

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Tippet

Print Date: 6/27/2025

Acct ID: 560417

MTL: 093W24D001500

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 3106 EDGEWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100484

Year: 2025

Last Date Appraised: 02/23/2023

Appraiser: MATT LORD

Retag: Y (N)

Tag info:

Owner: BERANEK, STEVEN & BERANEK, KATRINA

Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP

AV: 361620

RMV Land: 272730 RMV Imp: 424840 RMV Total: 697570 MAV: 361620 MSAV: 0

SAV: 0

Comment: 23-24: L4 02.23.23 MDL

Notations

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: 1.60 Acres           | Use Code: 004 | Zone: NREST  | SAV Use: | Exception: 0 |
| Class: 4HD                                                                                                              | Value Source: Rural at MKT | Description: FOUR HILL DRY | RMV: 222730   | Exception: Y | N        |              |
| Adjustment(s):                                                                                                          | Fire Patrol:               | Description:               |               |              |          |              |
| Comments: 08-09: 44 CYCLE WORK, ELIMINATED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. |                            |                            |               |              |          |              |

Improvements - Residence / Manufactured Structures

|                      |                  |                 |                |                           |               |                 |
|----------------------|------------------|-----------------|----------------|---------------------------|---------------|-----------------|
| Bldg: 1              | Code Area: 14530 | Stat Class: 141 | Year Blt: 1972 | Eff Year Blt: <u>1990</u> | Sq.Ft: 1915   | % Complete: 100 |
| Desc: One Story Only | Dimensions:      | RMV: 307750     |                |                           |               |                 |
| 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      | 1915       | 3    | FB-2/<br>HB-1 | 1972   | <u>1990</u> | KIT, ROOF+, FP - 2, BTH - 1, BATH - 2, HVAC+ | Y N        |
| Garage Attached | 4     | Unfinished    | 552        | 0    | 0             | 1972   | <u>1990</u> | ROOF+                                        | Y N        |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: |
|-------------------------------|-------|-----------|------------|-------|----------|------------|
| YARD IMPROVEMENTS <u>GOOD</u> | 4     | 1         | 1972       | 31672 | 1        | Y N        |

|                                      |                  |                 |                |                    |               |                 |
|--------------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2                              | Code Area: 14530 | Stat Class: 108 | Year Blt: 2007 | Eff Year Blt: 2007 | Sq.Ft: 0      | % Complete: 100 |
| Desc: Residential Other Improvements | Dimensions:      | RMV: 3280       |                |                    |               |                 |
| 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: |
|-------------|-------|-----------|------------|------|----------|------------|
| GAZEBO      | 1     | 121       | 2007       | 3284 | 1        | Y N        |

|                              |                  |                 |                |                    |               |                 |
|------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 4                      | Code Area: 14530 | Stat Class: 148 | Year Blt: 2012 | Eff Year Blt: 2012 | Sq.Ft: 0      | % Complete: 100 |
| Desc: Res other improvements | Dimensions:      | RMV: 89180      |                |                    |               |                 |
| 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 Oversized Detached | 4     | Unfinished    | 1200       | 0    | 0     | 2012   | 2012       | ROOF+     | Y N        |

Accessories

| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: |
|-----------------------------|-------|-----------|------------|-----|----------|------------|
| No accessory data available |       |           |            |     |          |            |

Improvements - Accessory Buildings

|                               |                   |                 |                |                    |               |                 |
|-------------------------------|-------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 3                       | Code Area: 14530  | Stat Class: 341 | Year Blt: 2005 | Eff Year Blt: 2005 | Sq.Ft: 200    | % Complete: 100 |
| Desc: Multi Purpose Shed (MP) | Dimensions: 10x20 | RMV: 3380       |                |                    |               |                 |
| 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 | 5     | Finished      | 200        | 0    | 0     | 2005   | 2005       | FAIR      | Exception: Y N |

Accessories

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

|                               |                  |                 |                |                    |               |                 |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 5                       | Code Area: 14530 | Stat Class: 905 | Year Blt: 2022 | Eff Year Blt: 2022 | Sq.Ft: 0      | % Complete: 100 |
| Desc: Rural Solar Panel/Array |                  |                 | Dimensions:    |                    |               | RMV: 21250      |
| 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 |        |            |           |
| No accessory data available |       |               |            |      |          |        |            |           |

