

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDC Japel | Print Date: 6/27/2025

Acct ID: 344583 MTL: 093W14C001800 Date: 8/17/25 Appr: MDC Prop Class: 401 RMV Prop Class: 401

Situs: 12045 SOFAWNI LN SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 61022 Year: 2025

Last Date Appraised: 02/19/2021 Appraiser: MATT LORD Retag: Y (N) Tag info:

Owner: SHYE, LEROY J & SHYE, GUNDULA Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 411040

RMV Land: 284400 RMV Imp: 632980 RMV Total: 917380 MAV: 411040 MSAV: 0 SAV: 0

Comment: LEVEL 4 2.19.21 CL10

Notations 25-26 cycle

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 14530 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4BD Value Source: Rural at MKT Description: RMV: 234400 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 18-19: PER #24 ADD OSD / 16-17: CYCLE WORK #73 NO CHG// 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.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 151 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2326 % Complete: 100

Desc: One Story Only Dimensions: RMV: 628480

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	5	Finished	2326	3	FB-2	2017	2017	ROOF, FP - 1, HVAC, KIT-, BATH - 2	Exception: Y N
Garage Attached	5	Finished	1364	0	0	2017	2017	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	832	2017	2623	1	Exception: Y N
CONCRETE DRIVEWAY	5	904	2017	2850	1	Exception: Y N
PATIO	5	104	2017	555	1	Exception: Y N
PATIO	5	288	2017	1536	1	Exception: Y N
PATIO	5	456	2017	2433	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	168	2017	4726	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	280	2017	7876	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 905 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100

Desc: Rural Solar Panel/Array Dimensions: RMV: 4500

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

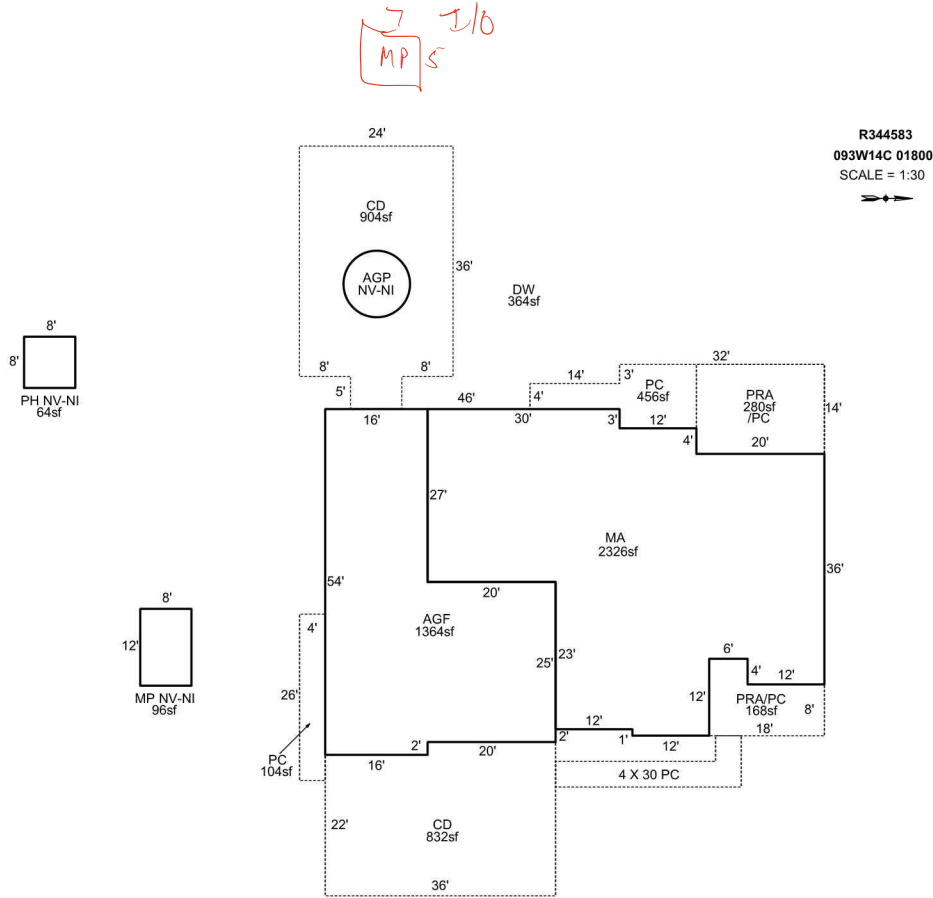
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R344583 Parcel No.: 093W14C 01800
 Property Address: 12045 SOFAWNI LN 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	MP NV-NI	1.0	96.0	40.0	
	PH NV-NI	1.0	64.0	32.0	160.0
GLA1	MA	1.0	2326.0	234.0	2326.0
GAR	AGF	1.0	1364.0	180.0	1364.0
P/P	PC	1.0	456.0	120.0	
	PRA	1.0	280.0	68.0	
	CD	1.0	832.0	120.0	
	PC	1.0	104.0	60.0	
	PRA/PC	1.0	168.0	60.0	
	CD	1.0	904.0	130.0	2744.0
	Net LIVABLE	cnt	1	(rounded)	2,326
	Net BUILDING	cnt	2	(rounded)	160

