

Summary

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

Print Date: 6/27/2025

Acct ID: 560478

MTL: 093W24D000800

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 3105 EDGEWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102736

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: ALFAQEEH, NURI A

Roll Type: R

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

AV: 419810

RMV Land: 289400

RMV Imp: 506690

RMV Total: 796090

MAV: 419810

MSAV: 0

SAV: 0

Comment:

Notations

25-16 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AVG</u>	60000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.82 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: HHB

Value Source: Rural at MKT

Description:

RMV: 229400

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 08-09: LAND SEG CONSOLIDATION AND CHG OF OSDA TO OSDG// 03-04: REAPPRAISAL 04- 05: RECALC PROJECT, LAND SCHEDULE CHANGES. THIS ACCOUNT SHARES 1/2 INTEREST IN THE WELL SYSTEM

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 143

Year Blt: 1972

Eff Year Blt: 1985

Sq.Ft: 2231

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 376640

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	2231	4	FB-2/ HB-1	1972	1972	HVAC+, ROOF, FP - 1, KIT+, BTH - 1, BATH - 2	Exception: Y N
Basement	4	Unfinished	966	0	0	1972	1972		Exception: Y N
Garage Attached	4	Finished	603	0	0	1972	1972	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	384	1972	924	1	Exception: Y N
DECK	4	719	1972	10641	1	Exception: Y N
ENCLOSED PORCH	3	128	1972	2842	1	Exception: Y N
PATIO	4	108	1972	440	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	108	1972	2318	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 138

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 300

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 127470

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 Detached	3	Unfinished	960	0	0	2000	2000	ROOF	Exception: Y N
Garage Basement	3	Unfinished	960	0	0	2002	2002		Exception: Y N
Lean-to Light Duty	3	Finished	300	0	0	2018	2018	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3

