

Summary

Lead Appr: WW 12/3 Clerk: _____ Lead Clerk: _____ Appr: HDL Inspt

Print Date: 9/26/2025

Acct ID: 344580

MTL: 093W14C001500

Date: 11/18/25 Appr: HDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12020 SOFAWNI LN SE JEFFERSON OR 97352

MaSaNh: 07 06 006

Unit: 63639

Year: 2025

Last Date Appraised: 08/14/2025

Appraiser: MATT LORD

Tag: Y (N)

Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: GAY, DAVID P & GAY, DIANE E

Last Sales Date: 02/22/2010

Roll Type: R

Cycle (Tag) Sales Verification

Other: _____

Inspection level: 1 (2) 3 4

LCB TTO INSP

AV: 279160

RMV Land: 293910

RMV Imp: 401680

RMV Total: 695590

MAV: 279160

MSAV: 0

SAV: 0

Comment: 25-26: L4 MDL 8.14.25 CYCLE

OSDs 26-27 ; 20x20 MP 100%

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

Land

Site: 2

Code Area: 14530

Size: 0.23 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4BDSS

Value Source: Rural at MKT

Description: FOUR BENCH DRY SPECIAL SOUTH

RMV: 29470

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol:

Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 08-09: LAND SEG CONSOLIDATION// 81400130 /00-01; LAND REAPPRAISAL // 02-03: roll-over into forest plan// 05-06: DISQUALIFY PROPERTY FROM FOREST DEF.

Site: 3

Code Area: 14530

Size: 1.59 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 6B

Value Source: Rural at MKT

Description: SIX BENCH

RMV: 214440

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol:

Description:

Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 133 +

Year Blt: 1972

Eff Year Blt: 1990

Sq.Ft: 2475

% Complete: 100.00

Desc: One Story with basement

Dimensions:

RMV: 342210

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	3 +	Finished	1344	2	FB-2	1972	1990	HVAC+, KIT, ROOF, BATH - 2	Exception: Y N
Basement	3 +	Finished	1131	1	FB-1	1972	1990	HVAC+, FP - 1, BATH - 1	Exception: Y N
Basement	3 +	Unfinished	213	0	0	1972	1990		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	1	1990	15986	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 108

Year Blt: 1979

Eff Year Blt: 1990

Sq.Ft: 0

% Complete: 100.00

Desc: Residential Other Improvements

Dimensions:

RMV: 56250

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	832	0	0	1979	1990	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:

Eff Year Blt: 2010

Sq.Ft: 240

% Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 20x12

RMV: 3220

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

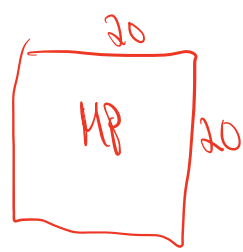
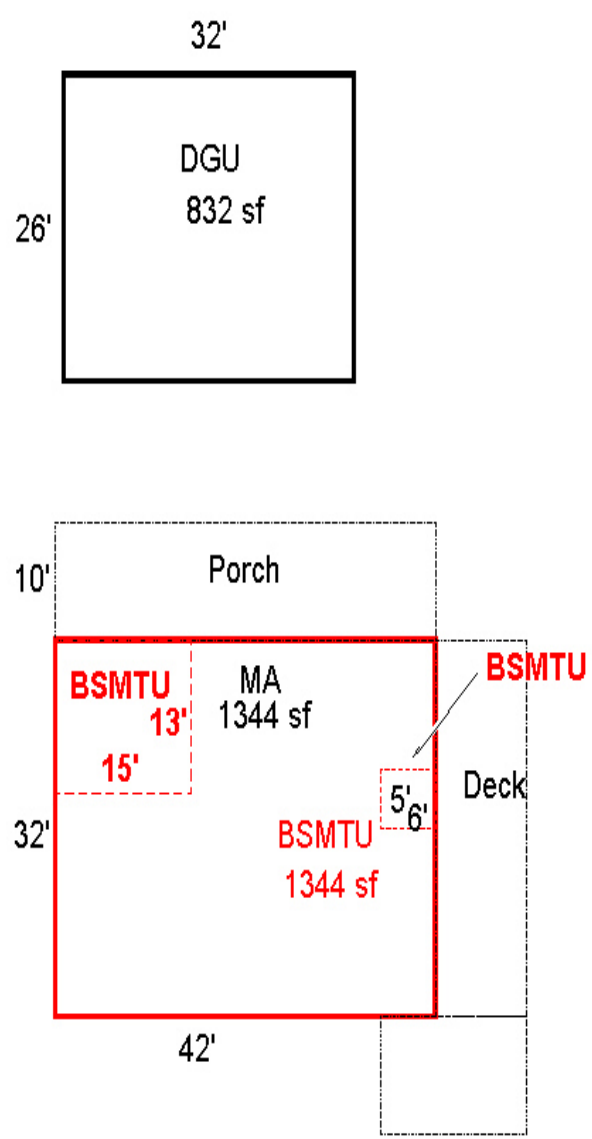
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	240	0	0	0	2010	FAIR	Exception: Y N