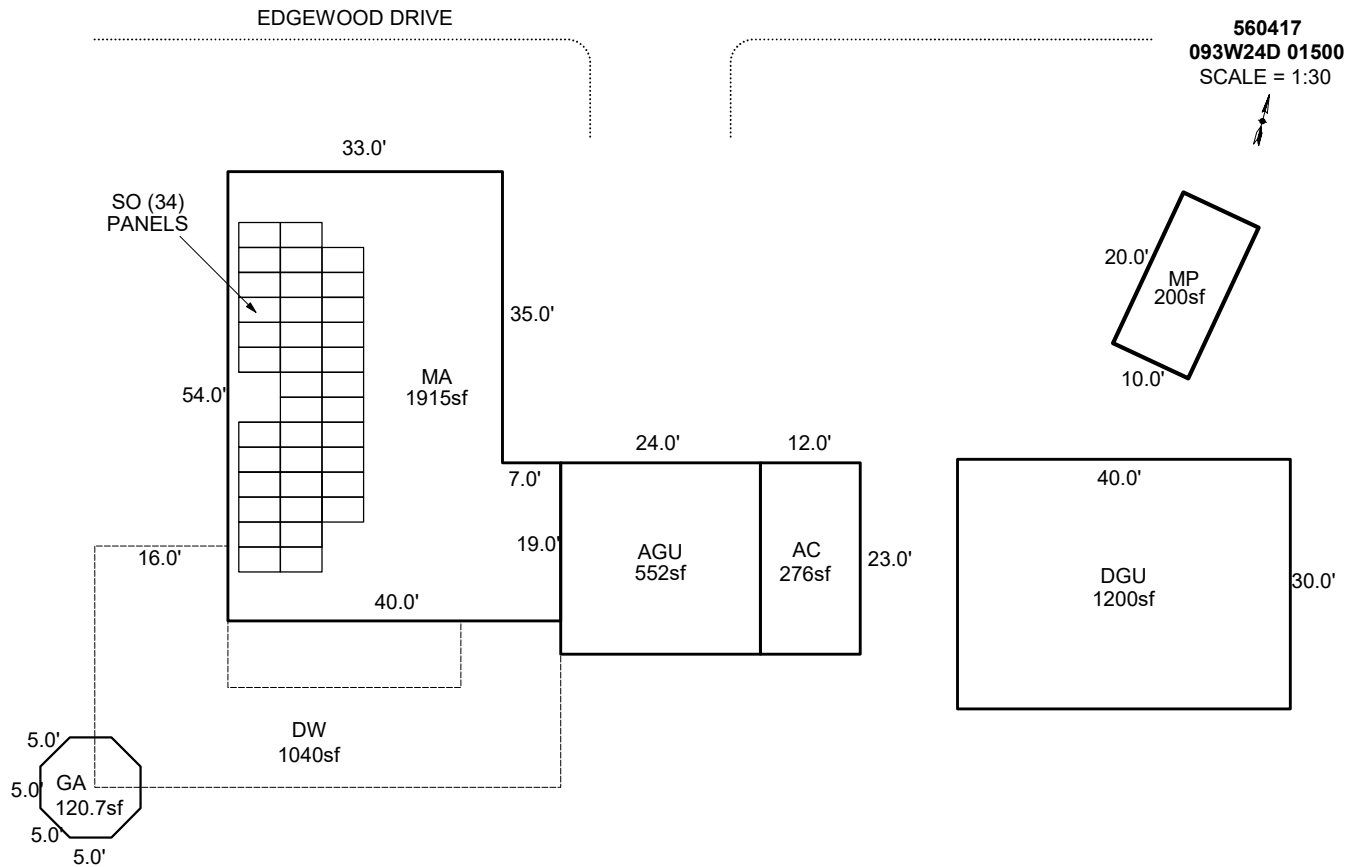
AC  
12K 23  
H  
2016 EST YR  
Rout Av 6

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560417 Parcel No.: 093W24D 01500  
 Property Address: 3106 EDGEWOOD DRIVE SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 200.0    | 60.0      | 200.0      |
| GLA1 | MA          | 1.0    | 1915.0   | 188.0     | 1915.0     |
| GAR  | AGU         | 1.0    | 552.0    | 94.0      |            |
|      | DGU         | 1.0    | 1200.0   | 140.0     |            |
|      | AC          | 1.0    | 276.0    | 70.0      | 2028.0     |
| OTH  | GA          | 1.0    | 120.7    | 40.0      | 120.7      |
| P/P  | DW          | 1.0    | 1040.0   | 186.0     | 1040.0     |