Code Area: 14530

Stat Class: 341

Year Blt: 2003

Eff Year Blt: 2003

Sq.Ft: 192

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 12x16

RMV: 2580

Func Obsc: 100

Econ %: 100

Other %: 100

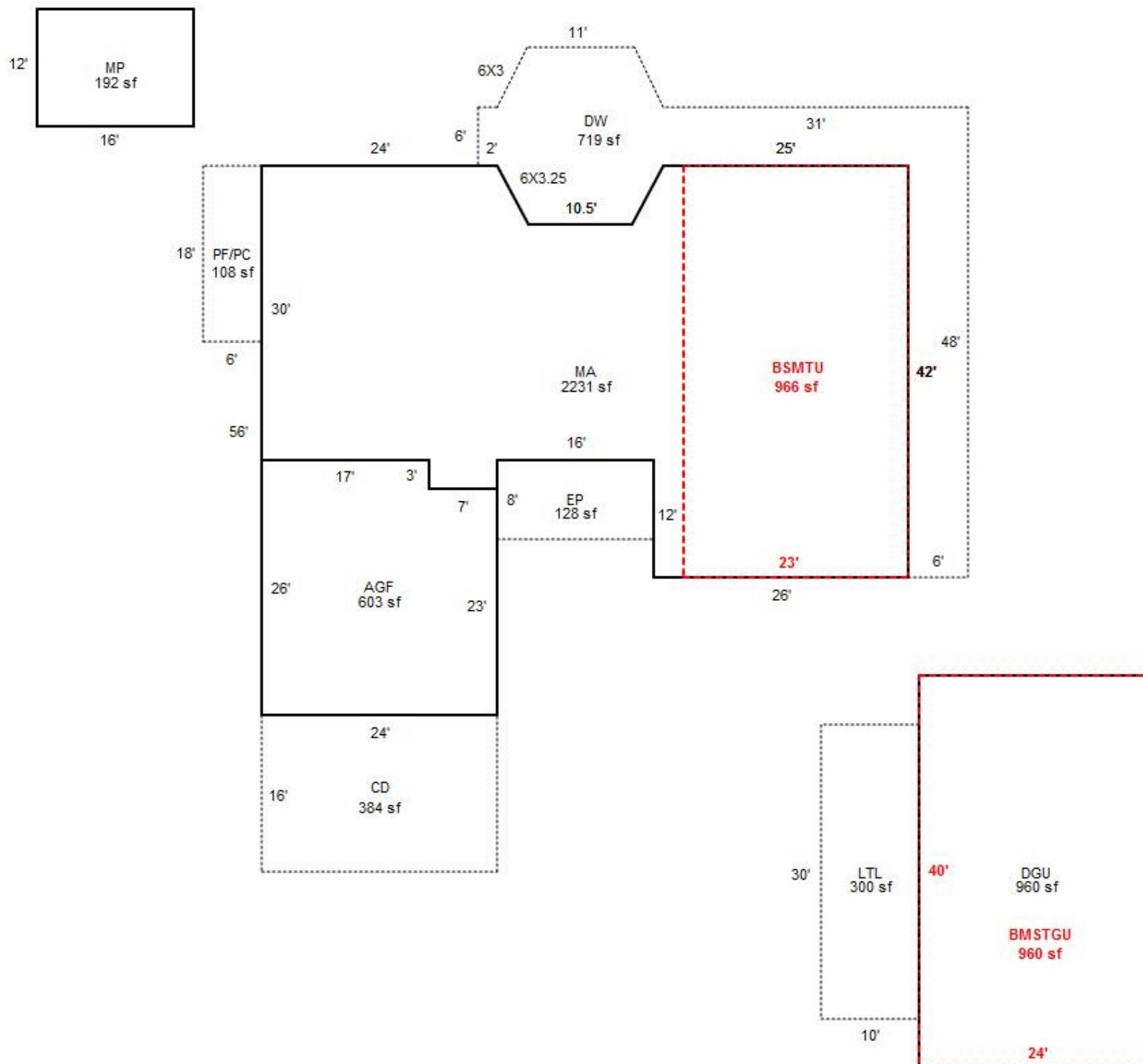
Exception: 0

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	2003	2003	<u>FAIR</u>	Exception: Y N



