

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input | Print Date: 6/30/2025

Acct ID: 536477 MTL: 093W24D001000 Date: 8/7/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
 Situs: 3086 EDGEWOOD DR SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 68612 Year: 2025

Last Date Appraised: 01/02/2014 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: COX, RONALD D & COX, GITANA Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 381720  
 RMV Land: 279460 RMV Imp: 349250 RMV Total: 628710 MAV: 381720 MSAV: 0 SAV: 0  
 Comment: bated

Notations 25-26 cycle  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 229460 Exception: Y N  
 Adjustment(s): VWFR MHD Fire Patrol: Description:  
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //04-05: CHG OF LAND SCHEDULE PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2016 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 341800  
 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	651	0	FB-1	1989	1989	FP - 1, HVAC+, ROOF, KIT, BATH - 1	Y N
Second Floor	4	Finished	1365	3	FB-2	1989	1989	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	600	0	0	1989	1989	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1989	26643	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1152 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 7450  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

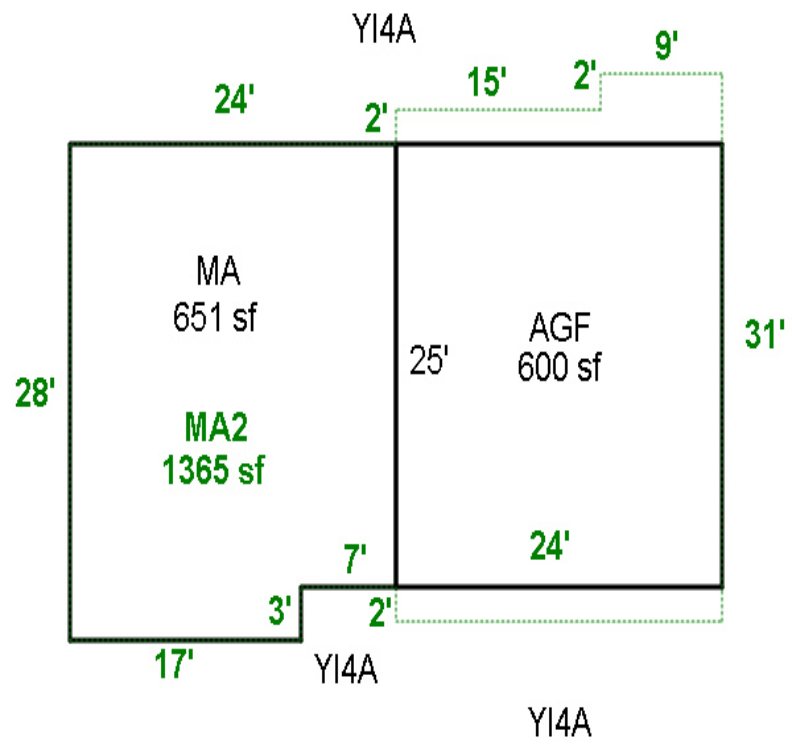
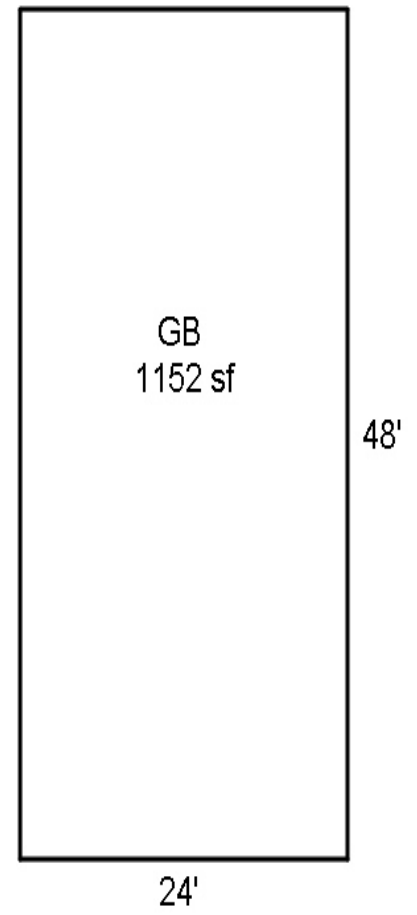
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1152	0	0	1989	1989	FAIR	Y N