### COMMENT TABLE 1

UPDATED BY CJURAN 09/20/2022 555-22-007430  
 UPDATED BY CLOBERG 09/24/25

### COMMENT TABLE 2

MDL 08/07/25

### COMMENT TABLE 3

CYCLE L3

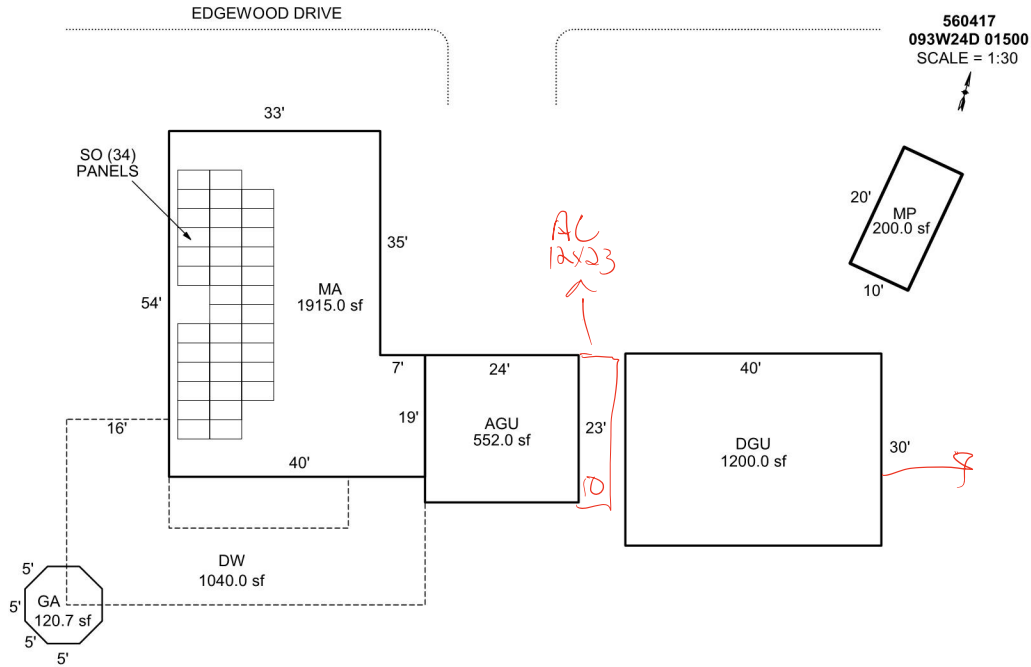
Net LIVABLE cnt 0 (rounded) 1,915  
 Net BUILDING cnt 1 (rounded) 200

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## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 200.0    | 60.0      | 200.0      |
| GLA1 | MA          | 1.0    | 1915.0   | 188.0     | 1915.0     |
| GAR  | AGU         | 1.0    | 552.0    | 94.0      |            |
|      | DGU         | 1.0    | 1200.0   | 140.0     | 1752.0     |
| OTH  | GA          | 1.0    | 120.7    | 40.0      | 120.7      |
| P/P  | DW          | 1.0    | 1040.0   | 186.0     | 1040.0     |

### COMMENT TABLE 1

UPDATED BY CJURAN 09/20/2022 555-22-007430

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,915  
 Net BUILDING cnt 1 (rounded) 200