R60478
093W24D 00800
SCALE=1:20





R60478 MA Front SE Side-3



R60478 MA SW Corner



R60478 12x16 MP-2



R60478 MA Front SE Side-2



R60478 MA NW Side



R60478 12x16 MP



R60478 MA Front SE Side-1



R60478 MA NE Side



R60478 MA SW Side



093W24D 00800
401 01E F41
81400130

R60478

ALFAGEEH, NURI A & CYNTHIA L

1.82 Acres

3105 EDGEWOOD DR SE

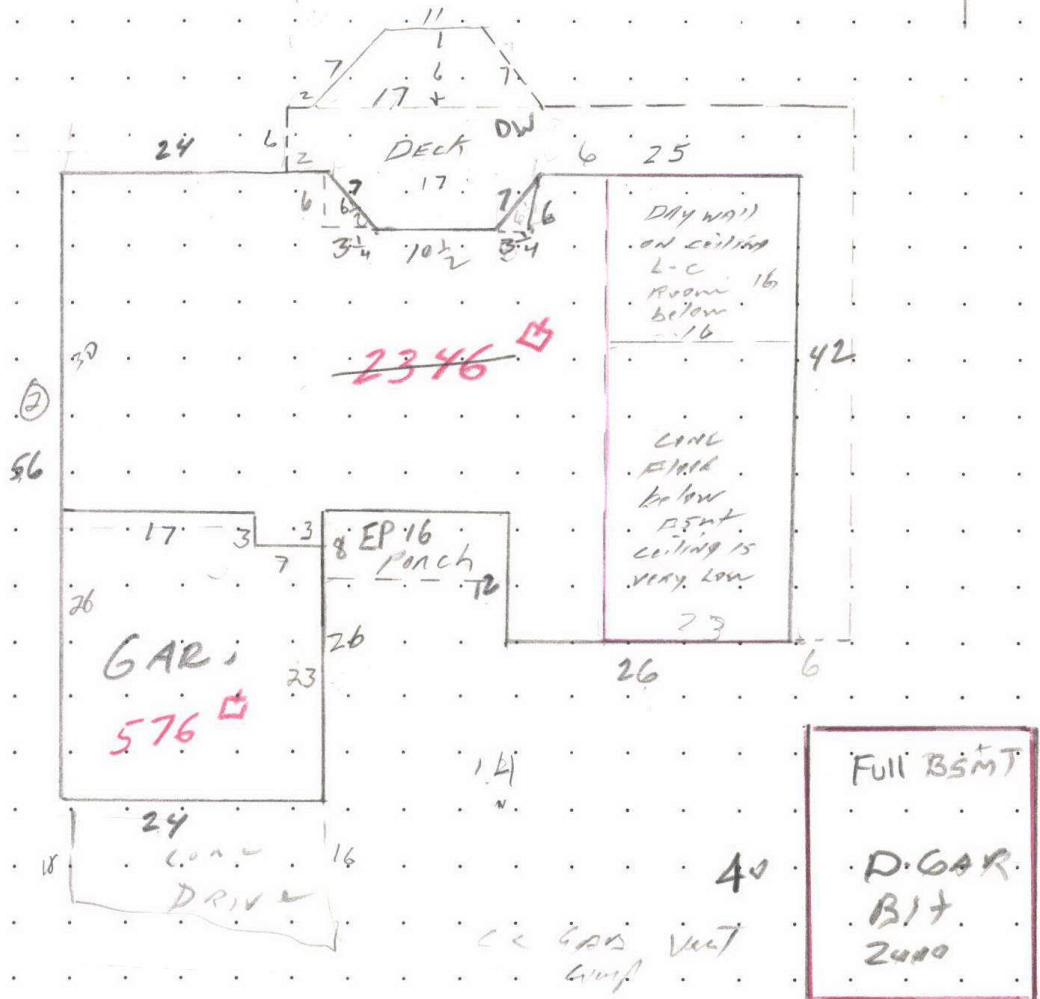
1/30/02

20348-070

24-9-34

800

R 60478



$$(26 \times 36) + (6 \times 23) + (16 \times 30) + (24 \times 32) + \left(\frac{4 \times 6}{2}\right) + \left(\frac{4 \times 6}{2}\right) = 2346 \quad 24$$

MEASUREMENT VERIFIED		REMARKS:
DATE 1-24-73	BY J.B.E.	RT. 1 BOX 380-K-26 JEFFERSON
10-13-77	92	
3/18/45	LB57	21 312 1980 -63 -20
4-24-92	Reyn	(277) (12+26) (30x66) - (6x10 $\frac{1}{2}$) - (3.25x6) = 2230
8-13-02	King ³⁴	
9-17-08	BB44	N/J

