

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: HDL Input
8/26/25

Print Date:
6/27/2025

Acct ID: 560754 MTL: 093W14C000300 Date: 8/14/25 Appr: HDL Prop Class: 401 RMV Prop Class: 401

Situs: 1939 STEIWER RD SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 107857 Year: 2025

Last Date Appraised: 03/12/2021 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: DUCLOS, KENNETH J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 285420

RMV Land: 286690 RMV Imp: 349470 RMV Total: 636160 MAV: 285420 MSAV: 0 SAV: 0

Comment: LEVEL 3 3.12.21 WV06

Notations

25-dc cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT 4HD Description: RMV: 246690 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2003-04 REAPPRAISAL. 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1742 % Complete: 100

Desc: One Story Only Dimensions: RMV: 330220

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	1742	3	FB-2	2013	2013	HVAC+, ROOF, KIT+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	528	0	0	2013	2013	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	300	2013	926	1	Exception: Y N
PATIO	4	225	2013	1175	1	Exception: Y N
PATIO	4	544	2013	2842	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	111	2013	3058	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	200	2015	5568	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1440 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 24x60 RMV: 19250

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

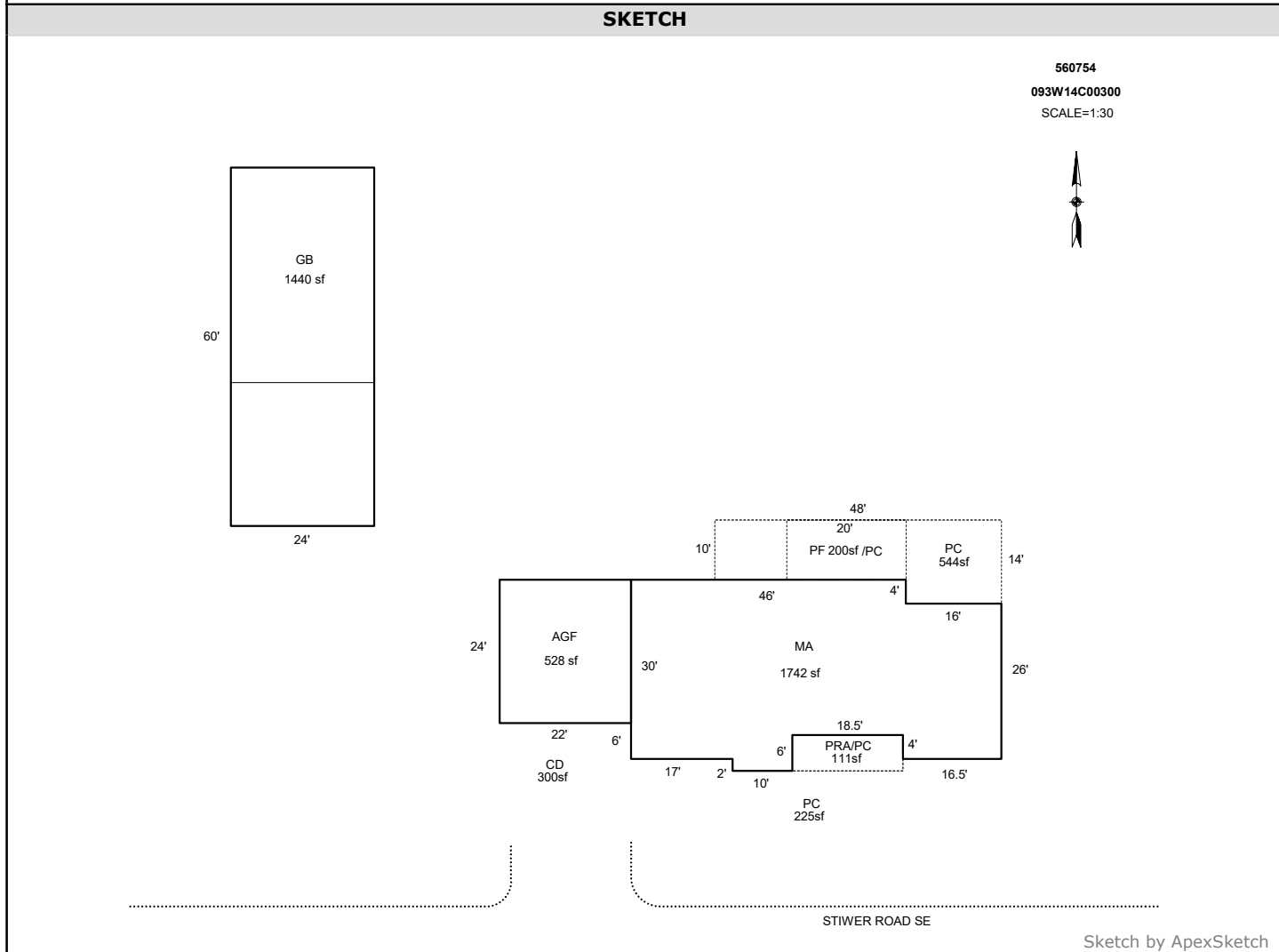
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1440	0	0	2005	2005	FAIR	Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 560754		Parcel No.: 093W14C00300	
Property Address: 1939 STEIWER RD SE			
City: JEFFERSON	County: MARION	State: OR	ZipCode: 97352
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		