093W24D 01500  
401 01E F41  
81400130

R60417

GILLETTE,JOHN P & EUDENE A  
1.6 Acres

3106 EDGEWOOD DR SE

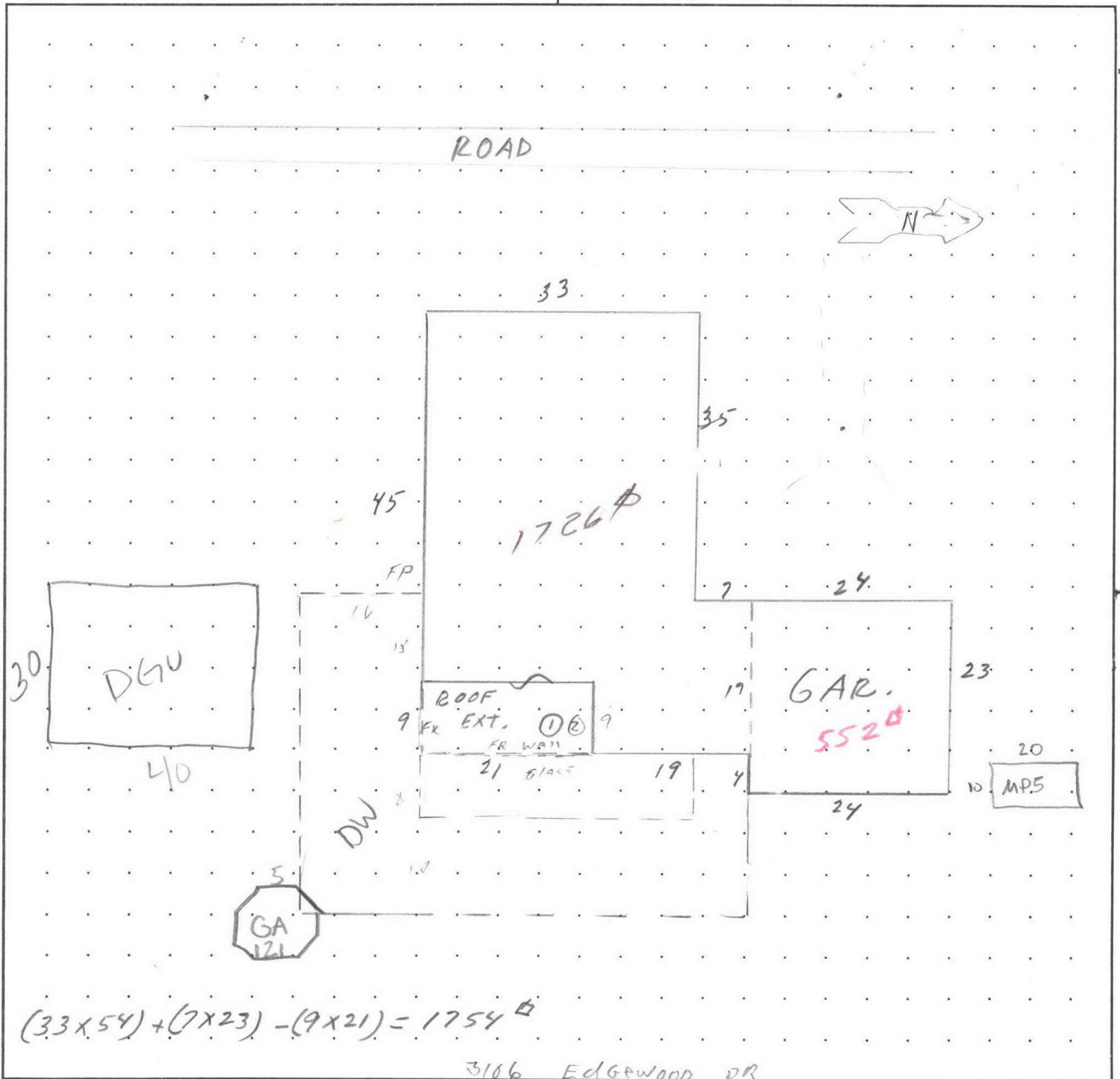
1/30/02

0-000-89441-01301-000  
BUILDING DIAGRAM AND OUTBUILDINGS

74590-090

ACCT. NO. 20348-014

MAP NO. 24-9-34



| MEASUREMENT VERIFIED |         | REMARKS:                                                                            |
|----------------------|---------|-------------------------------------------------------------------------------------|
| DATE                 | BY      | 3106 Edgewood DR<br>B1972                                                           |
| 1-24-73              | J.B.E.  |                                                                                     |
| 3/28/84              | LB52    |                                                                                     |
| 4-24-92              | Peyar   |                                                                                     |
| 4-13-02              | Kimy ML |                                                                                     |
|                      |         | $133 \quad 1782 \quad -187$ $(7 \times 19) + (33 \times 54) - (9 \times 21) = 1726$ |

