

Summary

Lead Appr: WW 11/6 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/29/2025

Acct ID: 562523 MTL: 093W10A001100 Date: 10/14/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 1355 TWIN HILLS DR SE JEFFERSON OR 97352 MaSaNh: 06 06 003 Unit: 97741 Year: 2025

Last Date Appraised: 09/10/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: ANDERSON, BRADLEY PAUL Last Sales Date: 05/03/2021 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 553980

RMV Land: 414970 RMV Imp: 488430 RMV Total: 903400 MAV: 553980 MSAV: 0 SAV: 0

Comment: 25-26 L3 9/10/24 WW

OSDs

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

Land

Site: 1	Code Area: 14530	Size: 2.95 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL			RMV: 245260	Exception: Y N
Adjustment(s):	VWGR, FSOIL		Fire Patrol:	Description:		
Comments:	01-02; REAPPRAISAL					

Site: 2	Code Area: 92530	Size: 1.89 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL			RMV: 129710	Exception: Y N
Adjustment(s):	VWGR, FSOIL		Fire Patrol:	Description:		
Comments:	18-19: #10 CYCLE WORK, NO CHG / 01-02; REAPPRAISAL					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 142	Year Blt: 1997	Eff Year Blt: 2000	Sq.Ft: 2632	% Complete: 100.00
Desc: Multi Story above grade				Dimensions:	RMV: 483050	
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	1232	2	FB-1	1997	2000	KIT+, FP - 1, HVAC+, ROOF, BATH+, BATH - 1	Exception: Y N
Second Floor	4	Finished	1400	2	FB-2	1997	2000	HVAC+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	858	0	0	1997	2000	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	0	2000	37664	1	Exception: Y N

Bldg: 2	Code Area: 14530	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100.00
Desc: Yard Improvements				Dimensions:	RMV: 0	
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	
YARD IMPROVEMENTS GOOD	4	1	0	12840	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 14530	Stat Class: 341	Year Blt:	Eff Year Blt: 2020	Sq.Ft: 200	% Complete: 100.00
Desc: Multi Purpose Shed (MP)				Dimensions: 20x10	RMV: 4350	
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	200	0	0	0	2020	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: 321	Year Blt:	Eff Year Blt: 2022	Sq.Ft: 120	% Complete: 100.00
Desc: Hay Cover (HC)				Dimensions: 12x10	RMV: 1030	

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			
Hay Cover	5	Finished	120	0	0	0	2022	FAIR			Exception: Y N
Accessories											
Description				Class	Size SqFt	Eff Yr Blt	RMV		Quantity		
No accessory data available											

ACCOUNT # 562523 DATE: 10/14/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR GPH TAG Y N _____
COMMENTS: New Solar

RESIDENCE / MANUFACTURED STRUCTURES

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE Solar
STAT / CLASS _____
SIZE _____
FAIR \$20,000
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2025
EFF YR 2025
% COMP 100
EXCEPT Y N
MISC: _____

COMMENT: Solar Exempt

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____



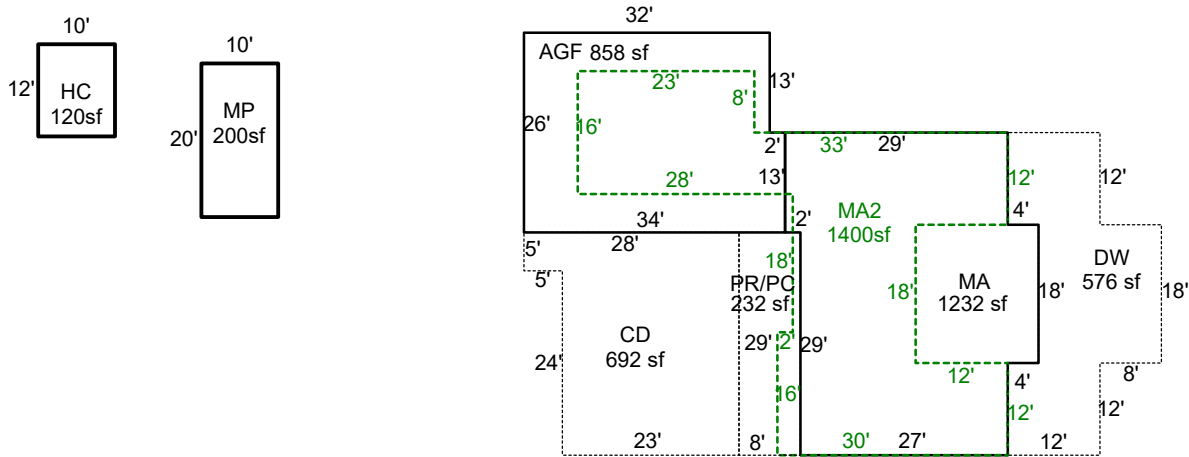
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562523 Parcel No.: 093W10A 01100
 Property Address: 1355 TWIN HILLS DR SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

562523
 093W10A 01100
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1	200	60	
	HC	1	120	44	320
GLA1	MA	1	1232	150	1232
GLA2	MA2	1	1400	240	1400
GAR	AGF	1	858	120	858
P/P	CD	1	692	114	
	DW	1	576	132	
	PR/PC	1	232	74	1500

COMMENT TABLE 1

Apex by JA 12/03/09
 UPDATED BY JRONDEMA 9/18/18
 UPD BY PHU 09.23.20
 UPD BY WW 9.18.24

COMMENT TABLE 2

09.03.20 MH #31
 WW 9.10.24

GPH 10/24/25

COMMENT TABLE 3

CYCLE L3
 TABS L2

Net LIVABLE cnt 2 (rounded) 2,632
 Net BUILDING cnt 2 (rounded) 320