Sketch by ApexSketch

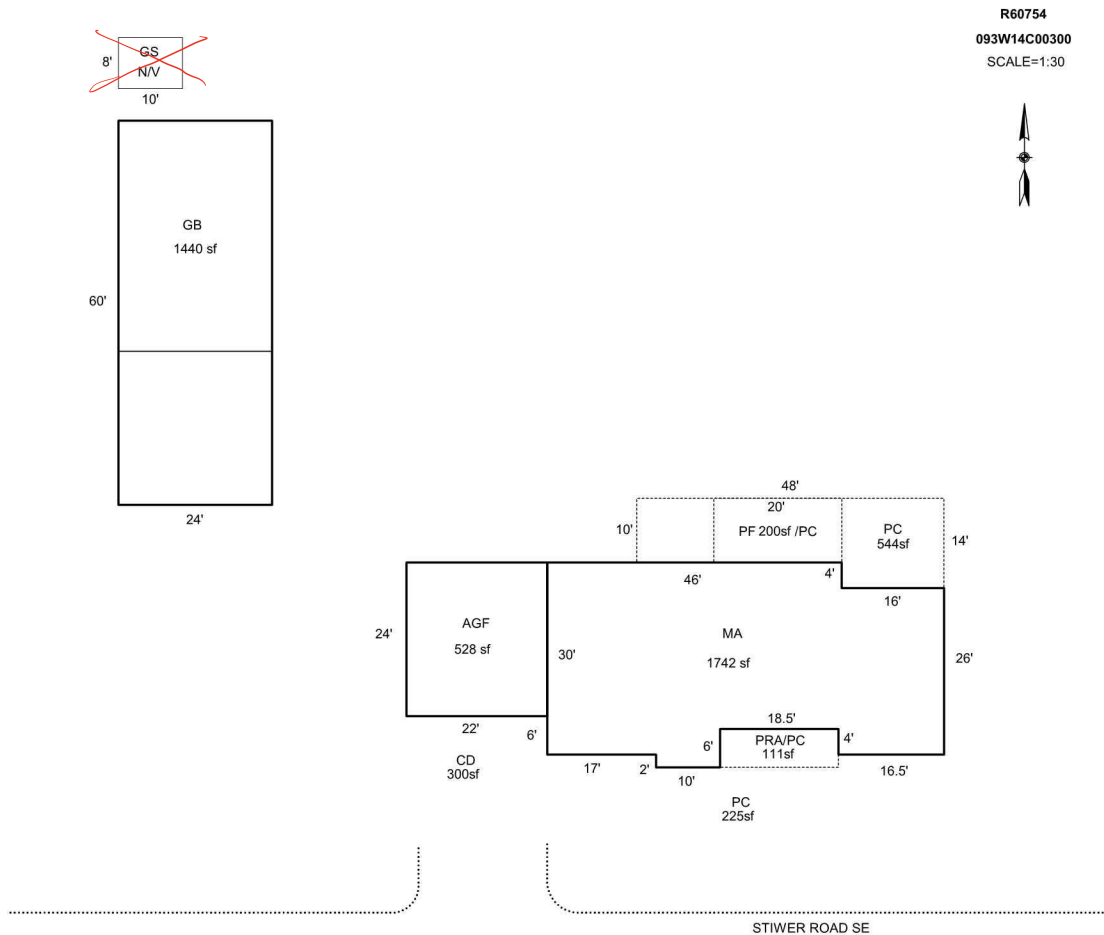
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	BB 5/24/06 Edited by ja 7/20/09 UPDATED BY SRAGSDALE 6/13/13 Updated by CW 2/4/14 UPDATED BY JRONDEMA 2/9/17 UPDATED BY CJURAN 09/09/2021 UPDATED BY CLOBERG 09/24/25	
GBA1	GB	1.0	1440.0	168.0	1440.0		
GLA1	MA	1.0	1742.0	196.0	1742.0		
GAR	AGF	1.0	528.0	92.0	528.0		
P/P	PC	1.0	544.0	124.0	855.0		
	PF	1.0	200.0	60.0			
	PRA/PC	1.0	111.0	49.0			
						COMMENT TABLE 2	COMMENT TABLE 3
						#06 WV 03/12/2021 MDL 08/14/25	TAGS L3 CYCLE L3
Net LIVABLE		cnt	0	(rounded)	1,742		
Net BUILDING		cnt	1	(rounded)	1,440		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R60754 Parcel No.: 093W14C00300
 Property Address: 1939 STEIWER RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	168.0	
	GS	1.0	80.0	36.0	1520.0
GLA1	MA	1.0	1742.0	196.0	1742.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	PC	1.0	544.0	124.0	
	PF	1.0	200.0	60.0	
	PRA/PC	1.0	111.0	49.0	855.0
	Net LIVABLE	cnt	1	(rounded)	1,742
	Net BUILDING	cnt	2	(rounded)	1,520