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 01500

File No R60417

SUBJECT

Property Address 3106 Edgewood Dr SE

City Jefferson

State OR

Zip 97352

Owner

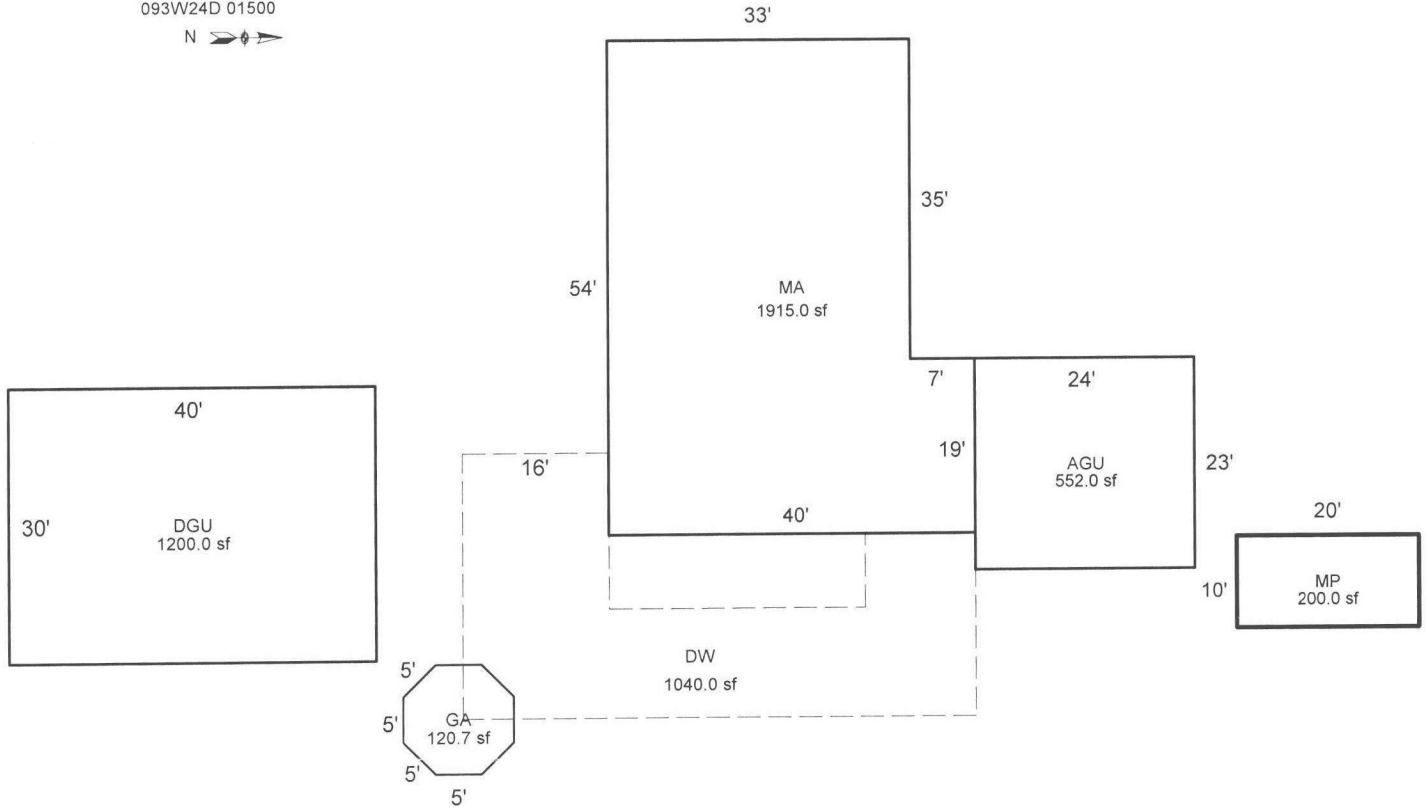
Client

Appraiser Name

IMPROVEMENTS SKETCH

Edgewood Dr

R60417  
093W24D 01500



Scale: 1 = 21

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.00   | 1915.0   | 188.0     | 1915.0     |
| GBA1 | MP          | 1.00   | 200.0    | 60.0      | 200.0      |
| GAR  | AGU         | 1.00   | 552.0    | 94.0      |            |
|      | DGU         | 1.00   | 1200.0   | 140.0     | 1752.0     |
| P/P  | DW          | 1.00   | 1040.0   | 186.0     | 1040.0     |
| OTH  | GA          | 1.00   | 120.7    | 40.0      | 120.7      |

Net LIVABLE Area  
Net BUILDING Area

(rounded w/ factors)  
(rounded w/ factors)

