1080	0	0	1990	1990	FAIR Exception: Y N

**Accessories**

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

- 143 1st 1810 1 bed, 1.5 bath, 1 fp, kit-, roof, hvac
- bsmtf 1788, 2 bed, 2 bath, 1 fp, hvac
- agf 728 roof



From owner

12/2024







ACCOUNT # 535889

DATE: 12/22/25

RMV CLASS \_\_\_\_\_

PROP CLASS \_\_\_\_\_

MTL \_\_\_\_\_

APPR GRH

TAG Y N

COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR MA  
 AREA 1810 EFF AREA 1810 BED 1  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

STAT 143 QLTY + - FLOOR Bstm Finished  
 AREA 1788 EFF AREA 1788 BED 2  
 ROOF + HVAC +  
 BATH PKG: 2 BATH BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 143 QLTY + - FLOOR AGF  
 AREA 728 EFF AREA 728 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

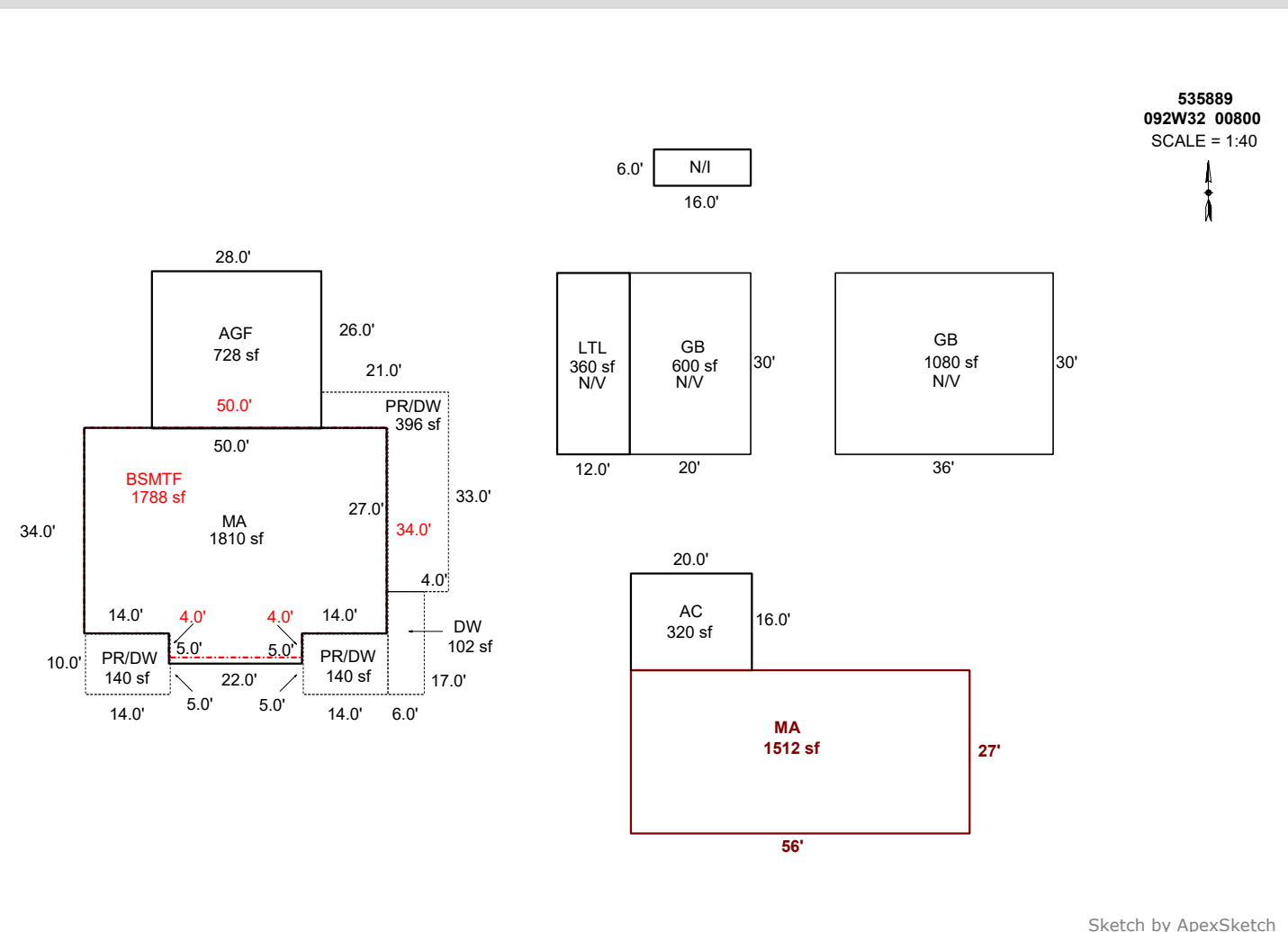
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535889 Parcel No.: 092W32 00800  
 Property Address: 14666 LIBBY LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

