

Summary

Lead Appr: Clerk: Lead Clerk: Appr: HDL IMPACT

Print Date: 6/27/2025

Acct ID: 560462

MTL: 093W24D000600

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 3165 EDGEWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102720

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: JAMES A & JANICE S FISHER RL

Roll Type: R

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

AV: 427730

RMV Land: 289830

RMV Imp: 547710

RMV Total: 837540

MAV: 427730

MSAV: 0

SAV: 0

Comment:

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: 2.21 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 239830

Exception: Y N

Adjustment(s):

6H Fso:1

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: 1990

Eff Year Blt: 1990

Sq.Ft: 2974

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 419240

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	1803	1	FB-1	1990	1990	HVAC+, ROOF, KIT+, BATH - 1	Exception: Y N
Second Floor	4 +	Finished	1171	3	FB-1	1990	1990	HVAC+, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	532	1990	1435	1	Exception: Y N
DECK	4	239	1990	4364	1	Exception: Y N
DECK	4	438	1990	7998	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	192	1990	4621	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	239	1990	5753	1	Exception: Y N

Bldg: 3

Code Area: 14530

Stat Class: 148

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 118400

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	
Garage Oversized Detached	4	Finished	1800	0	0	1995	1995	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt: 2005

Eff Year Blt: 2005

Sq.Ft: 240

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 12x20

RMV: 6620

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	6S	Finished	240	0	0	2005	2005	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: 2007

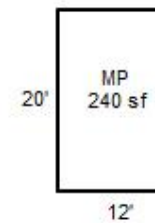
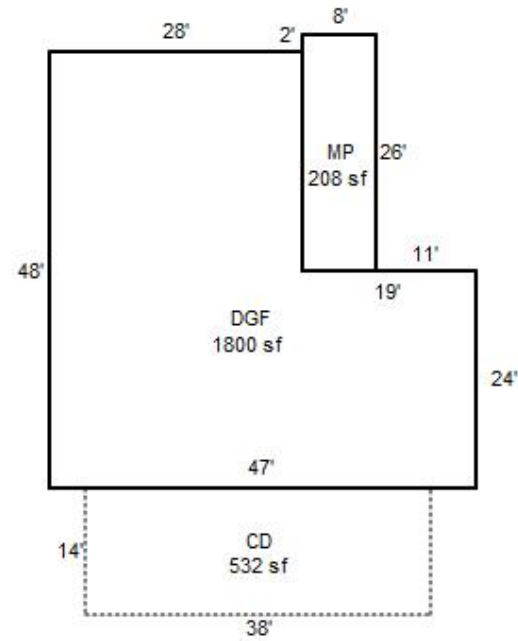
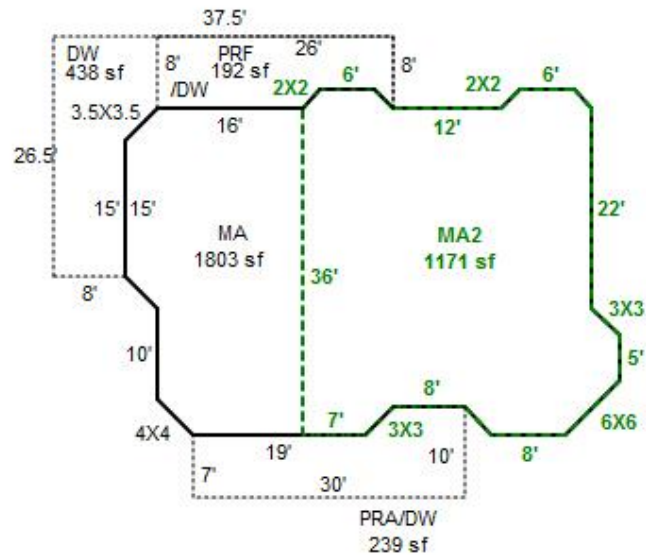
Eff Year Blt: 2007

Sq.Ft: 192

% Complete: 100

Desc: Multi Purpose Shed (MP)							Dimensions:		RMV: 3450			
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	192	0	0	2007	2007	FAIR 				Exception: Y N
Accessories												
Description				Class		Size SqFt		Eff Yr Blt		RMV		Quantity
No accessory data available												

