

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:
6/30/2025

Acct ID: 560745

MTL: 093W14D000101

Date: _____ Appr: MSL

Prop Class: 649

RMV Prop Class: 409

Situs: 2389 STEIWER RD SE JEFFERSON OR 97352

MaSaNh: 07 06 006

Unit: 107848

Year: 2025

Last Date Appraised: 07/10/2009

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: BIRRUETA JRLT

Roll Type: R

Cycle

Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 137224

RMV Land: 352710

RMV Imp: 154970

RMV Total: 507680

MAV: 134870

MSAV: 2354

SAV: 4563

Comment:

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Market Homesite

Description:

RMV: 49540

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 16-17: COMB LIKE SEGS // 14-15: 0.65 ACRES DISQ FOREST USE // 81400130//09-10: HOMESITE IS NOT SPEC ASS'D DUE TO ZONING BEING A NON-RESOURCE ZONE//03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Site: 2

Code Area: 14530

Size: 4.11 Acres

Use Code: 004

Zone: NREST

SAV Use: 011

Exception: 0

Class: FTLC

Value Source: Designated Forest Land

Description: DFL Class C

RMV: 203630

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: Liability year - 1984 / 14-15: 0.65 ACRES DISQ FOREST USE// 81400130 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Site: 4

Code Area: 14530

Size: 1.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 49540

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 148

Year Blt: 1999

Eff Year Blt: 1999

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 128280

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	4	Finished	900	0	0	1999	1999	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	4	450	1999	8712	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1999	37664	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 351

Year Blt: 2001

Eff Year Blt: 2001

Sq.Ft: 2240

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x56

RMV: 24690

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	2240	0	0	2001	2001	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 301

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 0

% Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions:

RMV: 2000

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	
Building Structure	0	Finished	0	0	0	2000	2000		Exception: Y N
Accessories									
Description					Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

Parcel No R60745

File No 093W14D 00101

Property Address 2389 Steiwer Rd SE

City Jefferson

State OR

Zip 97352

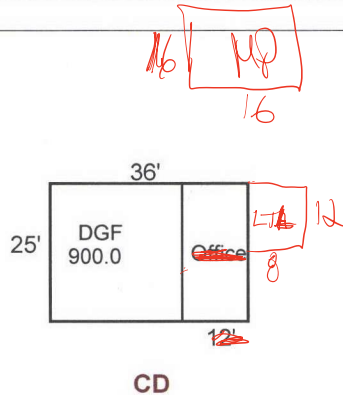
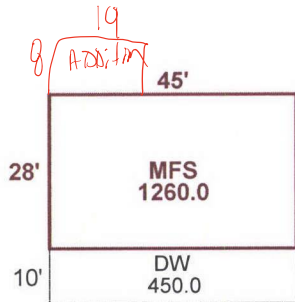
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Client

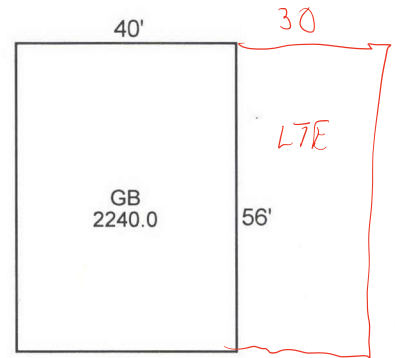
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R60745
093W14D 00101



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1260.0	146.0	1260.0
P/P	DW	1.00	450.0	110.0	450.0
GAR	DGF	1.00	900.0	122.0	900.0
OTH	Office	1.00	300.0	74.0	
	GB	1.00	2240.0	192.0	2540.0

Comment Table 1

APEX 1/22/2010 Jane

Comment Table 2

Comment Table 3

Net LIVABLE Area

(Rounded w/ Factors)