Accessories

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

R36477  
093W24D 01000



093W24D 01000  
451 01E F45  
81400130

R36477

COX, RONALD D & GITANA  
1.5 Acres  
3086 EDGEWOOD DR SE

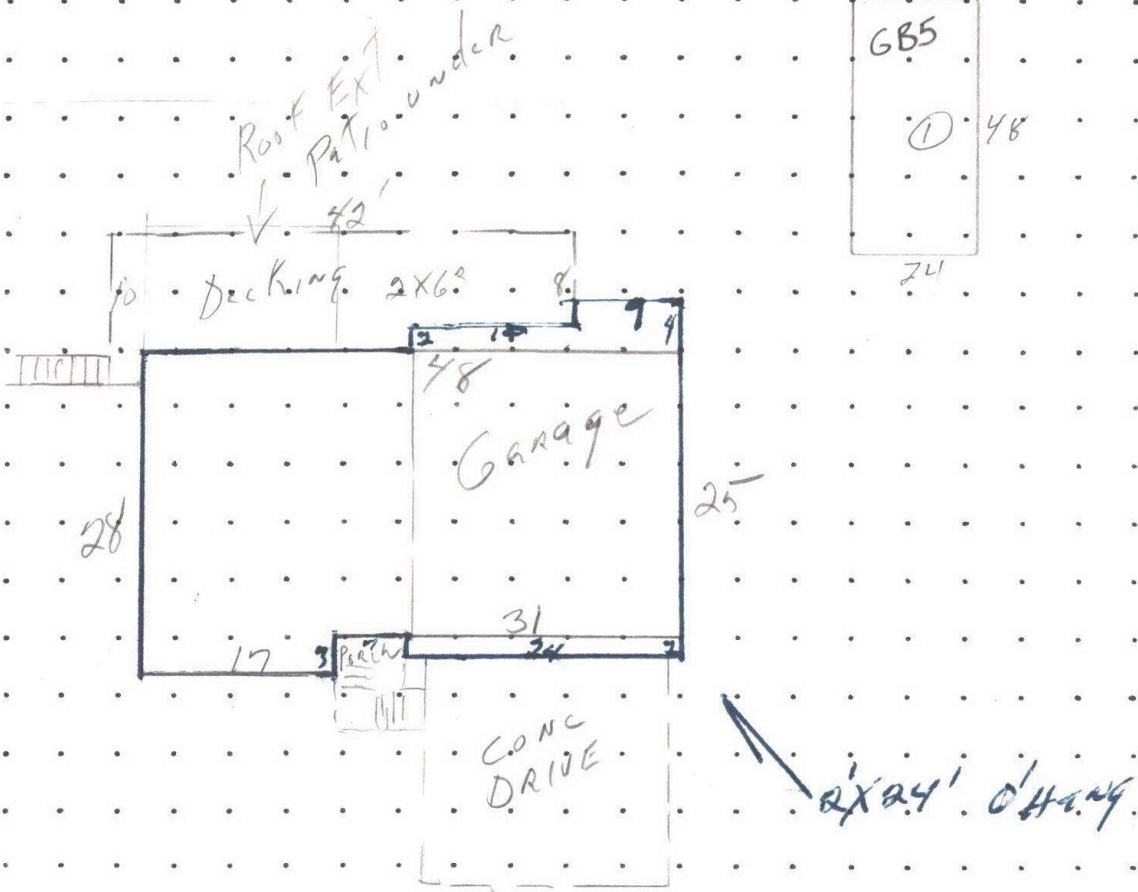
1/30/02

R36477

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 62573-027

MAP NO. 24-9-3W



3086 EDGEMOOD DR SE.

MEASUREMENT VERIFIED	
DATE	BY
1-6-86	WBS
1-30-90	Allan
4-24-92	Ray
8-13-02	King

REMARKS: B1985

$$(17 \times 28) + (25 \times 31) - (24 \times 25) = 651$$

2 story

$$(17 \times 28) + (7 \times 25) + (24 \times 29) + (2 \times 9) = 1365$$

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 01000

File No R36477

SUBJECT

Property Address 3086 EDGEWOOD DR SE

City JEFFERSON

State OR

Zip 97352

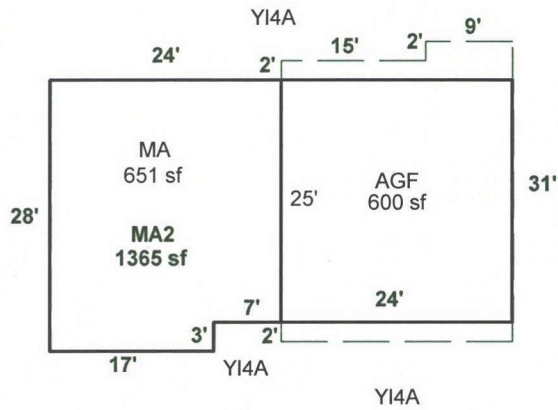
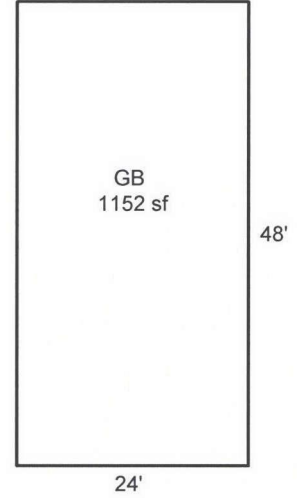
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R36477  
093W24D 01000



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	651	104	651
GLA2	MA2	1.00	1365	164	1365
GBA1	GB	1.00	1152	144	1152
AGF	AGF	1.00	600	98	600
<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">2016</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">1152</span></p>					

### Comment Table 1

Update by CW 2/4/14

### Comment Table 2

### Comment Table 3

R36477 093W24D 01000 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F45  
 Situs Address 3086 EDGEWOOD DR SE 97352 Franchise Code 73 Year For: 2014-2015  
 Owner COX, RONALD D & GITANA

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 125,700 RMV Imp: 149,640 RMV Total: 275,340 M50 Total: 275,340

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	1.50	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

**ROUTING SLIP**

Date 2/4/14 Clerk Chris

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