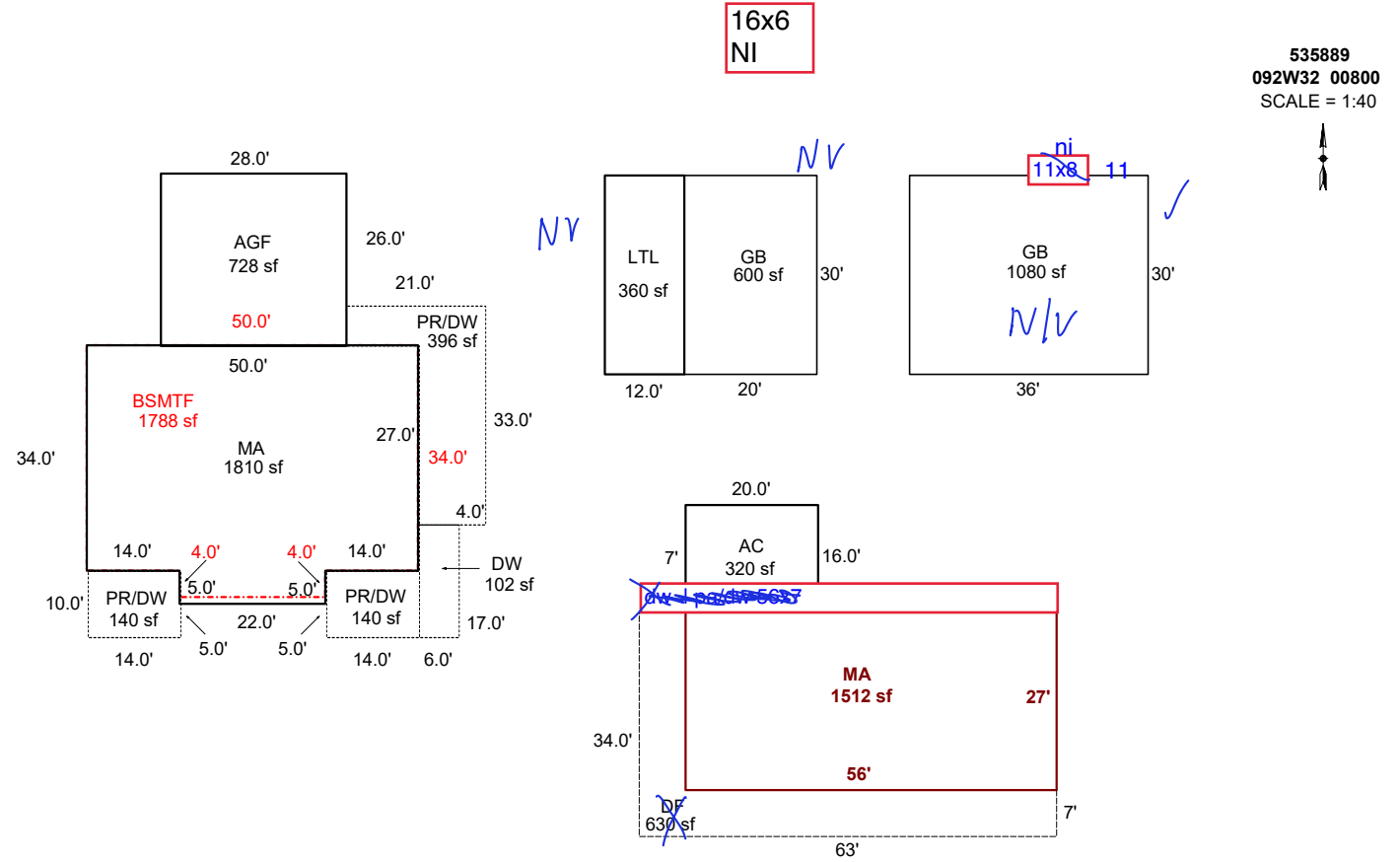
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	1080.0	132.0	2040.0	APEX BY CE 3/19/09 UPDATED BY CJURAN 06/07/2021 555-21-004866 UPDATED BY CLOBERG 08/08/24 24-004030 MA UPDATED BY CLOBERG 08/15/25			
	GB	1.0	600.0	100.0					
	LTL	1.0	360.0	84.0					
GLA1	MA	1.0	1810.0	178.0	3322.0				
	MFH	1.0	1512.0	166.0					
BSMT	BSMTF	1.0	1788.0	176.0	1788.0				
GAR	AC	1.0	320.0	72.0	1048.0				
	AGF	1.0	728.0	108.0					
P/P	DF	1.0	0.0	83.0	778.0				
	PR/DW	1.0	140.0	48.0				<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
	PR/DW	1.0	140.0	48.0				GRH 01/16/25	TAGS L2
	DW	1.0	102.0	46.0					
	PR/DW	1.0	396.0	108.0					
	Net LIVABLE	cnt	0 (rounded)		3,322				
	Net BUILDING	cnt	3 (rounded)		2,040				

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## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1080.0	132.0	
	GB	1.0	600.0	100.0	
	LTL	1.0	360.0	84.0	2040.0
GLA1	MA	1.0	1810.0	178.0	
	MFH	1.0	1512.0	166.0	3322.0
BSMT	BSMTF	1.0	1788.0	176.0	1788.0
GAR	AC	1.0	320.0	72.0	
	AGF	1.0	728.0	108.0	1048.0
P/P	DF	1.0	630.0	194.0	
	PR/DW	1.0	140.0	48.0	
	PR/DW	1.0	140.0	48.0	
	DW	1.0	102.0	46.0	
	PR/DW	1.0	396.0	108.0	1408.0
	Net LIVABLE	cnt	2 (rounded)		3,322
	Net BUILDING	cnt	3 (rounded)		2,040

### COMMENT TABLE 1

APEX BY CE 3/19/09  
 UPDATED BY CJURAN 06/07/2021 555-21-004866  
 UPDATED BY CLOBERG 08/08/24 24-004030 MA

### COMMENT TABLE 2

*GPA 11/6/25*

### COMMENT TABLE 3

*TAGS 22*