

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDL Input

Print Date: 6/27/2025

Acct ID: 560418

MTL: 093W24D001600

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 3146 EDGEWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100485

Year: 2025

Last Date Appraised: 05/24/2016

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: BORN, HEATHER M

Roll Type: R

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

AV: 356530

RMV Land: 274300

RMV Imp: 403910

RMV Total: 678210

MAV: 356530

MSAV: 0

SAV: 0

Comment:

Notations

25-J6 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: 1.65 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

440 .65

Description:

RMV: 224300

Exception: Y N

Adjustment(s):

6H 1.00

F501

Fire Patrol:

Description:

Comments: 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 142 +

Year Blt: 1972

Eff Year Blt: 1983

Sq.Ft: 2216

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 391010

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	
First Floor	4 +	Finished	2060	3	FB-2	1972	1983	HVAC, FP - 1, ROOF, KIT+, BATH - 2	Exception: Y N
Attic	4 +	Finished	156	0	0	1972	1983	HVAC	Exception: Y N
Garage Attached	4	Finished	550	0	0	1972	1972	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS	4	1	1983	34240	1	Exception: Y N

Bldg: 3

Code Area: 14530

Stat Class: 108

Year Blt: 1972

Eff Year Blt: 1972

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 4420

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	
ASPHALT DRIVEWAY	1	1992	1972	4422	1	Exception: Y N

Bldg: 5

Code Area: 14530

Stat Class: 108

Year Blt: 2001

Eff Year Blt: 2001

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 5100

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	
CONCRETE DRIVEWAY	1	1764	2001	5102	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt: 1972

Eff Year Blt: 1972

Sq.Ft: 110

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 11x10

RMV: 640

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	110	0	0	1972	1972	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 14530	Stat Class: 341	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 288	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 8x36			RMV: 2740
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	288	0	0	2001	2001	FAIR	Exception: Y N

Accessories

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

Detached CP
10x18
3
2020 ECF PR
Roof A/B

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560418

Parcel No.: 093W24D 01600

Property Address: 3146 EDGEWOOD DR SE

City: JEFFERSON

County: MARION

State: OR

ZipCode: 97352

Owner:

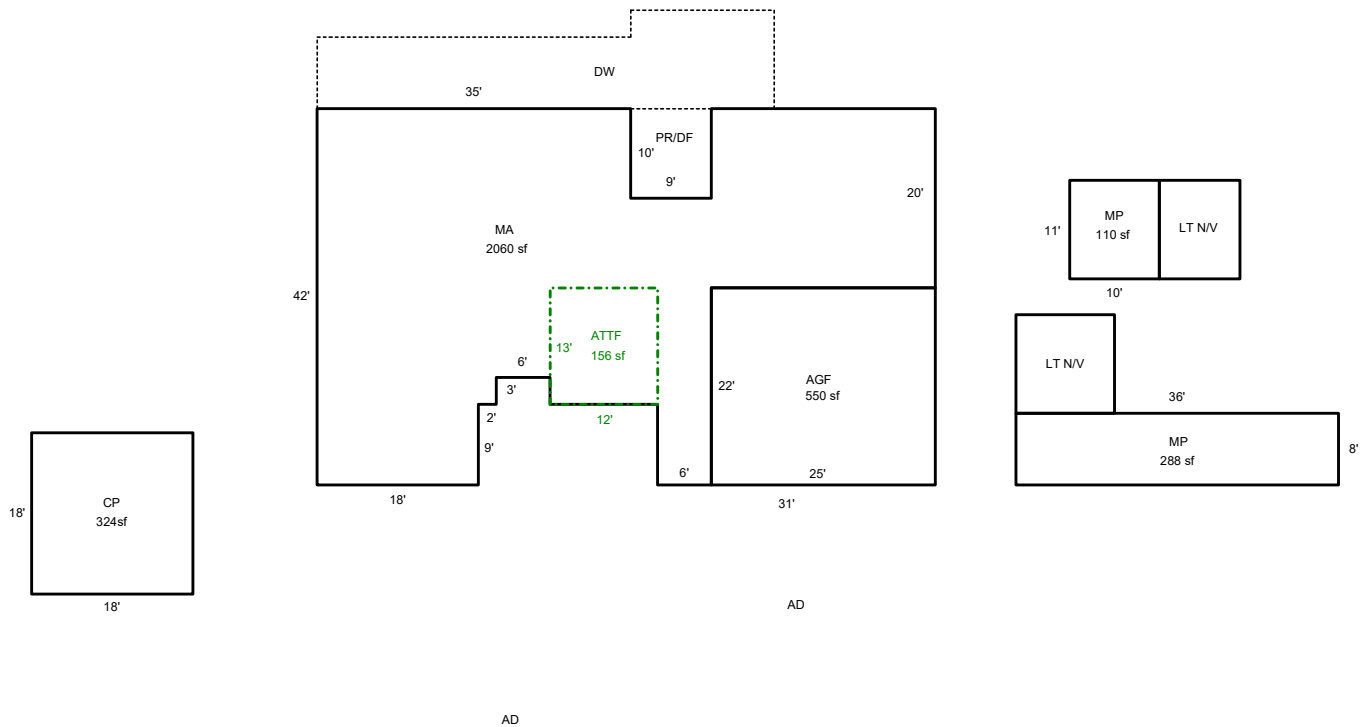
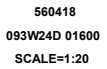
Client:

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	110.0	42.0	
	MP	1.0	288.0	88.0	398.0
GLA1	MA	1.0	2060.0	266.0	2060.0
GLA2	ATTF	1.0	156.0	50.0	156.0
GAR	AGF	1.0	550.0	94.0	
	CP	1.0	324.0	72.0	874.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/31/16

UPDATED BY CLOBERG 09/24/25

COMMENT TABLE 2

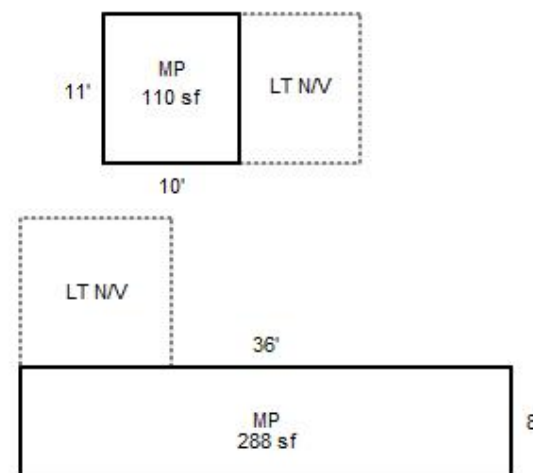
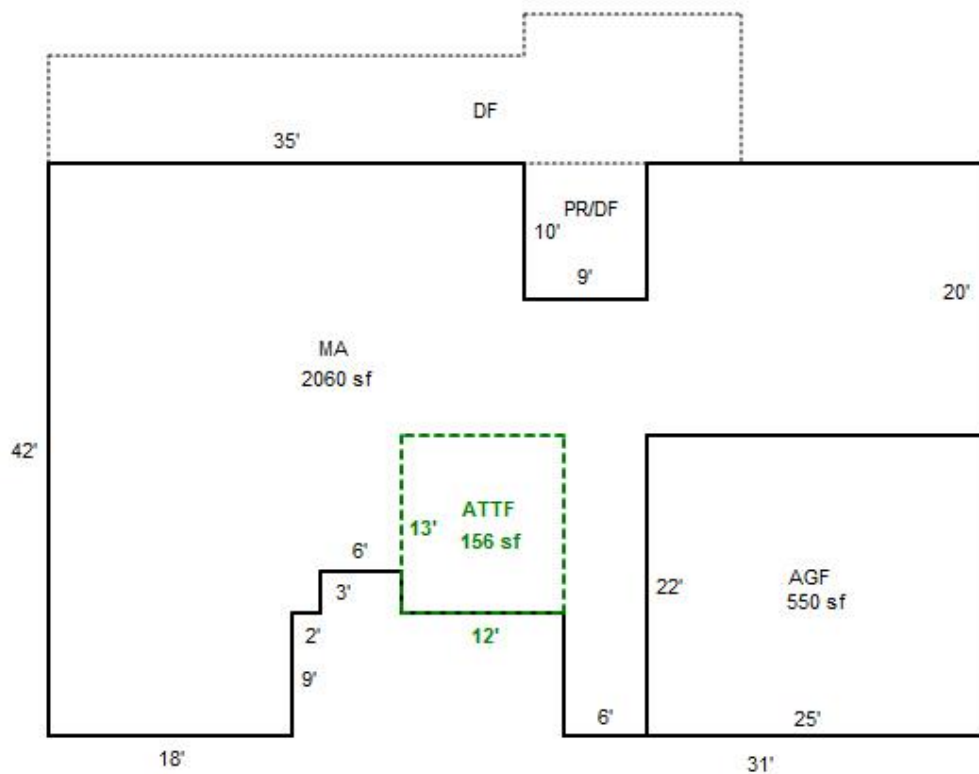
MDL 08/07/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	0	(rounded)	2,216
Net BUILDING	cnt	2	(rounded)	398