1915  
200

03/04/13 Jane

R60417093W24D 01500Appr #: \_\_\_\_\_Date \_\_\_\_\_Prop Class 401Prop Code F41

Situs Address 3106 EDGEWOOD DR SEFranchise Code 73Year For: 2013-2014

Owner DEAN,LAURA A &

TagsCycleSales VerificationOther: \_\_\_\_\_

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

RMV Land: 131,340RMV Imp: 115,540RMV Total: 246,880M50 Total: 211,630

|              |        |  |  |  |  |  |      |
|--------------|--------|--|--|--|--|--|------|
| Segment      | DG U   |  |  |  |  |  | Land |
| Class        | 4      |  |  |  |  |  |      |
| Dim/Size     | 30X40  |  |  |  |  |  |      |
| Foundation   | CONC   |  |  |  |  |  |      |
| Exter Wall   | VERT   |  |  |  |  |  |      |
| Wall Height  | 8      |  |  |  |  |  |      |
| Inter Finish |        |  |  |  |  |  |      |
| Roof Cover   | ARCOMP |  |  |  |  |  |      |
| Roof Style   | GABLE  |  |  |  |  |  |      |
| Flooring     | CONC   |  |  |  |  |  |      |
| Plumbing     |        |  |  |  |  |  |      |
| Electric     | 110V   |  |  |  |  |  |      |
| Misc.        |        |  |  |  |  |  |      |
| Yr Blt       | 2012   |  |  |  |  |  |      |
| Eff Yr       | 2012   |  |  |  |  |  |      |
| Cond.        | A      |  |  |  |  |  |      |
| % Good       | 100    |  |  |  |  |  |      |
| % Comp       | 100    |  |  |  |  |  |      |
| Lump Sum     |        |  |  |  |  |  |      |
| Except.Code  | NEW    |  |  |  |  |  |      |

Land Segments

| Seg. No | Description         | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1       | RURAL AT MKT        | 008S     | 1.60  |                  |                |
| 2       | ON SITE DEVELOPMENT | OSDA.RUR |       |                  |                |

Eff AcresCompanion Accounts

Date 3/6/13Clerk JaneROUTING SLIP

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 \_\_\_\_\_

R60417093W24D 01500Appr #: 73Date 1-29-13Prop Class 401Prop Code F41

Situs Address 3106 EDGEWOOD DR SEFranchise Code 73Year For: 2013-2014

Owner DEAN,LAURA A &

Notes: 

Tags: Spoke to owner

Cycle:

Sales Verification: DGU 10090

Other: PCC TAG

RMV Land: 131,340RMV Imp: 115,540RMV Total: 246,880M50 Total: 211,630

Seg.Type MASeg. # 1.1Method: R05Class 4Area 1915Eff Area 1915

LengthWidthRoof Cover ARCMP Plumbing BATH2.5Heat HP

Fireplace SGL-P;ZEROCLInter. Comp: DSP;DW;MICROBedrooms 3

Year Built 1972Eff. Year Built 1972Cond. P F A G E

Adj Codes RLCM4Qlty % Comp Func Econ RMV: 88,090

Lump SumExcept Code/YearComments

Seg.Type AGUSeg. # 1.2Method: R05Class 4Area 552Eff Area 552

Length 24Width 23Roof Cover ARCMP PlumbingHeat

FireplaceInter. Comp:Bedrooms

Year Built 1972Eff. Year Built 1972Cond. P F A G E

Adj Codes RLCM4Qlty % Comp Func Econ RMV: 15,610

Lump SumExcept Code/YearComments

Accessory Improvements

Seg.Type YI4GSeg. # 1.3Method: R05ClassArea 1Eff Area 1

LengthWidthFoundationEx. WallRoof Cover

Roof StyleFloorPlumbing

Year BuiltEff. Year Built:Cond. P F A G E % Comp Econ RMV: 5,880

Lump SumExcept Code/YearComments

Out Buildings

Seg.Type GASeg. # 2.1Method: F;LSClassArea 121Eff Area 121

LengthWidthFoundation FRAMEEx. Wall WOOD;8FTRoof Cover ARCMP

Roof Style HIPFloor WOODPlumbing

HeatInt. Comp.Elect.Yr. Blt.Eff. Yr. Blt: 2007

Cond. P F A G E Adj. Codes% Comp Func Econ RMV: 3,600

Lump SumExcept Code/YearComments

Seg.Type MPSeg. # 3.1Method: F09Class 5Area 200Eff Area 200

Length 10Width 20Foundation FRAMEEx. Wall VERT;8FTRoof Cover COMP

Roof Style GABLEFloor WOODPlumbing

HeatInt. Comp.Elect.Yr. Blt.Eff. Yr. Blt: 2005

Cond. P F A G E Adj. Codes FLCM% Comp Func Econ RMV: 2,360

Lump SumExcept Code/YearComments

1-29-13 R60417



