

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input  
8/19/25

Print Date:  
6/27/2025

Acct ID: 560477 MTL: 093W24D000700 Date: 8/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 3155 EDGEWOOD DR SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 102735 Year: 2025

Last Date Appraised: 03/06/2019 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: HAMSHER, TERESA COLLEEN Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 341820

RMV Land: 294400 RMV Imp: 366040 RMV Total: 660440 MAV: 341820 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: 2.40 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT 44D 1.15 Description: RMV: 244400 Exception: Y N

Adjustment(s): 6H 1.25 Fsoil Fire Patrol: Description:

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

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 143 Year Blt: 1974 Eff Year Blt: 1984 Sq.Ft: 2108 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 360410

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      | 1659       | 4    | FB-2          | 1974   | 1984       | BATH - 2, FP - 1, KIT, HVAC+, ROOF+ | Exception: Y N |
| Basement        | 4     | Finished      | 449        | 0    | FB-1/<br>HB-1 | 1974   | 1984       | HVAC+, BTH - 1                      | Exception: Y N |
| Garage Basement | 4     | Finished      | 506        | 0    | 0             | 1974   | 1984       |                                     | Exception: Y N |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |                |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| CONCRETE DRIVEWAY             | 4     | 544       | 2001       | 1574  | 1        | Exception: Y N |
| DECK                          | 4     | 96        | 2001       | 1880  | 1        | Exception: Y N |
| DECK                          | 4     | 98        | 2001       | 1919  | 1        | Exception: Y N |
| DECK                          | 4     | 112       | 2001       | 2193  | 1        | Exception: Y N |
| DECK                          | 4     | 636       | 2001       | 11321 | 1        | Exception: Y N |
| PATIO                         | 4     | 88        | 2001       | 431   | 1        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4     | 112       | 2001       | 2891  | 1        | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1152 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 3190

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      |                |
|----------------------|-------|---------------|------------|------|-------|--------|------------|----------------|----------------|
| General Purpose Bldg | 4     | Finished      | 1152       | 0    | 0     | 1985   | 1985       | <u>F&amp;R</u> | Exception: Y N |

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 288 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 12x24 RMV: 1810

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      |                |
|--------------|-------|---------------|------------|------|-------|--------|------------|----------------|----------------|
| Machine Shed | 4     | Finished      | 288        | 0    | 0     | 2001   | 2001       | <u>F&amp;R</u> | Exception: Y N |

Accessories

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

Bldg: 4

Code Area: 14530

Stat Class: 354

Year Blt: 2001

Eff Year Blt: 2001

Sq.Ft: 288

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 630

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

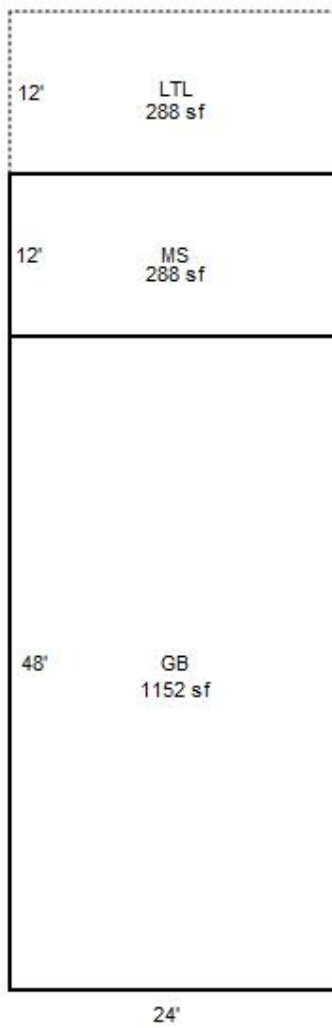
Adjust RMV: 0

Floors

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory      |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Lean-to Light Duty | 4     | Finished      | 288        | 0    | 0     | 2001   | 2001       | Exception: Y N |