Accessories

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

MP
20x20 5
2010 Eff
FAIR

R344580
093W 14C 01500





11/10/25



093W14C 01500

R344580

401

F420

F33

81400130

0 A&S QUALITY BUILDERS LLC

4

1.8200 Acres

A SOFAWNI ESTATES, LOT 7, ACRES 1.82

12020 SOFAWNI LN SE JEFFERSON

12/29/2008

R344580

0-000-86232-02881-000

BUILDING DIAGRAM AND OUTBUILDINGS

74710-120

ACCT. NO.

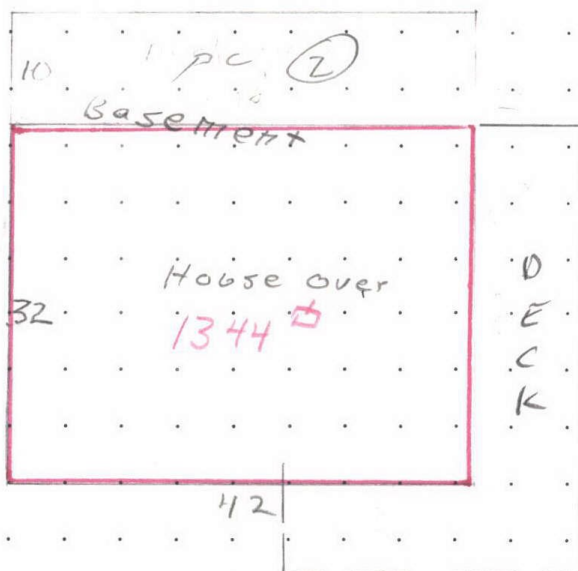
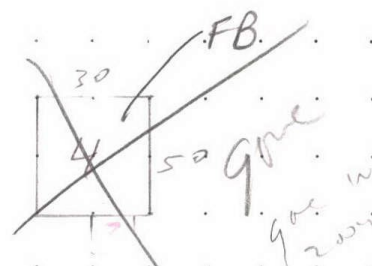
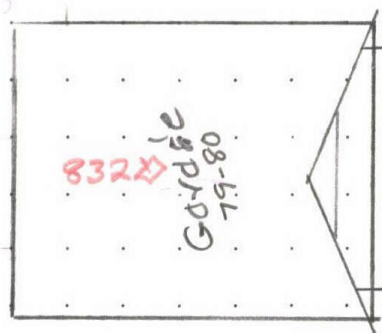
20758

~~R 60759~~

MAP NO.

~~14-9-3W TL 2100~~

093W14C 01500



Steiner Rd - Rt1 Box 65 Jefferson

MEASUREMENT
VERIFIED

REMARKS:

DL7.72-

DATE

BY

12-12-74 Gossman

11-15-79 RWH

12-7-84 Harty

8-25-92 Ryan

6-25-03 DTH NV

7-9-09 42 NV

$$1st (32 \times 42) = 1344$$

$$Full BSMT = 1344$$

SKETCH/AREA TABLE ADDENDUM

Parcel No R344580

File No 093W14C 01500

Property Address 12020 SOWFANI LN SE

City JEFFERSON

State or

Zip 97352

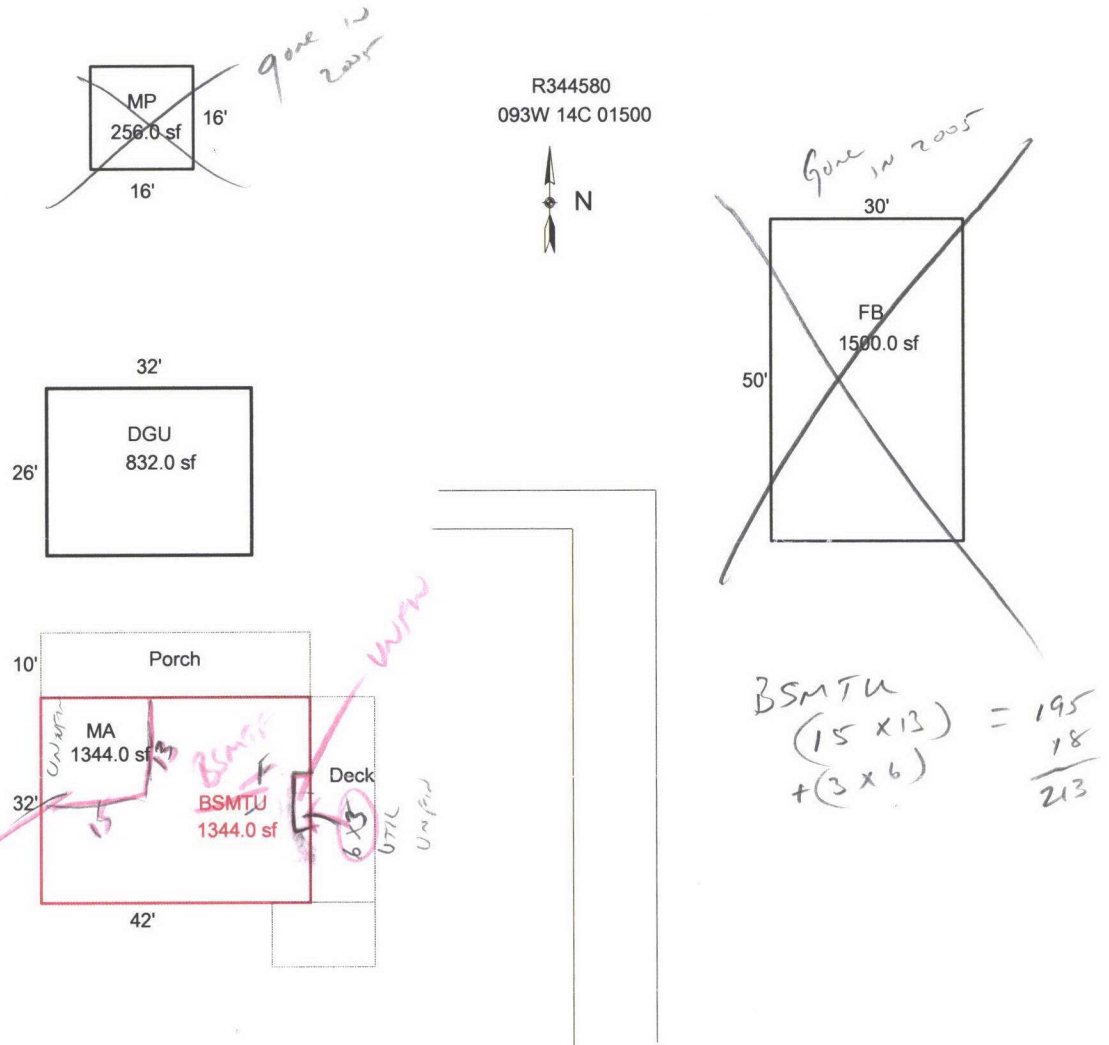
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1344.0	148.0	1344.0
BSMT	BSMTU	1.00	1344.0	148.0	1344.0
P/P	Deck	1.00	320.0	84.0	
	Porch	1.00	160.0	52.0	
	Porch	1.00	420.0	104.0	900.0
GAR	DGU	1.00	832.0	116.0	832.0
OTH	MP	1.00	256.0	64.0	
	FB	1.00	1500.0	160.0	1756.0

Net LIVABLE Area

(Rounded w/ Factors)