R60418
093W24D 01600
SCALE=1:20



10
CP
10

AD

AD

093W24D 01600

R60418

401 01E F42

81400130

ECKER, DONALD E & TAMRA L

1.65 Acres

3146 EDGEWOOD DR SE

1/30/02

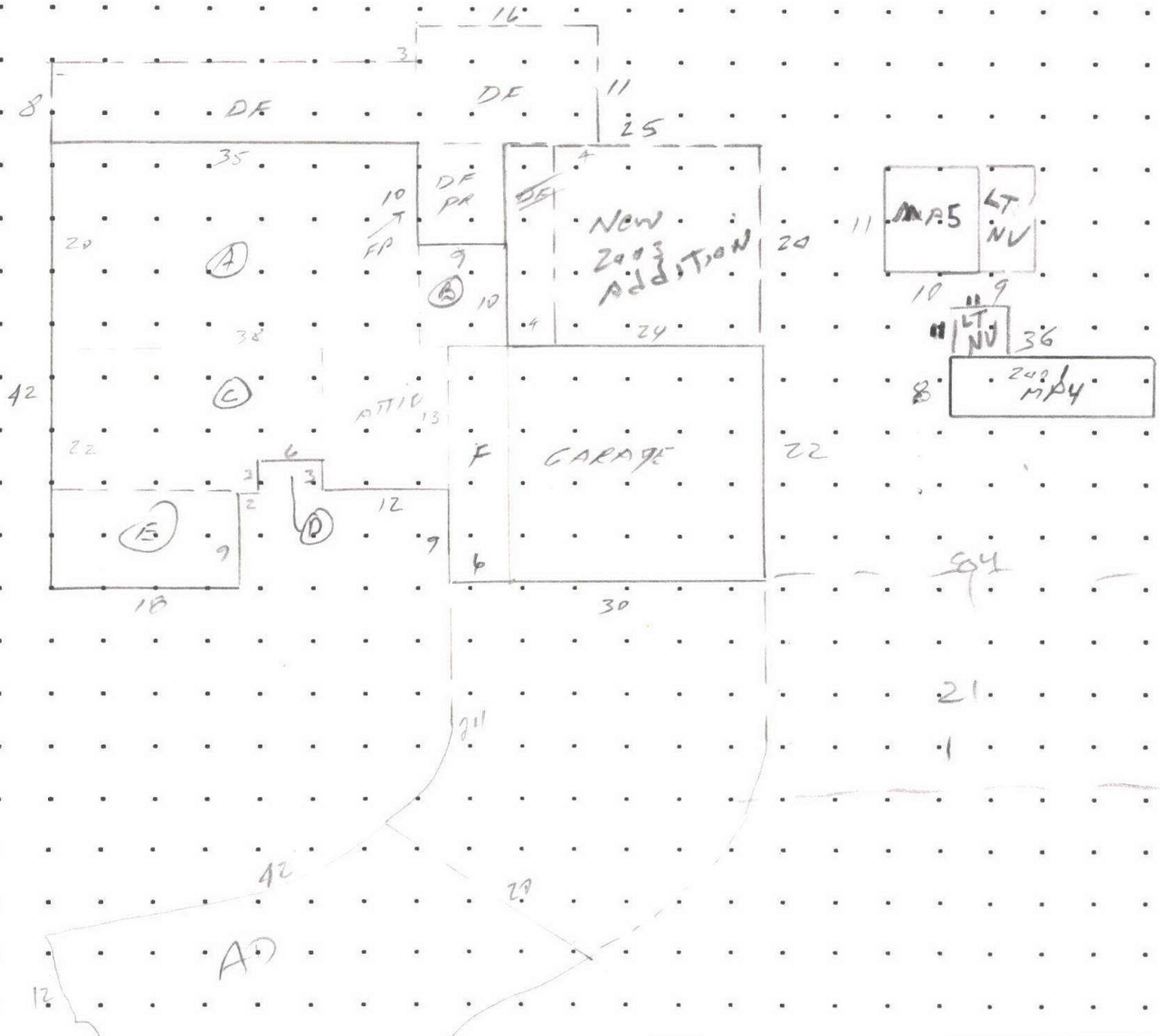
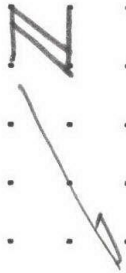
R 60418