1260

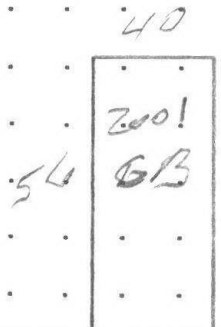
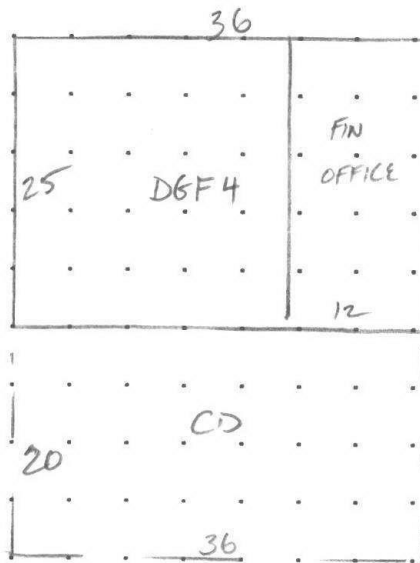
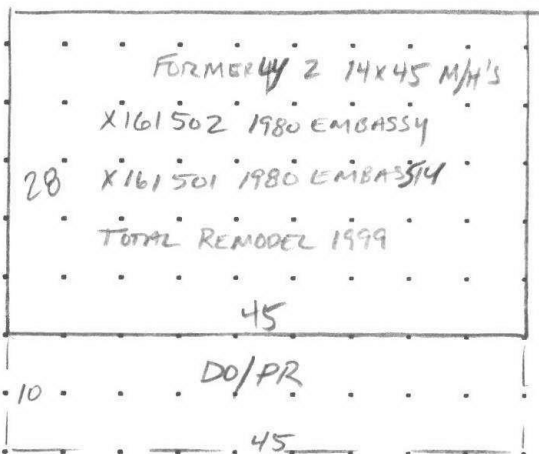
AREA CALCULATIONS

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60745

MAP NO: 093XV 14

TAX LOT: 01601



CALCULATIONS: $28 \times 45 = 1260$ Δ

$DGF 25 \times 36 = 900$ Δ

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 180

ADDRESS: 2389 STEIWEIZ RD

SALES
Date Amt.

DATE

BY

BUILDER: JEFFERSON

REMARKS:

2-14-2000 E10
6-25-03 DTY
7-12-09 42 NV

39-40

R60745

093W14D 00101

Appr #: 42

Date 7/10/09

Prop Class 641

Prop Code A99S

Situs Address

Franchise Code 44

Year For: 2009-2010

Owner BIRRUETA,ANTONIO &

Tags

Cycle

Sales Verification

Other:

Notes: Upson Records

RMV Land: 234,220

RMV Imp: 83,300

RMV Total: 317,520

M50 Total: 75,690

Accessory Improvements

Seg.Type DW	Seg. # 1.2	Method: R05	Class	Area 450	Eff Area 450
Length 45	Width 10				
Year Built 1999	Eff. Year Built: 1999	Cond. P F A G E	% Comp	Econ	RMV: 9,470
Lump Sum	Except Code/Year	Comments			

Seg.Type YI4G	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 7,000
Lump Sum	Except Code/Year	Comments			

Seg.Type FN	Seg. # 1.4	Method: F;LS	Class	Area	Eff Area 0
Length	Width				
Year Built	Eff. Year Built: 2000	Cond. P F A G E	% Comp	Econ	RMV: 2,000 3,000
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type DGF	Seg. #1.1	Method: R05	Class 4	Area 900	Eff Area 900
Length 36	Width 25	Foundation	Ex. Wall WOOD	Roof Cover BKENAM	
Roof Style GABLE		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 1999	Eff. Yr. Blt: 1999
Cond. P F A G E	Adj. Codes RLCM4		% Comp	Func Econ	RMV: 43,490
Lump Sum	Except Code/Year	Comments			

Seg.Type GB	Seg. #2.1	Method: F98	Class 5	Area 2240	Eff Area 2240
Length 40	Width 56	Foundation POST	Ex. Wall 14FT;BKENA	Roof Cover BKENAM	
Roof Style GABLE		Floor DIRT CONC	Plumbing		
Heat	Int. Comp.		Elect. 110V	Yr. Blt. 2001	Eff. Yr. Blt: 2001
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func Econ	RMV: 19,340
Lump Sum	Except Code/Year	Comments			

Seg.Type GATE	Seg. #3.1	Method: F;LS	Class	Area	Eff Area 0
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 2000
Cond. P F A G E	Adj. Codes		% Comp	Func Econ	RMV: 2,000
Lump Sum	Except Code/Year	Comments			

19 630

R60745093W14D 00101Appr #:DateProp Class 641Prop Code A99S

Situs AddressFranchise Code 44Year For: 2009-2010

Owner BIRRUETA,ANTONIO &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 234,220RMV Imp: 83,300RMV Total: 317,520M50 Total: 75,690