4-4-19 E10 CYCLO-VER

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00800

File No R60478

Property Address 3105 EDGEWOOD DR SE

City JEFFERSON

County MARION

State OR

Zip 97352

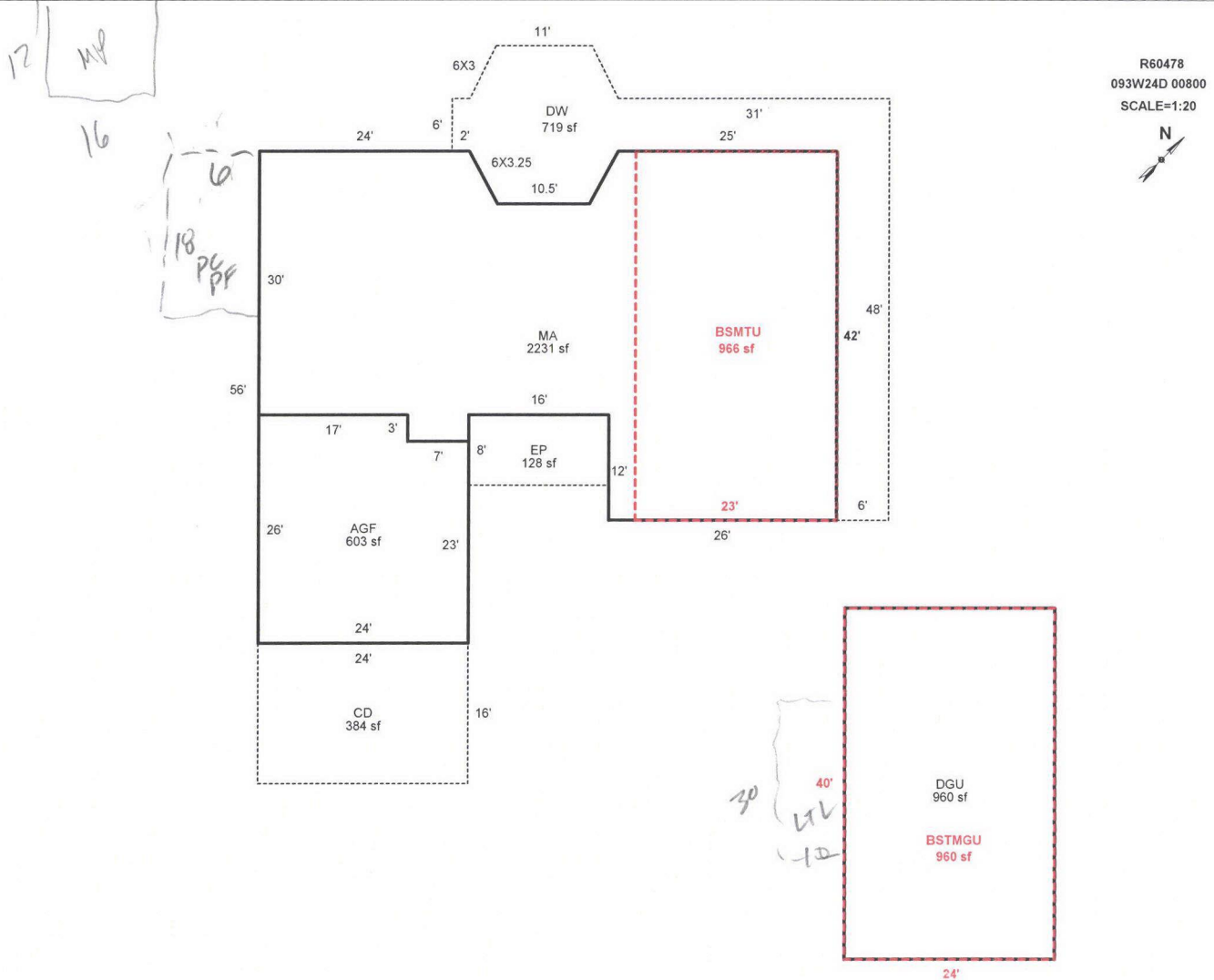
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2231	229	2231
BSMT	BSMTU	1.00	966	130	966
GAR	AGF	1.00	603	100	
	DGU	1.00	960	128	
	BSTMGU	1.00	960	128	2523
P/P	CD	1.00	384	80	
	DW	1.00	719	211	
	EP	1.00	128	48	1231

Net LIVABLE Area

(rounded w/ factors)