1344

Comment Table 1

Apex by JA 12/29/08

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No R344580

File No 093W14C 01500

Property Address 12020 SOWFANI LN SE

City JEFFERSON

State or

Zip 97352

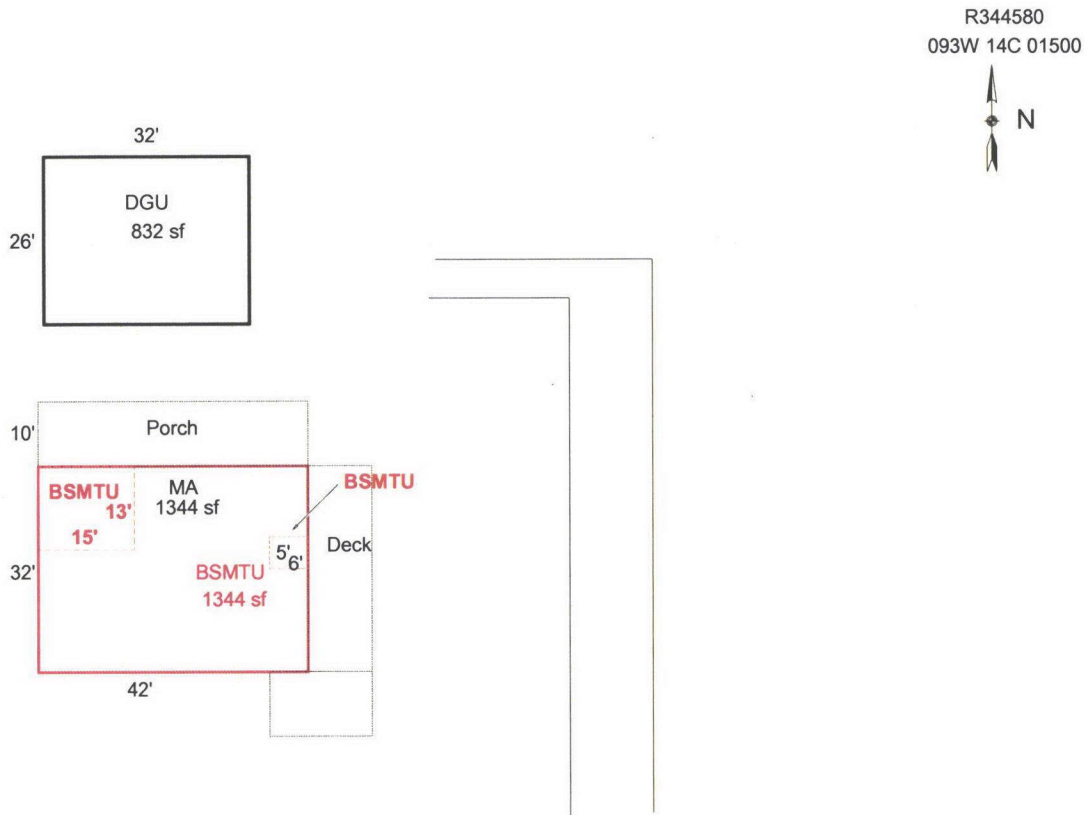
Owner

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Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1344	148	1344
BSMT	BSMTU	1.00	1344	148	1344
P/P	Deck	1.00	320	84	
	Porch	1.00	160	52	
	Porch	1.00	420	104	900
GAR	DGU	1.00	832	116	832

Net LIVABLE Area

(Rounded w/ Factors)

1344

Comment Table 1

Apex by JA 12/29/08
Updated by JA 7/16/09

Comment Table 2

Comment Table 3

7/22/09 42 Apex OK

R344580093W14C 01500Appr #: 42Date 4/12/10Prop Class 401Prop Code F33

Situs Address 12020 SOFAWNI LN SEFranchise Code 44Year For: 2009-2010

Owner A&S QUALITY BUILDERS LLC

TagsCycleSales VerificationOther:

Notes:

RMV Land: 176,140RMV Imp: 135,580RMV Total: 311,720M50 Total: 311,720

Segment	BSMTU						Land
Class	3						
Dim/Size	213 12						
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	lv						

Breakout

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	ON SITE DEVELOPMENT	OSDA/RUR	0.00		
2	RURAL AT MKT	008S	1.82	VIEW F. Rur	lv

Eff AcresCompanion Accounts

4/16/10 42

Date 7/17/09Clerk JaneROUTING 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 7/22/09 42

☐ Reviewed by lead appraiser/comments

38
R344580 093W14C 01500 Appr #: 42 Date 7/9/09 Prop Class 401 Prop Code F33 ✓
Situs Address 12020 SOFAWNI LN SE Franchise Code 44 Year For: 2009-2010
Owner A&S QUALITY BUILDERS LLC
Notes: Remodeled, BSMTH to BSMTH as exception SUB E EXCEPTION Added in place for 09/10