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	FOREST HOMESITE	008S	1.00		
2	DESIG FOREST FC0	008S	3.65		
3	DESIG FOREST FC0	008S	1.11		
4	RURAL AT MKT	008S	0.35		
5	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	6.11	Companion Accounts	M128943	093W14D 00101;093W14D 00101	
			M128942		

Date 7/15/09Clerk 92ROUTING SLIP

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

☐ Data entry reviewed by/comments

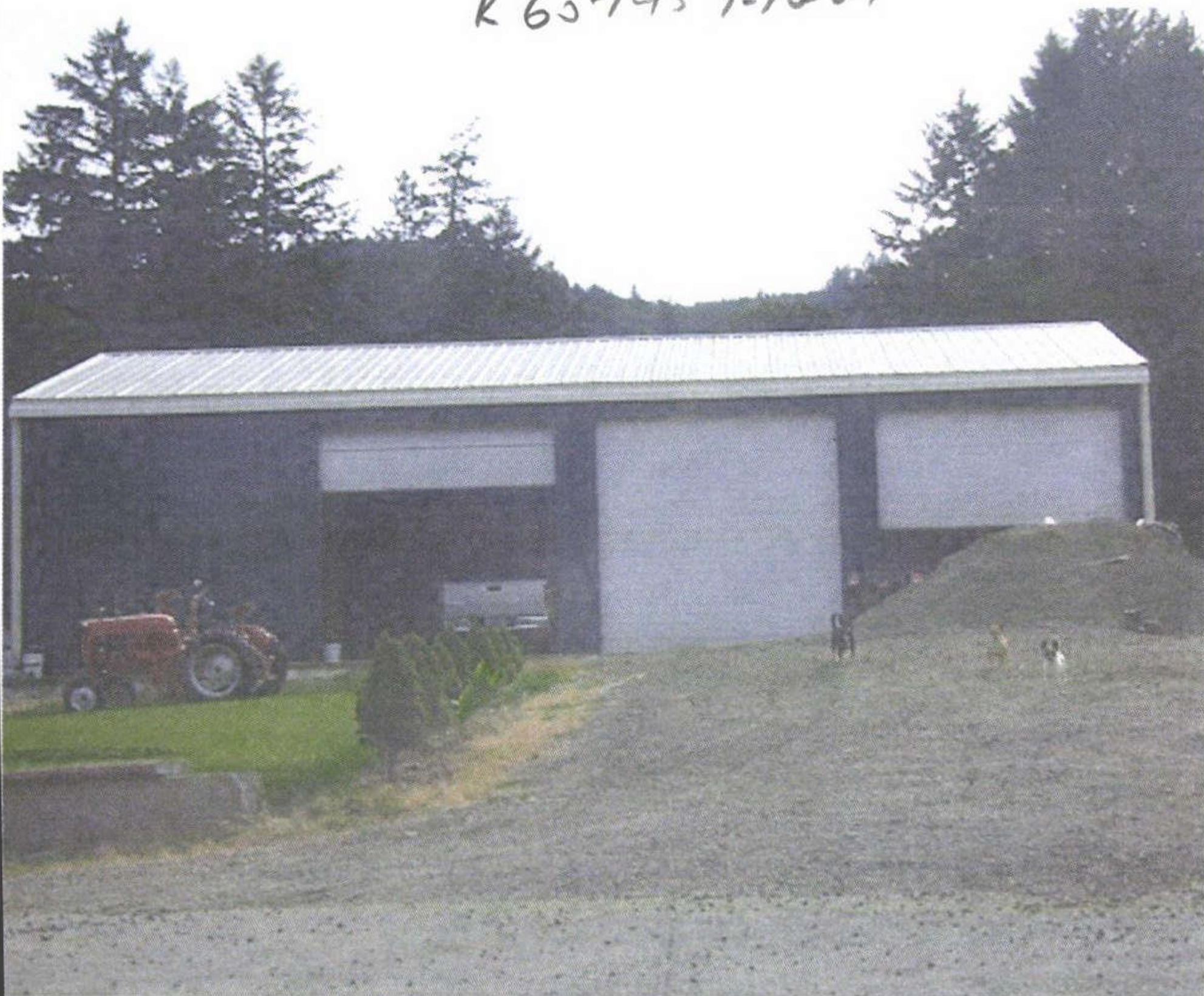
☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

☐ Reviewed by lead appraiser/comments



R 607457-1009



BEFORE 14-7-01





5 2'02