Accessories

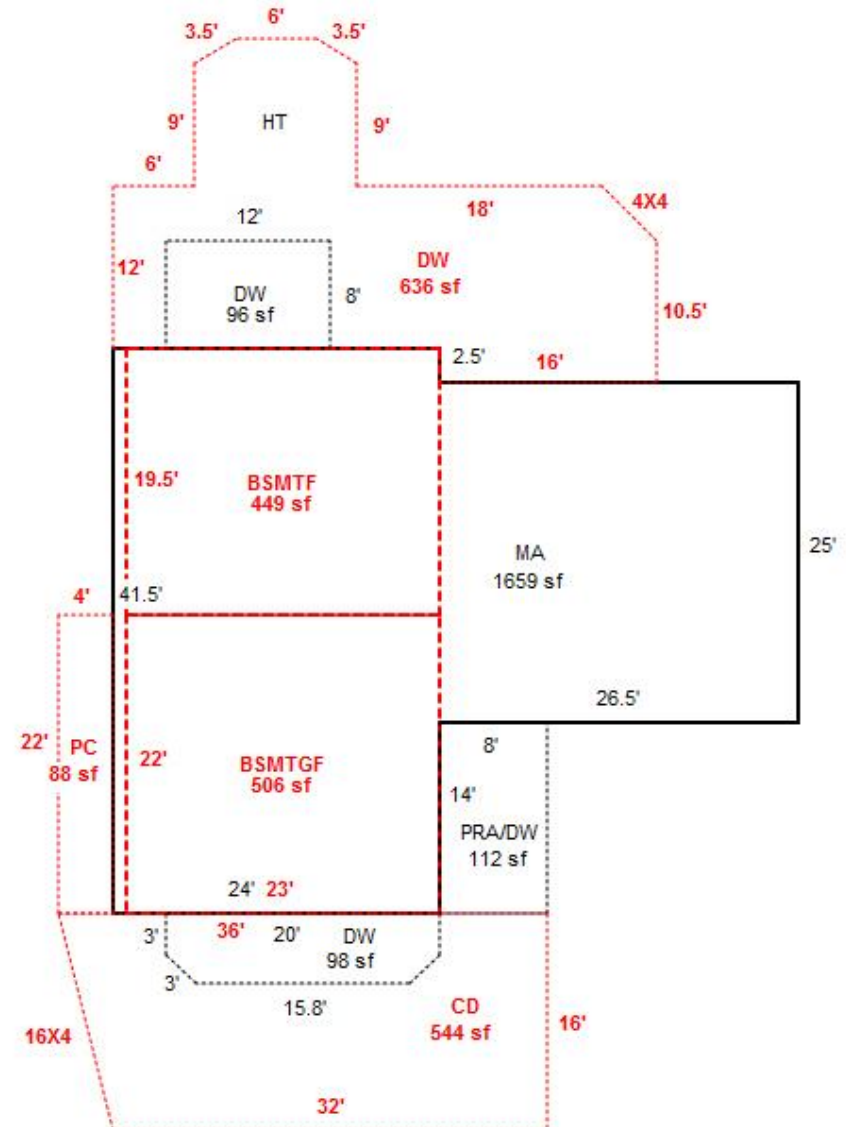
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |



N/V

N/V

R60477  
093W24D 00700  
SCALE=1:20





R60477 MA FRONT 03.06.19





R60477 MA REAR 03.06.19





R60477 MA SIDE 2 03.06.19





R60477 MA SIDE 03.06.19





R60477 PRA DW 03.06.19





R60477 REAR DW 03.06.19

093W24D 00700  
401 01E F43  
81400130

R60477

KASPARI, ROBERT V & KATHRYN Z

2.4 Acres

3155 EDGEWOOD DR SE

1/30/02



# BUILDING DIAGRAM AND OUTBUILDINGS

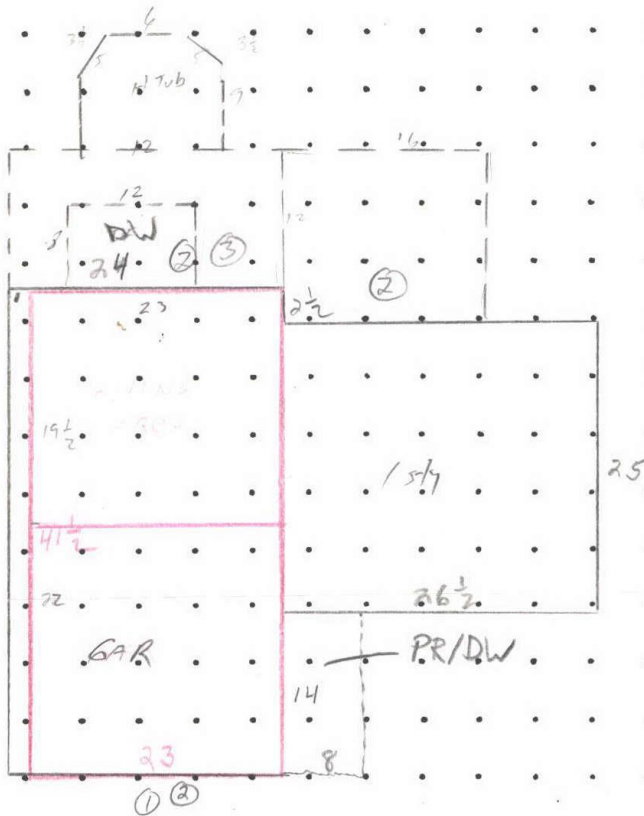
ACCT. NO.

74600 130

MAP NO.

24-9-3W

24  
LTV 12  
MS4 12  
GB4  
P/C 48  
BD9  
24



CD

## MEASUREMENT VERIFIED

DATE

BY

3/18/45

1852

4-23-92

Reyn

8-12-02

King 34  
J

## REMARKS:

996  
 $(24 \times 41 \frac{1}{2}) + (75 \times 26 \frac{1}{2}) = 1658 \frac{1}{2}$

Asmt

$(23 \times 41 \frac{1}{2}) = 955$

NW

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00700

File No R60477

Property Address 3155 EDGEWOOD DR SE

City JEFFERSON

County MARION

State OR

Zip 97352

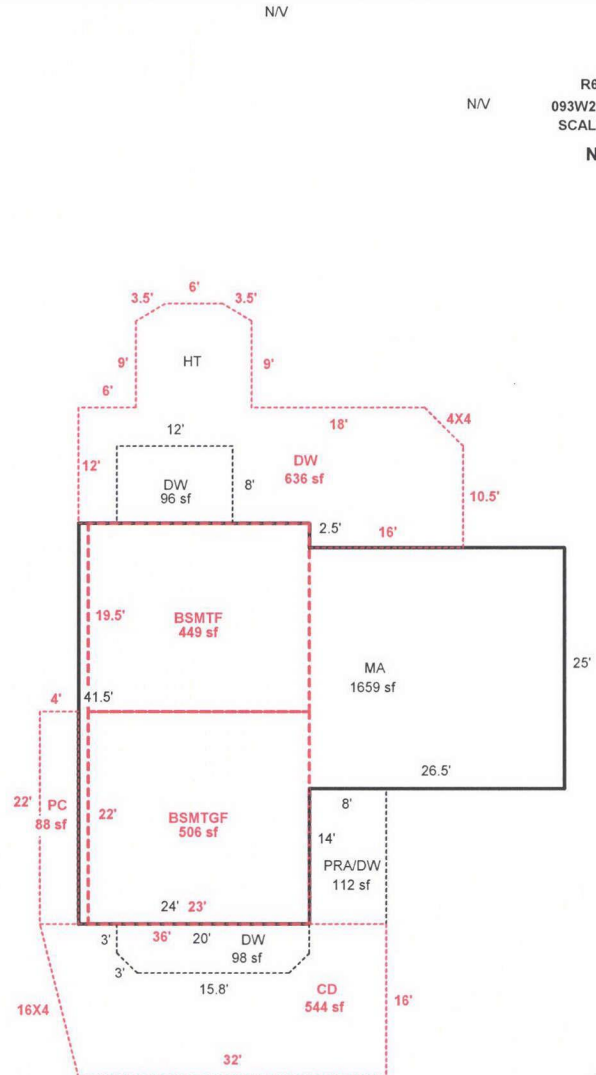
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code              | Description | Factor               | Net Size | Perimeter | Net Totals |
|-------------------|-------------|----------------------|----------|-----------|------------|
| GLA1              | MA          | 1.00                 | 1659     | 184       | 1659       |
| GLA0              | BSMTF       | 1.00                 | 449      | 85        | 449        |
| GBA1              | GB          | 1.00                 | 1152     | 144       |            |
|                   | MS          | 1.00                 | 288      | 72        |            |
|                   | LTL         | 1.00                 | 288      | 72        | 1728       |
| GAR               | BSMTGF      | 1.00                 | 506      | 90        | 506        |
| P/P               | DW          | 1.00                 | 96       | 40        |            |
|                   | PRA/DW      | 1.00                 | 112      | 44        |            |
|                   | DW          | 1.00                 | 636      | 126       |            |
|                   | DW          | 1.00                 | 98       | 48        |            |
|                   | CD          | 1.00                 | 544      | 100       |            |
|                   | PC          | 1.00                 | 88       | 52        | 1574       |
| Net LIVABLE Area  |             | (rounded w/ factors) |          |           | 2107       |
| Net BUILDING Area |             | (rounded w/ factors) |          |           | 1728       |