2231

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00800

File No R60478

Property Address 3105 EDGEWOOD DR SE

City JEFFERSON

County MARION

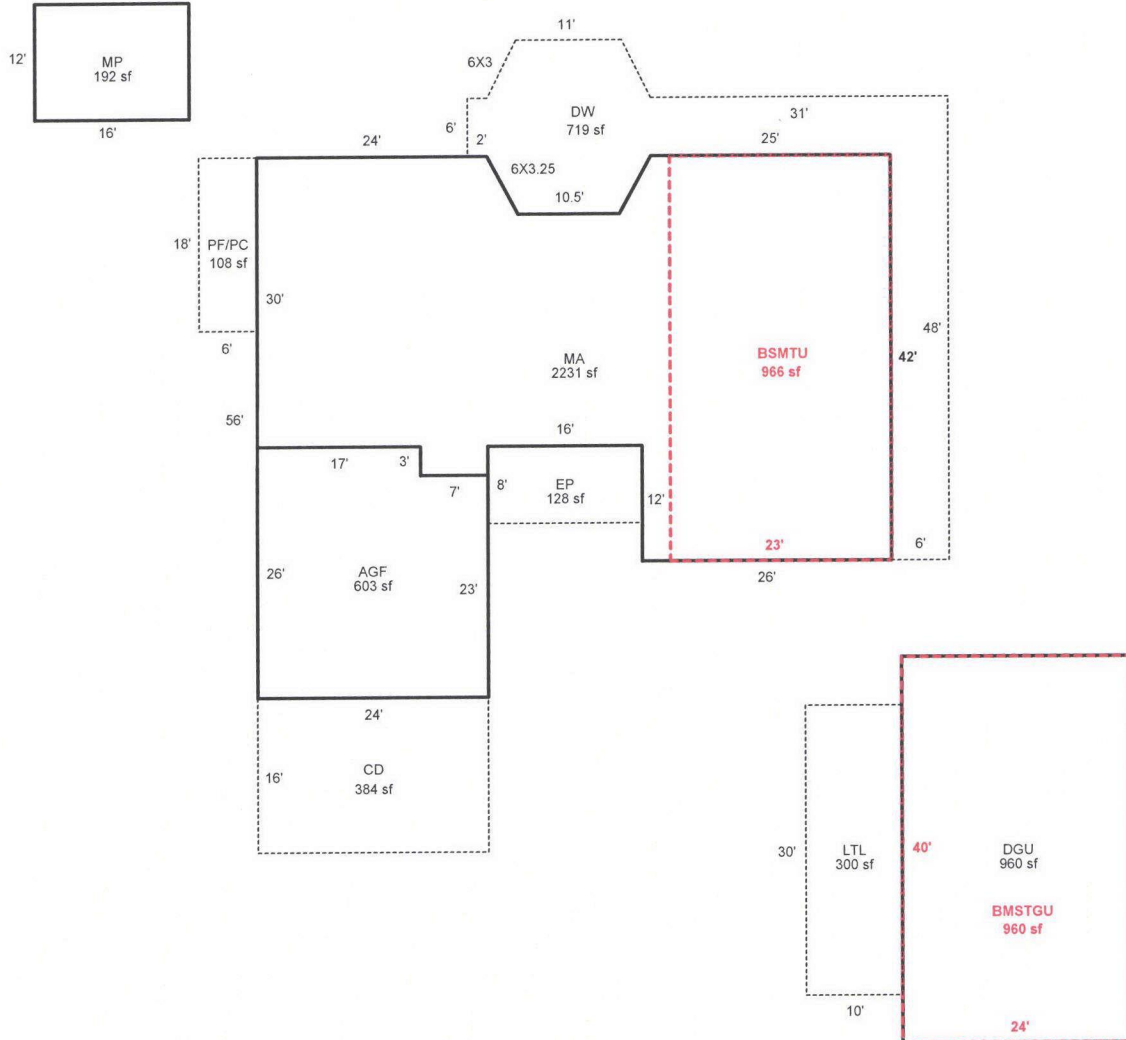
State OR

Zip 97352

Owner

Client

Appraiser Name



R60478
093W24D 00800
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2231	229	2231
GBA1	LTL	1.00	300	80	
	MP	1.00	192	56	492
BSMT	BSMTU	1.00	966	130	966
GAR	AGF	1.00	603	100	
	DGU	1.00	960	128	
	BMSTGU	1.00	960	128	2523
P/P	CD	1.00	384	80	
	DW	1.00	719	211	
	EP	1.00	128	48	
	PF/PC	1.00	108	48	1339