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-101

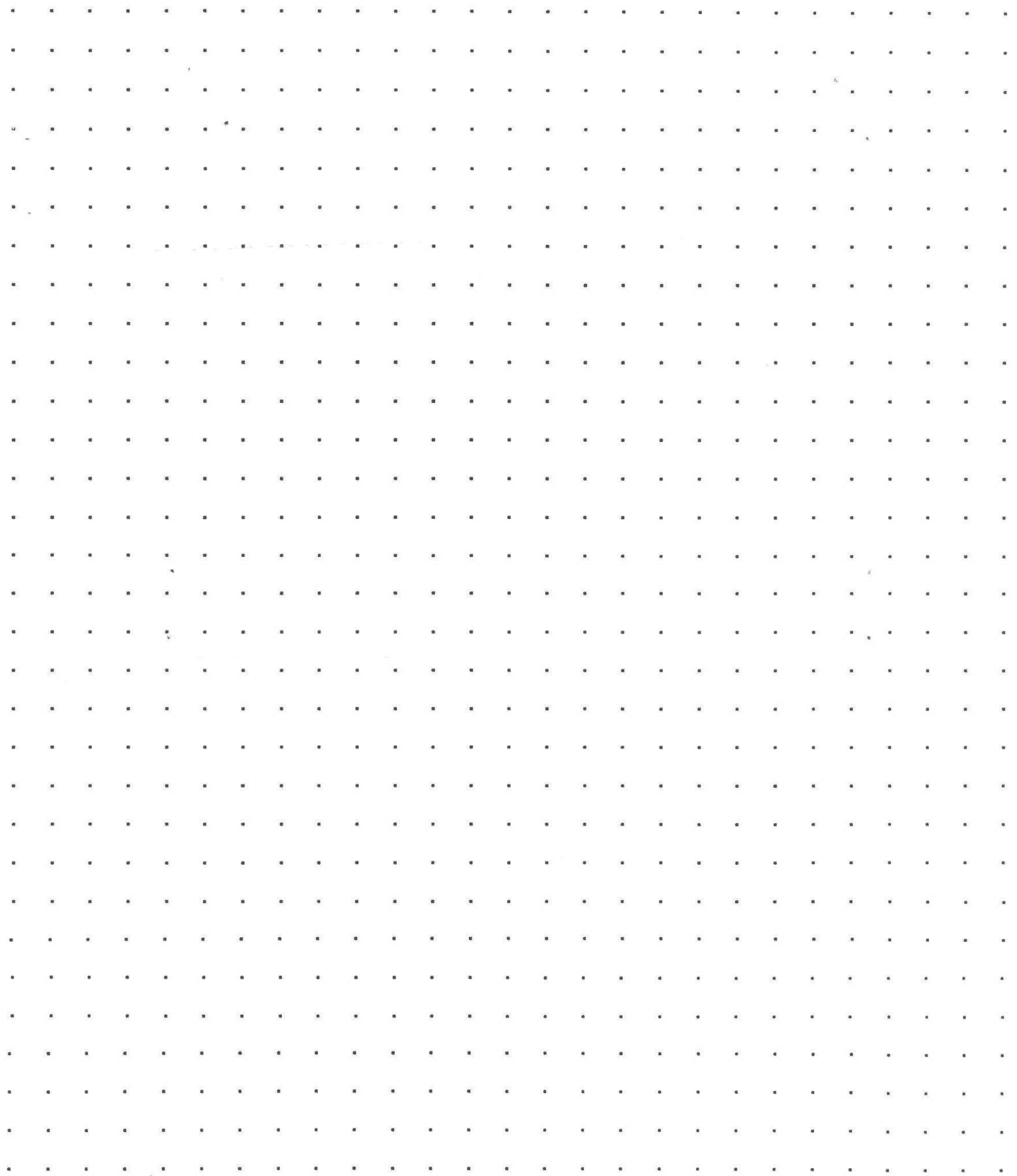
MAP NO: 24D.9.3W

TAX LOT: 1600



CALCULATIONS: $1547 (20 \times 35) + (7 \times 10) + (13 \times 38) - (3 \times 6) + (7 \times 18) + (6 \times 22) = 1569$ **SCALE: 1" = 20'**
 $ATTIC (12 \times 13) = 156$ $+ 20 \times 25 = 500$
 2060

MEASUREMENT VERIFIED		YR BLT: 72	ADDRESS: 3146 Edgewood DA 5E	SALES	
DATE		BY	BUILDER:	Date	Amt.
5-5-92		Ringer King3 N/A			
8-13-02					



CALCULATIONS:

SCALE: 1" = 20'

SUBJECT

File No R60418

Zip 97352

Appraiser Name

IMPROVEMENTS SKETCH

[illegible]

DRAWN BY JRONDEMA 5/31/16

Comment Table 3

R60418093W24D 01600Appr #:DateProp Class 401Prop Code F42

Situs Address 3146 EDGEWOOD DR SE97352Franchise Code 73Year For: 2016-2017

Owner BORN,HEATHER M

TagsCycleSales VerificationOther:

Notes:

RMV Land: 120,120RMV Imp: 173,600RMV Total: 293,720M50 Total: 273,300

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 AT MKT	008S	1.65		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR6/8/16Chen

Date 5/26/16Clerk ChenROUTING 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/comments5/26/1631

6/7/1631

R60418093W24D 01600Appr #: 73Date 5-24-16Prop Class 401Prop Code F42

Situs Address 3146 EDGEWOOD DR SE97352Franchise Code 73Year For: 2016-2017

Owner BORN,HEATHER M

Notes:

TagsMA to 4+

Cycle

Sales VerificationAGIF to 5504, Δ MP #

Other: APEX

RMV Land:	120,120	RMV Imp:	173,600	RMV Total:	293,720	M50 Total:	273,300		
Seg.Type	MA	RESIDENTIAL	Seg. #	1.1	Method: R05	Class 4	Area 2060	Eff Area 2060	
Length		Width	Roof Cover	COMP	Plumbing	BATH2		Heat FA	
Fireplace	HRTH-E		Inter. Comp:	DSP;DW;H&F;RNG				Bedrooms 3	
Year Built	1972	Eff. Year Built	1983	Cond.	P	F	A	G	E
Adj Codes	RLCM4		Qty 4+	% Comp		Func		Econ	
Lump Sum		Except Code/Year		Comments				RMV:	118,790
Seg.Type	ATTF	RESIDENTIAL	Seg. #	1.2	Method: R05	Class 4	Area 156	Eff Area 156	
Length	12	Width 13	Roof Cover		Plumbing			Heat FA	
Fireplace			Inter. Comp:					Bedrooms	
Year Built	1972	Eff. Year Built	1983	Cond.	P	F	A	G	E
Adj Codes	RLCM4		Qty 4+	% Comp		Func		Econ	
Lump Sum		Except Code/Year		Comments				RMV:	10,470
Seg.Type	AGF	RESIDENTIAL	Seg. #	1.3	Method: R05	Class 4	Area 660	Eff Area 660	
Length	30	Width 22	Roof Cover	COMP	Plumbing		550	Heat 550	
Fireplace			Inter. Comp:					Bedrooms	
Year Built	1972	Eff. Year Built	1972	Cond.	P	F	A	G	E
Adj Codes	RLCM4		Qty	% Comp		Func		Econ	
Lump Sum		Except Code/Year INV		Comments APEX				RMV:	24,230

Accessory Improvements

Seg.Type	YI4G	RESIDENTIAL	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: 7,600
Lump Sum		Except Code/Year	nc	Comments							

Seg.Type	AD	ASPHALT DRIVEWAY	Seg. #	3.1	Method: R05	Class	Area 1992	Eff Area 1992			
Length		Width	Foundation		Ex. Wall		Roof Cover				
Roof Style			Floor		Plumbing						
Year Built		Eff. Year Built: 1972		Cond. P	F	A	G	E	% Comp	Econ	RMV: 1,140
Lump Sum		Except Code/Year	nc	Comments							

Seg.Type	CD	CONCRETE DRIVE	Seg. #	5.1	Method: R05	Class	Area 1764	Eff Area 1764			
Length	21	Width 84	Foundation		Ex. Wall		Roof Cover				
Roof Style			Floor		Plumbing						
Year Built	2001	Eff. Year Built: 2001		Cond. P	F	A	G	E	% Comp	Econ	RMV: 7,980
Lump Sum		Except Code/Year	nc	Comments							

Out Buildings

Seg.Type	MP	MULTI/MISC PUR		Seg. #	2.1	Method:	F09	Class	5	Area	110	Eff Area	110		
Length	11	Width	10	Foundation	CONC	Ex. Wall	PLYWD;8FT		Roof Cover	SHAKE					
Roof Style	GABLE			Floor	CONC	Plumbing									
Heat			Int. Comp.			Elect.			Yr. Blt.	Eff. Yr. Blt: 1972					
Cond.	P	F	A	G	E	Adj. Codes	FLCM		% Comp	____	Func	____	Econ	____	RMV: 520
Lump Sum	_____		Except Code/Year	nc		Comments	_____								
Seg.Type	MP	MULTI-PURPOSE		Seg. #	4.1	Method:	F09	Class	4	Area	304	Eff Area	304		
Length	8	Width	38	Foundation	FRAME	Ex. Wall	WOOD;8FT		Roof Cover	COMP					
Roof Style	GABLE	36		Floor	WOOD	Plumbing									
Heat			Int. Comp.			Elect.			Yr. Blt.	2001		Eff. Yr. Blt:	2001		
Cond.	P	F	A	G	E	Adj. Codes	FLCM		% Comp	____	Func	____	Econ	____	RMV: 2,870
Lump Sum	_____		Except Code/Year	INV		Comments	_____								