COMMENT TABLE 1

BB 5/24/06
 Edited by ja 7/20/09
 UPDATED BY SRAGSDALE 6/13/13
 Updated by CW 2/4/14
 UPDATED BY JRONDEMA 2/9/17
 UPDATED BY CJURAN 09/09/2021

COMMENT TABLE 2

#06 WV 03/12/2021

COMMENT TABLE 3

TAGS L3



R60754

03-2-2014



R60754back

03-2-2014

R60754 GB & AGF L3
2021-01-29







R60754093W14C 00300Appr #: 73Date 1-12-17Prop Class 401Prop Code F41

Situs Address 1939 STEIWER RD SE97352Franchise Code 73Year For: 2017-2018

Owner DUCLOS,KENNETH J

Tags Cycle Sales Verification Other: Pull Tag

Notes: ADDING HANDSHIP MFS

☐ TTO☐ LCB☒ Insp.☐ Pictom.☐ MLS

RMV Land: 184,830		RMV Imp: 167,320		RMV Total: 352,150		M50 Total: 225,340	
Seg.Type MA	RESIDENTIAL	Seg. # 1.2	Method: R05	Class 4	Area 1742	Eff Area 1742	
Length	Width	Roof Cover ARCMP	Plumbing BATH2			Heat AC	
Fireplace		Inter. Comp: DSP;DW;H&F;RNG;OVEN-S				Bedrooms 3	
Year Built 2013	Eff. Year Built 2013		Cond. P F A G E				
Adj Codes RLCM4		QC	Qty % Comp Func Econ			RMV: 124,190	
Lump Sum	Except Code/Year	Comments					
Seg.Type AGF	RESIDENTIAL	Seg. # 1.3	Method: R05	Class 4	Area 528	Eff Area 528	
Length 22	Width 24	Roof Cover ARCMP	Plumbing			Heat	
Fireplace		Inter. Comp:				Bedrooms	
Year Built 2013	Eff. Year Built 2013		Cond. P F A G E				
Adj Codes RLCM4			Qty % Comp Func Econ			RMV: 25,500	
Lump Sum	Except Code/Year	Comments					