## Comment Table 1

DRAWN BY JRONDEMA 3/26/19

## Comment Table 2

## Comment Table 3



# Assessor Monthly Issued Permit Report

## For 11/1/2018 to 11/30/2018

PERMIT#: 555-18-008964-STR STATUS: Permit Issued  
PERMIT TYPE: Residential APPLIED: 11/27/2018  
SUB-TYPE: Structural ISSUED: 11/27/2018  
CATEGORY: Comprehensive EXPIRES: 5/26/2019

OFFICE: MC  
PARCEL#: 093W24D 00700 R60477  
ACRES: 2.40  
SUBDIV: SOUTHVIEW WOODS  
RESUBDIVISION  
LOT/BLOCK: 69 /  
ADDRESS: 3155 EDGEWOOD DR SE JEFFERSON, OR 97352

| RELATIONSHIP    | NAME                                | ADDRESS                                      | PHONE        |
|-----------------|-------------------------------------|----------------------------------------------|--------------|
| APPLICANT       | TERRAFIRMA FOUNDATION<br>REPAIR INC | 761 NE GARDEN VALLEY BLVD ROSEBURG, OR 97470 | 541-229-4050 |
| CCB             | TERRAFIRMA FOUNDATION<br>REPAIR INC | 761 NE GARDEN VALLEY BLVD ROSEBURG, OR 97470 | 5412294049   |
| OWNER           | KASPARI,ROBERT V                    |                                              |              |
| PRIMARY CONTACT | TERRAFIRMA FOUNDATION<br>REPAIR INC | 761 NE GARDEN VALLEY BLVD ROSEBURG, OR 97470 | 541-229-4050 |

CONST CAT: Single Family Dwelling  
WORK TYPE: Repair  
WORK DESC: FOUNDATION UNDERPINNING - NO CHANGE TO FOOT PRINT  
VALUATION: \$53,376.00  
STORIES: 0  
BATHS: KITCHENS:

### SQUARE FEET

HABITABLE:  
EXISTING: 0  
NEW: 0  
TOTAL SQ. FT.: 0

R60477

093W24D 00700

Prop Class: 401

Prop Code: F43

Fran: 35

Appr #: 35

Date: 03/06/19

Situs Address 3155 EDGEWOOD DR SE

☒ TTO ☒ LCB ☒ Insp

Cycle Tags Farm Forest Sales Verif

Owner KASPARI,ROBERT V &

☐ Pictom

Other:

RMV Land: 232,000

RMV Imps: 251,500

RMV Total: 483,500

M50 Total: 286,300

For: 2019-2020

Notes:

Update Segs Sep Yls Pull Tag

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: T/CLAY

Int Comp: DSP;DW;H&F

Adj: RLCM4

Class: 4

Roof:

Area: 1658

Eff 1658

Flooring:

Dimens: 1659 x

Plumbing: BATH2

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 4

% Comp:

Ex Wall:

Fireplace: SGL-P

Year: 1974

Eff: 1984

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 163,760

Exc Code: 110

Comment/Adj:

L/S:

Seg: 1.2

BSMTF

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 449

Eff 955

Flooring:

Dimens: x

Plumbing: BATH.5

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1974

Eff: 1984

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 37,210

Exc Code:

Comment/Adj: N/C

L/S:

Seg: 1.3

BSMTGF

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 506

Eff 955

Flooring:

Dimens: x

Plumbing:

Electrical:

Qty:

Found:

Heat/AC:

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1974

Eff: 1984

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 26,380

Exc Code:

Comment/Adj: N/C

L/S:

Accessory Improvements

Seg: 1.4

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

GB

GENERAL PURPOSE BUILDING

Method: F09

Roof Cover: METAL

Int Comp:

Adj: FLCM

Class: 4

Roof Style: GABLE

Area: 1152

Eff: 1152

Flooring: DIRT

Dimens: 48 x 24

Plumbing:

Electrical:

% Comp:

Found: POST

Heat/AC:

Bedrooms:

Func:

Ex. Wall BKENAM;12FT

Fireplace:

Year:

Eff: 1985

Value: 3,260

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: N/C

L/S:

Seg: 3.1

MS

MS & LTL

Method: F09

Roof Cover: BKENAM

Int Comp:

Adj: FLCM

Class: 4

Roof Style: SHED

Area: 288

Eff: 288

Flooring: DIRT

Dimens: 12 x 24

Plumbing:

Electrical:

% Comp:

Found: POST

Heat/AC:

Bedrooms:

Func:

Ex. Wall BKENAM;12FT

Fireplace:

Year: 2001

Eff: 2001

Value: 1,730

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: N/C

L/S:

Seg: 3.2

LTL

MS & LTL

Method: F09

Roof Cover: BKENAM

Int Comp:

Adj: FLCM

Class: 4

Roof Style: SHED

Area: 288

Eff: 288

Flooring: DIRT

Dimens: 12 x 24

Plumbing:

Electrical:

% Comp:

Found: POST

Heat/AC:

Bedrooms:

Func:

Ex. Wall 8FT

Fireplace:

Year: 2001

Eff: 2001

Value: 560

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: N/C

L/S:



R60477

093W24D 00700

Prop Class: 401

Prop Code: F43

Fran: 35

Appr #:

Date:

Situs Address 3155 EDGEWOOD DR SE

☐ TTO

☐ LCB

☐ Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner KASPARI,ROBERT V &

☐ Pictom

Other:

RMV Land: 232,000

RMV Imps: 251,500

RMV Total: 483,500

M50 Total: 286,300

For: 2019-2020

Notes:

|              |      |     |     |      |      |      |      |
|--------------|------|-----|-----|------|------|------|------|
| Segment      | PC   | CD  | DW  | PRA  | DW   | DW   | DW   |
| Class        |      |     |     |      |      |      |      |
| Dim/Size     | 4x22 | 544 | 98  | 8x14 | 8x14 | 8x12 | 636  |
| Foundation   |      |     |     |      |      |      |      |
| Exter Wall   |      |     |     |      |      |      |      |
| Wall Height  |      |     |     |      |      |      |      |
| Inter Finish |      |     |     |      |      |      |      |
| Roof Cover   |      |     |     |      |      |      |      |
| Roof Style   |      |     |     |      |      |      |      |
| Flooring     |      |     |     |      |      |      |      |
| Plumbing     |      |     |     |      |      |      |      |
| Electric     |      |     |     |      |      |      |      |
| Misc.        |      |     |     |      |      |      |      |
| Yr Blt       |      |     |     |      |      |      |      |
| Eff Yr       | 2001 |     |     |      |      |      | 2001 |
| Cond.        |      |     |     |      |      |      |      |
| % Good       |      |     |     |      |      |      |      |
| % Comp       |      |     |     |      |      |      |      |
| Lump Sum     |      |     |     |      |      |      |      |
| Except.Code  | 1/0  | 1/0 | 1/0 | 1/0  | 1/0  | 1/0  | 1/0  |

Land Segments

| Seg. No | Description         | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1       | RURAL AT MKT        | 005      | 2.40  |                  |                |
| 2       | ON SITE DEVELOPMENT | OSDA.RUR |       |                  |                |

Eff Acres

Companion Accounts

Zone: AR

Date: 3/28

Clerk: Amy

Routing Slip

Clerk Comments:

Appraiser Response: 

win

 #35 04/03/19

☐ Return to appraiser after input

☒ Review by lead appraiser

4/10/19

31





R60477 MA FRONT 03.06.19





R60477 REAR DW 03.06.19





R60477 MA SIDE 03.06.19









R60477 MA SIDE 2 03.06.19





R60477 MA REAR 03.06.19