R60462
093W24D 00600
SCALE=1:30





R60462 MA Rear N Side 04/4/19



R60462 DGOF Rear N Side 04/4/19



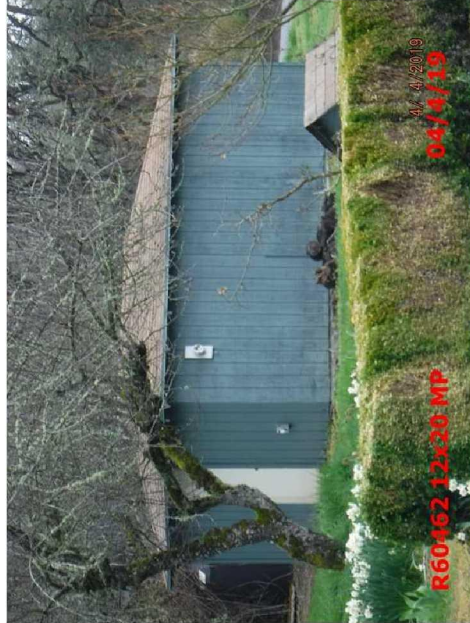
R60462 MA Rear N Side W End 04/4/19



R60462 DGOF Front S Side 04/4/19



R60462 MA Front S Side 04/4/19



R60462 12:30 MP 04/4/19

093W24D 00600
401 01E F45
81400130

R60462

OROSCO, DANIEL L JR & MARLENA G
2.21 Acres
3165 EDGEWOOD DR SE

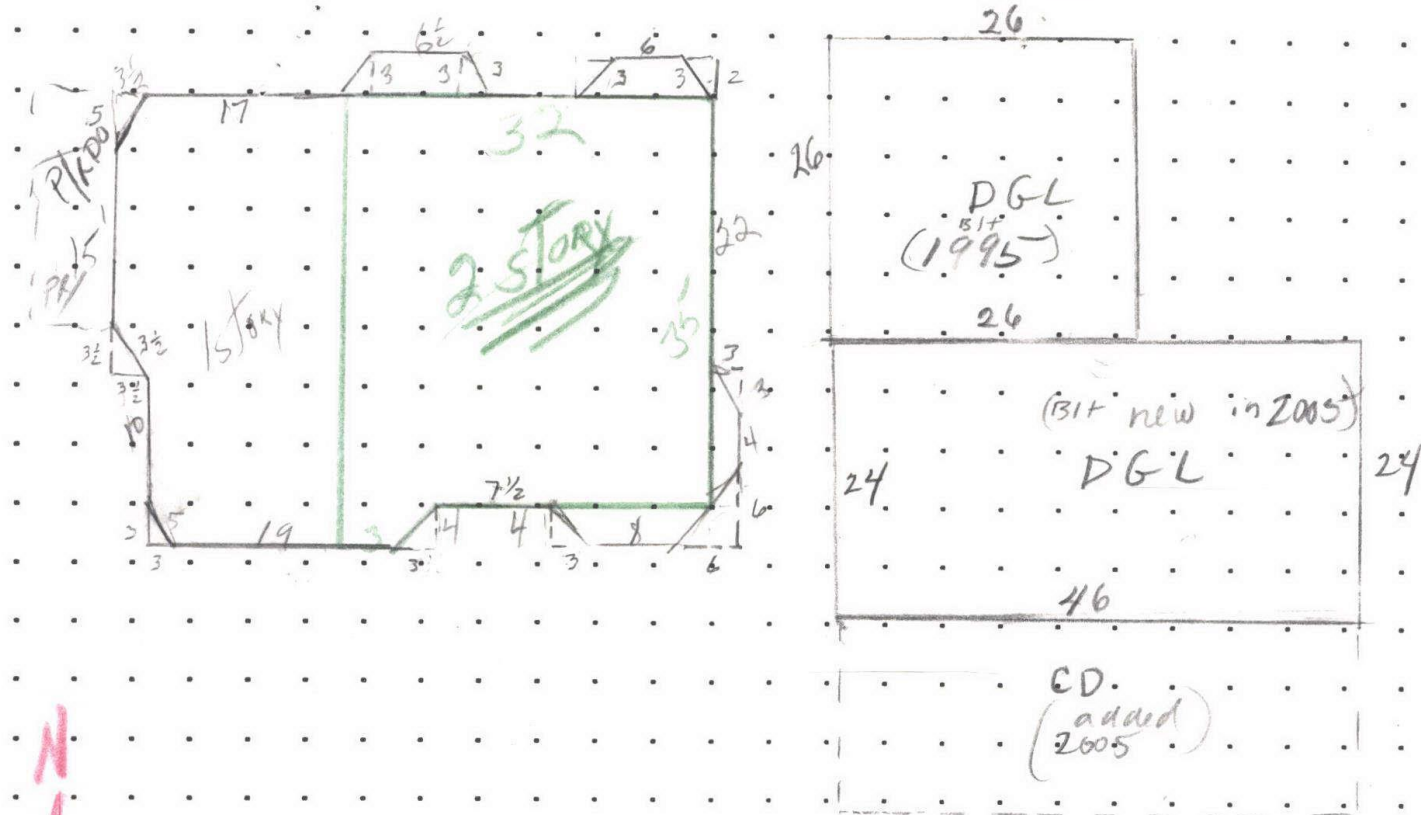
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-540