Accessory Improvements

Seg.Type YI4F	RESIDENTIAL	Seg. # 1.1	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: 5,100	
Lump Sum	Except Code/Year	Comments					

Out Buildings

Seg.Type GB	GB	Seg. # 2.1	Method: F09	Class 5	Area 1440	Eff Area 1440	
Length 24	Width 60	Foundation POST	Ex. Wall BKENAM;12F	Roof Cover BKENAM			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect. 110V	Yr. Blt. 2005	Eff. Yr. Blt: 2005		
Cond. P F A G E	Adj. Codes FLCM		% Comp Func Econ		RMV: 12,530		
Lump Sum	Except Code/Year	Comments					

R60754 093W14C 00300 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
Situs Address 1939 STEIWER RD SE 97352 Franchise Code 73 Year For: 2017-2018
Owner DUCLOS,KENNETH J
Tags Cycle Sales Verification Other: _____ ☐ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☐ MLS
Notes: _____

RMV Land: 184,830 RMV Imp: 167,320 RMV Total: 352,150 M50 Total: 225,340

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	005	2.50		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts M353462 093W14C 00300

Zone: AR

Date 2/8 Clerk Amy ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments N/C

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

☒ Reviewed by lead appraiser/comments 2/7/17 (3)

R60754 093W14C 00300 Prop Class: 401 Prop Code: F41 Fran: 42 Appr #: 06 Date: 3/12/2021
Situs Address 1939 STEIWER RD SE ☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner DUCLOS,KENNETH J ☐ Pictom Sales Verif Other: DRIVE BY

RMV Land: 249,750 RMV Imps: 252,270 RMV Total: 502,020 M50 Total: 253,610 For: 2021-2022
Notes: MANUE ACCT TAG Completed By OG 3/12/21, Please MAIL NOTED
CITANUES, Pull TAG

Seg: 1.2 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F;RNG;OV Adj: RLCM4
Class: 4 Roof Style: EN-S
Area: 1742 Eff 1742 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: AC Bedrooms: 3 % Comp:
Ex Wall: Fireplace: Year: 2013 Eff: 2013 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 190,030
Exc Code: Comment/Adj: L/S:

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 528 Eff 528 Flooring:
Dimens: 22 x 24 Plumbing: Electrical: 110V Qty:
Found: Heat/AC: Bedrooms: % Comp:
Ex Wall: LAP Fireplace: Year: 2013 Eff: 2013 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 39,010
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.1 YI4F 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: 9,000
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 GB GB
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
Class: 5 Roof Style: GABLE
Area: 1440 Eff: 1440 Flooring: DIRT
Dimens: 24 x 60 Plumbing: Electrical: 110V % Comp:
Found: POST Heat/AC: Bedrooms: Func:
Ex Wall BKENAM;12FT Fireplace: Year: 2005 Eff: 2005 Value: 14,230
AddFactor1: AddFactor2: \$2592;PARTIA AddFactor3:
Exc Code: Comment/Adj: L/S:

R60754093W14C 00300

Prop Class: 401Prop Code: F41Fran: 42

Appr #:Date:

Situs Address 1939 STEIWER RD SE

☐ TTO☐ LCB☐ Insp: 1 2 3 4CycleTagsFarm Forest

Owner DUCLOS,KENNETH J

☐ PictomSales VerifOther:

RMV Land: 249,750RMV Imps: 252,270RMV Total: 502,020M50 Total: 253,610For: 2021-2022

Notes:

Segment	CD	PC	PRA	PF			Land
Class	IRREG	① IRREG	6X18.5	10X20			
Dim/Size	3000	225	1110	2000			
Foundation							
Exter Wall		②					
Wall Height		10x48 480					
Inter Finish		4x16 64					
Roof Cover		544					
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2013	2013	2013	2015			
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.50		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres

Companion Accounts

M353462

093W14C 00300

Zone: AR

Date: 5/20Clerk: AmyRouting SlipClerk Comments:

Appraiser Response:

☒ Return to appraiser after input

☐ Review by lead appraiser

6/10 6-1-2021

1-28-04

MOVED IN before

1-1-04

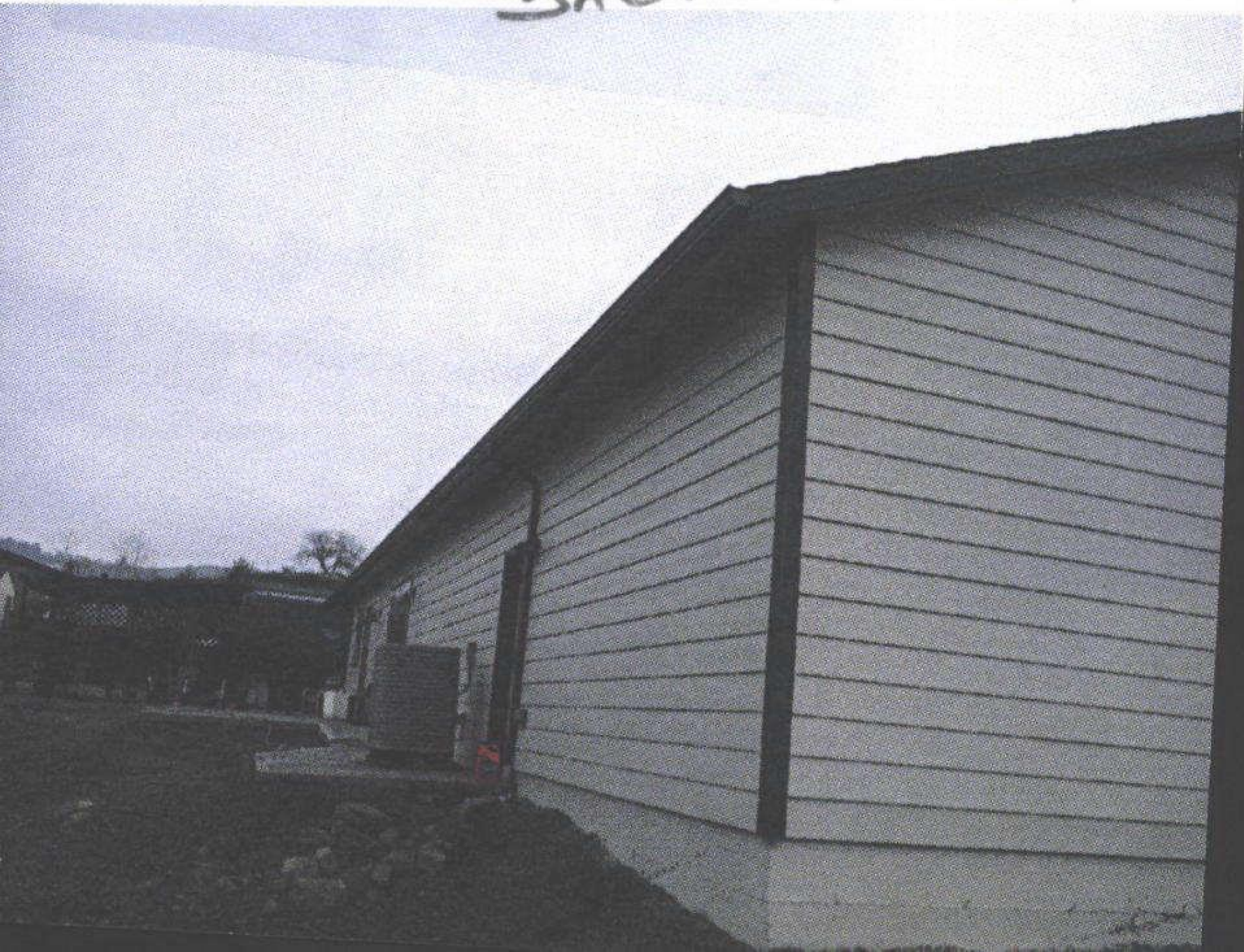




R60754

1-2-14

R60754 BACK 1-2-14





5/24/06 093W14 00900

GB5
24x60



5/24/06 093W14 00900

GS 8x10
NV