RMV Land: 176,140	RMV Imp: 135,580	RMV Total: 311,720	M50 Total: 311,720		
Seg.Type MA	Seg. #1.1	Method: R05	Class 3	Area 1344	Eff Area 1344
Length	Width	Roof Cover COMP	Plumbing BATH2		Heat FA
Fireplace		Inter. Comp: DW			Bedrooms 2
Year Built 1972	Eff. Year Built 1972 1982	Cond. P F A G E			
Adj Codes RLCM3	Qty 3	% Comp 100	Func	Econ	RMV: 64,950
Lump Sum	Except Code/Year	Comments	Tornny Remosures		
Seg.Type BSMTH	Seg. #1.2	Method: R05	Class 3	Area 1344	Eff Area 1344
Length	Width	Roof Cover	Plumbing BATH1	1131	Heat FA
Fireplace SGL-P		Inter. Comp:			Bedrooms 1
Year Built 1972	Eff. Year Built 1972 1982	Cond. P F A G E			
Adj Codes RLCM3	Qty 3	% Comp 100	Func	Econ	RMV: 38,530
Lump Sum	Except Code/Year	Comments	Break Out 213 as unfinished		

Accessory Improvements

Seg.Type YI3A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 4,000
Lump Sum	Except Code/Year	Comments	n/c		

Out Buildings

Seg.Type DGU	Seg. #1.3	Method: R05	Class 3	Area 832	Eff Area 832	
Length 32	Width 26	Foundation	Ex. Wall	Roof Cover	SHAKE	
Roof Style		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt. 1979	Eff. Yr. Blt: 1979	
Cond. P F A G E	Adj. Codes RLCM3		% Comp	Func	Econ	RMV: 25,270
Lump Sum	Except Code/Year	Comments	n/c			
Seg.Type MP	Seg. #2.1	Method: F;LS	Class 4	Area 256	Eff Area 256	
Length 16	Width 16	Foundation FRAME	Ex. Wall PLYWD	Roof Cover	WOOD	
Roof Style		Floor WOOD	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 500
Lump Sum	Except Code/Year	Comments	gone			
Seg.Type FB	Seg. #3.1	Method: F98	Class 4	Area 1500	Eff Area 1500	
Length 50	Width 30	Foundation FRAME	Ex. Wall METAL	Roof Cover	METAL	
Roof Style		Floor DIRT	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1967	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 2,330
Lump Sum	Except Code/Year	Comments	gone			

IT ms Owner as
Owner
Verification Info

- - Improvement Maintenance - -

Property ID: R344580 093W14C 01500

Imp 2 Of 3

* Changed *

Owners Name: A&S QUALITY BUILDERS LLC

Nbhd:SW.RUR

Living Area/Value : 0 / \$0

- | | | | |
|-----------------|-------------------------|-----------------|----------------|
| 1. Type Imp | : F | 7. Appr Method | : C Cost Value |
| 2. Description | : MULTI/MISC PURPOSE BU | 8. Cost Value | : \$500 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$500 |
| 6. Comment | : 03-04 REAPPRAISAL. | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MP - MULTI/MISC PURPOSE B	4	256	F;LS	\$500
Totals:			0		\$500

T-Trend	CM-Comment	S*-Add Seg	SK-Sketch	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: __

- - Improvement Maintenance - -

Property ID: R344580 093W14C 01500Imp 2 Of 2* Changed *

Owners Name: A&S QUALITY BUILDERS LLCNbhd:SW.RUR

Living Area/Value :0 / \$0

1. Type Imp : F

2. Description : FEEDER BARN

3. Bldg Type :

4. Cmplx/Bldg :

5. M/S Zip Code: 97352

6. Comment : 03-04 REAPPRAISAL.

7. Appr Method :

8. Cost Value : \$2,200

9. Income Value: \$0

10. Trend Adj% : 100.00%

RMV Imprv: \$2,200

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	FB - FEEDER BARN	4	1500	F98	\$2,200
Totals:			0		\$2,200

T-Trend	CM-Comment	S*-Add Seg	SK-Sketch	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: __

R 60759 6-25-03





R60759 8-25-03, view West
to coast range.

R60759 6-25-03. Feeder Barn.