Net LIVABLE Area (rounded w/ factors) 2231
Net BUILDING Area (rounded w/ factors) 492

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

R60478 093W24D 00800 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 10 Date: 4-4-19
Situs Address 3105 EDGEWOOD DR SE ☐ TTO ☐ LCB ☐ Insp ☒ Cycle Tags Farm Forest Sales Verif
Owner ALFAQEEH,NURI A ☐ Pictom Other: _____

RMV Land: 223,630 RMV Imps: 351,950 RMV Total: 575,580 M50 Total: 351,610 For: 2019-2020

Notes: Please make noted changes

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW;DSP;H&F Adj: RLCM4
Class: 4 Roof:
Area: 2230 Eff 2230 Flooring:
Dimens: x Plumbing: BATH2.5 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 4 % Comp: _____
Ex Wall: Fireplace: SGL-P Year: 1972 Eff: 1972 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 172,270
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 603 Eff 603 Flooring:
Dimens: 26 x 24 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1972 Eff: 1972 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 31,810
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 BSMTU RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 966 Eff 966 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1972 Eff: 1972 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 43,000
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.2 BSMTGU DGU
Method: R05 Roof Cover: Int Comp: Adj: RLCM3
Class: 3 Roof:
Area: 960 Eff 960 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 2002 Eff: 2002 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 43,020
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring: ON
Dimens: x Plumbing: BACK
Found: Heat/AC:
Ex Wall: Fireplace:
AddFactor1: AddFactor2: Electrical: Bedrooms: % Comp: _____
AddFactor3: Year: Eff: Adj: _____
RMV: 18,600
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 DGU DGU
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3
Class: 3 Roof Style: GABLE
Area: 960 Eff: 960 Flooring: WOOD
Dimens: 24 x 40 Plumbing: Electrical: 110V % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: VERT;8FT Fireplace: Year: 2000 Eff: 2000 Value: 43,250
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R60478093W24D 00800

Prop Class: 401 Prop Code: F41 Fran: 35

Appr #: _____ Date: _____

Situs Address 3105 EDGEWOOD DR SE

☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif

Owner ALFAQEEH,NURI A

☐ Pictom Other: _____

RMV Land: 223,630

RMV Imps: 351,950

RMV Total: 575,580

M50 Total: 351,610

For: 2019-2020

Notes: _____

Segment	CD	EP	DW	PC	PF	MP	Land
Class		3	IRREG	6x18	6x18	5	
Dim/Size	16x24 384	8x16 128	719	100	100	12x14 192	10x30 300
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover		FBRGUS			FBRGUS	Comp	BKENTM
Roof Style		SHED			SHED	HIP	SHED
Flooring	Conc	Conc	WOOD	Conc		Dirt	Dirt
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1972	1972	1972	1972	1972	2003	2018
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	1/0	NBW	NBW

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.82		
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chris

Routing Slip

Clerk Comments: _____

Appraiser Response: 4/22/19

☒ Return to appraiser after input

☐ Review by lead appraiser

1.22.03
picture







R60478 DG SW Side

4/ 4/2019
04/4/19



R60478 DG NW End

4/ 4/2019
04/4/19



R60478 12x16 MP-2

4/4/2019
04/4/19



R6047B 12x16 MP

4/4/2019
04/4/19



R60478 MA SW Corner

4/4/2019
04/4/19



R60478 MA NW Side

4/4/2019
04/4/19



R60478 MA SW Side

4/ 4/2019
04/4/19



R60478 MA NE Side

4/4/2019
04/4/19



R60478 MA Front SE Side-3

4/ 4/2019
04/4/19



R60478 MA Front SE Side-1

04/4/19



R60478 MA Front SE Side-2

4/ 4/2019
04/4/19