MAP NO: 24D-9-3.W

TAX LOT: 600



CALCULATIONS: $(35 \times 49) + (3 \times 6) + (3 \times 6) + (3 \times 3) + (3 \times 3) +$
 $(3\frac{1}{2} \times 15) + (3\frac{1}{2} \times 4 \div 2) + (3\frac{1}{2} \times 4 \div 2) + (3\frac{1}{2} \times 19) + (3\frac{1}{2} \times 4 \div 2) + (3\frac{1}{2} \times 4 \div 2) +$
 $(3\frac{1}{2} \times 8) + (3\frac{1}{2} \times 4 \div 2) + (3\frac{1}{2} \times 4 \div 2) + (3 \times 4) + (3 \times 3 \div 2) + (3 \times 3 \div 2) =$
28 7 7 12 4\frac{1}{2} 4\frac{1}{2} 1979

MEASUREMENT VERIFIED		YR BLT: <u>91-92</u>	ADDRESS: <u>3165 Edgewood DR.</u>	SALES Date Amt.	
DATE <u>3-12-91</u>	BY <u>Allen</u>	BUILDER:			
<u>4-23-92</u>	<u>Reyn</u>	REMARKS: <u>(32X35)+(3X3)+(3 1/2 X 4 ÷ 2) = 1136</u>			
<u>8-12-02</u>	<u>King</u>	<u>ML / 9-17-08 BB 44 / 4-4-19 E10 CYCLES-VERIFIED</u>			

File No R60462

Appraiser Name

Scale: 1" = 30'

Comment Table 1	
DRAWN BY SH 9-18-08 UPDATED BY JRONDEMA 4/15/19	
Comment Table 2	Comment Table 3

R60462 093W24D 00600 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: 10 Date: 4-4-19
Situs Address 3165 EDGEWOOD DR SE ☐ TTO ☐ LCB ☐ Insp ☒ Cycle Tags Farm Forest Sales Verif
Owner FISHER,JAMES A & ☐ Pictom Other: _____

RMV Land: 227,300 RMV Imps: 362,560 RMV Total: 589,860 M50 Total: 358,250 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1803 Eff 1803 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty:
Found: Heat/AC: HP Bedrooms: 1 % Comp:
Ex Wall: Fireplace: Year: 1990 Eff: 1990 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 169,390
Exc Code: Comment/Adj: L/S:

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1171 Eff 1171 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty:
Found: Heat/AC: HP Bedrooms: 3 % Comp:
Ex Wall: Fireplace: Year: 1990 Eff: 1990 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 84,490
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: RMV: 18,600
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 MP TWO MP'S
Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM
Class: 5 Roof Style: HIP
Area: 240 Eff: 240 Flooring: CONC
Dimens: 12 x 20 Plumbing: Electrical: 220V % Comp:
Found: FRAME Heat/AC: Bedrooms: Func:
Ex. Wall PLYWD;8FT Fireplace: Year: 2005 Eff: 2005 Value: 4,520
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 2.2 MP TWO MP'S
Method: F09 Roof Cover: FBRGL Int Comp: Adj: FLCM
Class: 5 Roof Style: SHED
Area: 192 Eff: 192 Flooring: CONC
Dimens: 8 x 24 Plumbing: Electrical: % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex. Wall FBRGL;8FT Fireplace: Year: Eff: 2007 Value: 2,990
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 3.1 DGOF DGOF
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 1800 Eff: 1800 Flooring: CONC
Dimens: x Plumbing: Electrical: 110V % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex. Wall LAP Fireplace: Year: 1995 Eff: 2002 Value: 82,570
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

R60462093W24D 00600

Prop Class: 401Prop Code: F45Fran: 35

Situs Address 3165 EDGEWOOD DR SE

Owner FISHER,JAMES A &

RMV Land: 227,300

RMV Imps: 362,560

RMV Total: 589,860

Notes:

☐TTO☐LCB☐Insp

☐Pictom

Appr #: _____Date: _____

Cycle Tags Farm Forest Sales Verif

Other: _____

M50 Total: 358,250

For: 2019-2020

Segment	PRA	DW	PRF	DW	CD		Land
Class							
Dim/Size	239 ^{ft}	239 ^{ft}	192 ^{ft}	438 ^{ft}	14x38 ^{ft} 532		
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover	Ascomp		FBGVS				
Roof Style	SHED		SHED				
Flooring	.	WOOD		WOOD	CONC		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1990	1990	1990	1990	1990		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0 5540	1/0 4210	1/0 2860	1/0 7710	1/0 2340		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.21		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chin

Routing Slip

Clerk Comments:

Appraiser Response:

☒Return to appraiser after input

☐Review by lead appraiser

4/22/19



20'

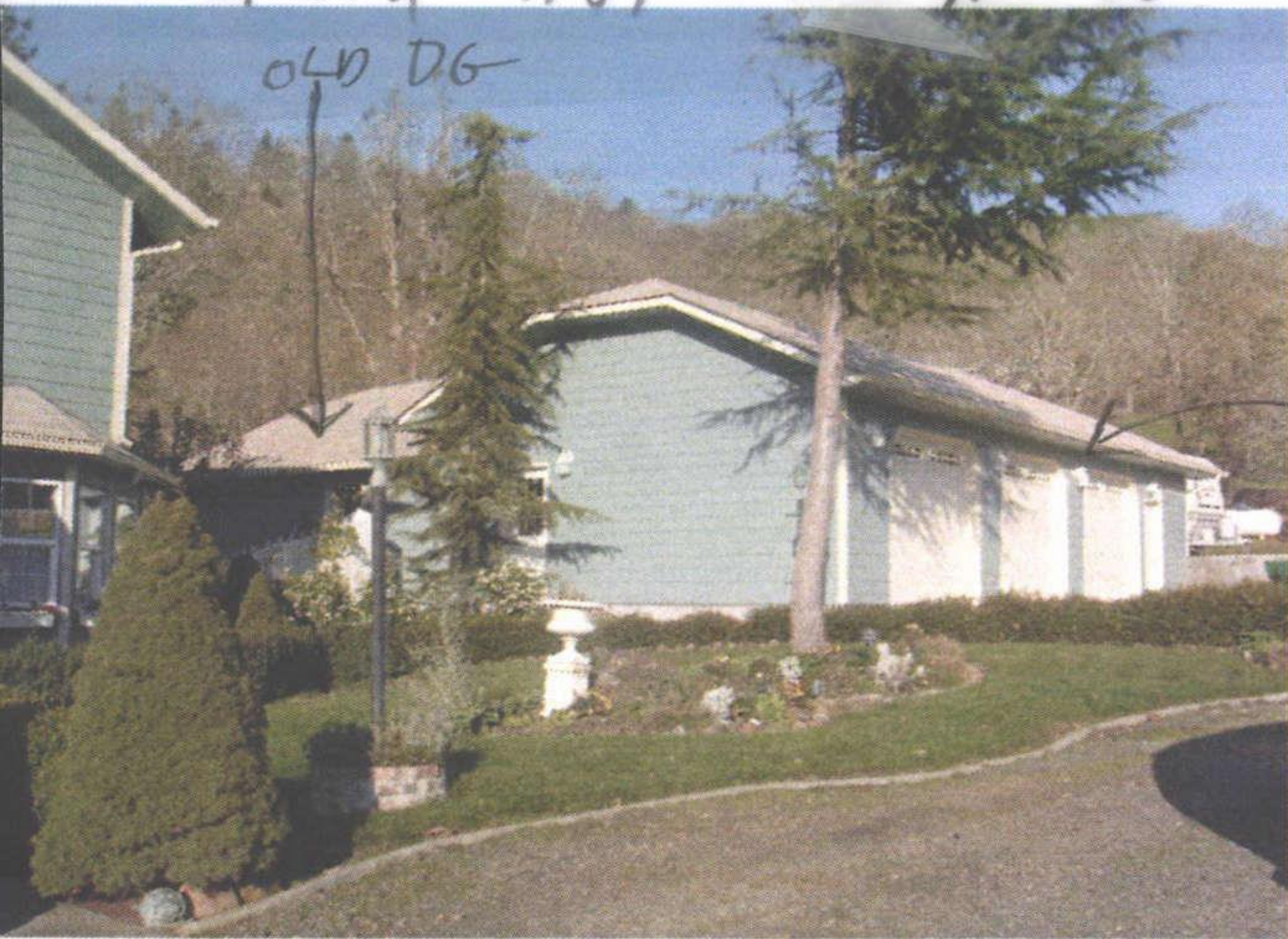




4-06-04

Added 1104 ⁴¹ to original DG

OLD DG



new
DG
46' x
24'