R36477 093W24D 01000 Appr #: 73 Date 1-2-14 Prop Class 451 Prop Code F45  
 Situs Address 3086 EDGEWOOD DR SE 97352 Franchise Code 73 Year For: 2014-2015  
 Owner COX, RONALD D & GITANA

Notes: Garage Tags Garage Cycle n/c Sales Verification in value Other: Poll Tag

RMV Land:	125,700	RMV Imp:	149,640	RMV Total:	275,340	M50 Total:	275,340
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 651	Eff Area 651		
Length	Width	Roof Cover COMP	Plumbing BATH1		Heat HP		
Fireplace HRTH-P		Inter. Comp: DW;H&F;RNG			Bedrooms		
Year Built 1989	Eff. Year Built 1989		Cond. P F A G E				
Adj Code RLCM4		Qty <u>nc</u>	% Comp	Func	Econ		RMV: 53,190
Lump Sum	Except Code/Year	Comments					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 1365	Eff Area 1365		
Length	Width	Roof Cover	Plumbing BATH2		Heat HP		
Fireplace		Inter. Comp:			Bedrooms 3		
Year Built 1989	Eff. Year Built 1989		Cond. P F A G E				
Adj Code RLCM4		Qty <u>nc</u>	% Comp	Func	Econ		RMV: 58,980
Lump Sum	Except Code/Year	Comments					
Seg.Type AGF	Seg. # 1.3	Method: R05	Class 4	Area 600	Eff Area 600		
Length 25	Width 24	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1989	Eff. Year Built 1989		Cond. P F A G E				
Adj Code RLCM4		Qty <u>nc</u>	% Comp	Func	Econ		RMV: 22,780
Lump Sum	Except Code/Year	Comments					

**Accessory Improvements**

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built:		Cond. P F A G E	% Comp	Econ		RMV: 6,000
Lump Sum	Except Code/Year <u>nc</u>	Comments					

**Out Buildings**

Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 1152	Eff Area 1152		
Length 48	Width 24	Foundation CONC	Ex. Wall METAL	Roof Cover METAL			
Roof Style GABLE		Floor CONC	Plumbing				
Heat ST	Int. Comp		Elect.	Yr. Blt.	Eff. Yr. Blt: 1989		
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ		RMV: 8,690
Lump Sum	Except Code/Year <u>nc</u>	Comments					

*Garage*