11.17.05

741

R 60462



9-17-08

1800 4

DGF



9-17-08

12X20

MP



9-17-08



R60462 12x20 MP

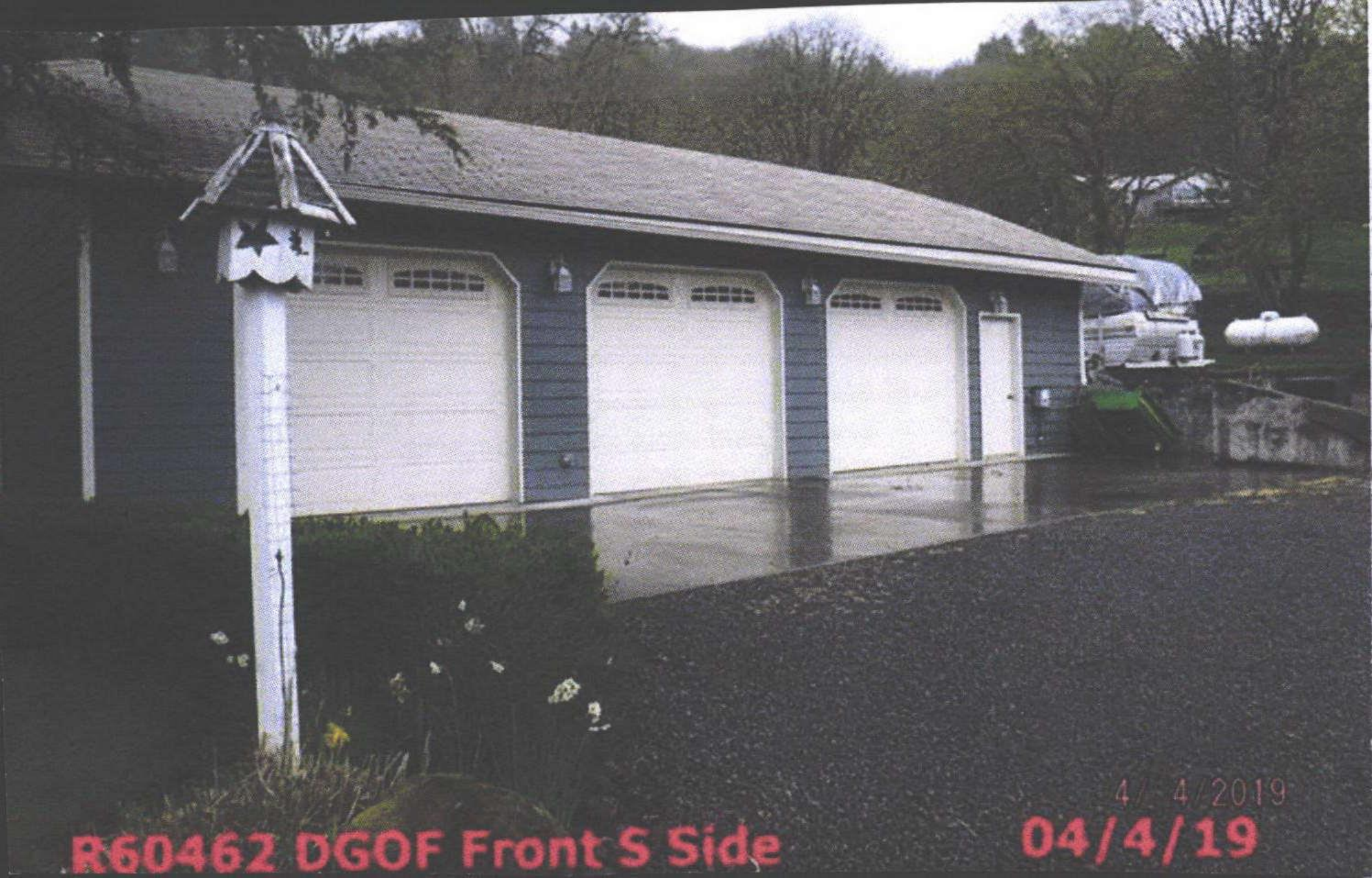
4/4/2019
04/4/19



4/4/2019

R60462 DGOF Rear N Side

04/4/19



R60462 DGOF Front S Side

4/4/2019
04/4/19



4/ 4/2019

R60462 MA Rear N Side W End

04/4/19



R60462 MA Rear N Side

4/4/2019
04/4/19



R60462 MA Front S Side

4/4/2019
04/4/19