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/4/17
 UPDATED BY CJURAN 09/08/2021

COMMENT TABLE 2

#10 CL 02/19/2021

COMMENT TABLE 3

TAGS L4



R344583

GS NV/NI

12-22-17



R344583

MA, AGF

12-22-17



R344583

PH NV/NI

12-22-17

093W14C 01800

R344583

400

F420

81400130

A&S QUALITY BUILDERS LLC

2.0000 Acres

SOFAWNI ESTATES, LOT 10, ACRES 2.00

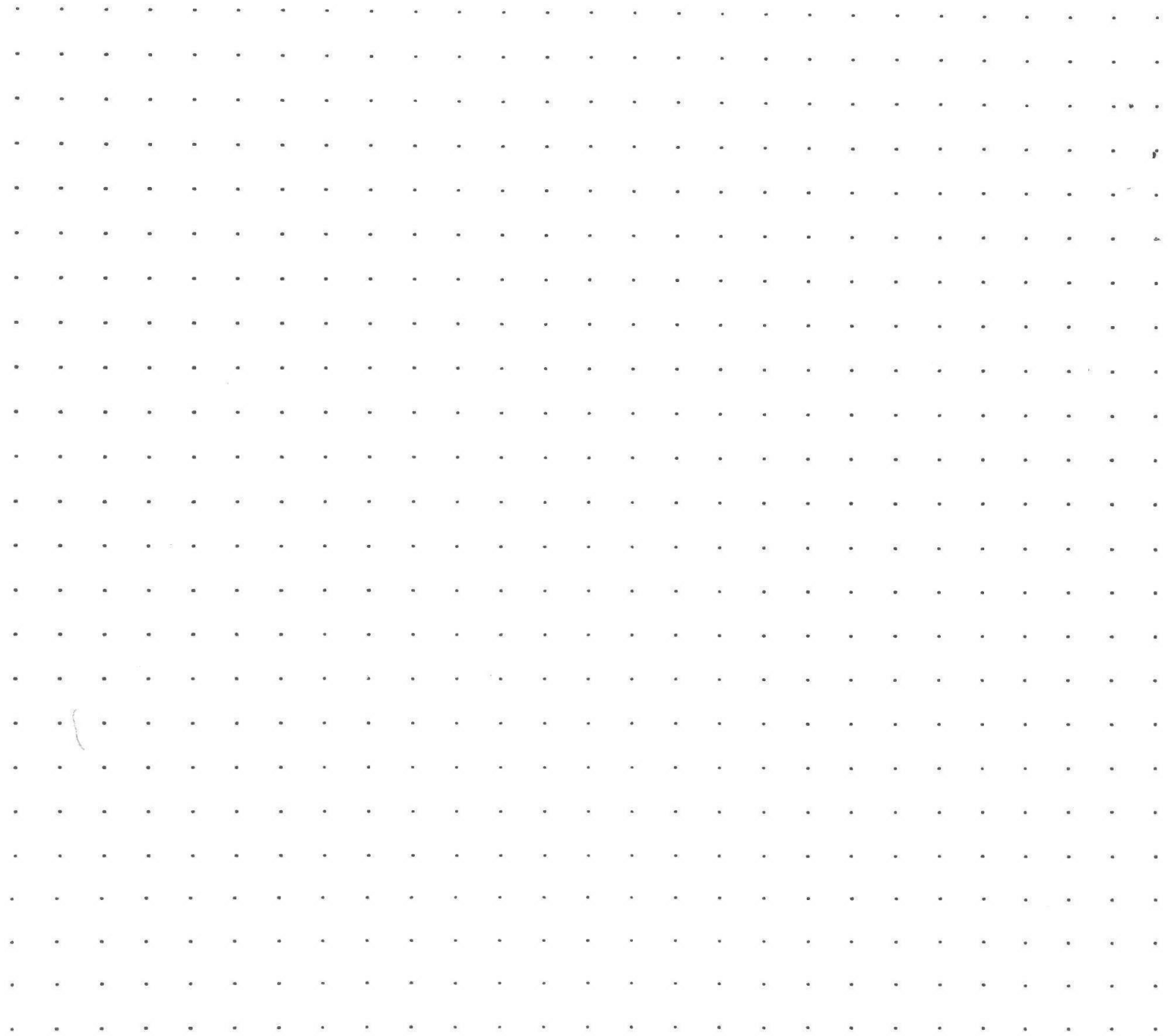
12045 SOFAWNI LN SE JEFFERSON

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R344583

MAP NO: 093W14C

TAX LOT: 01800



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

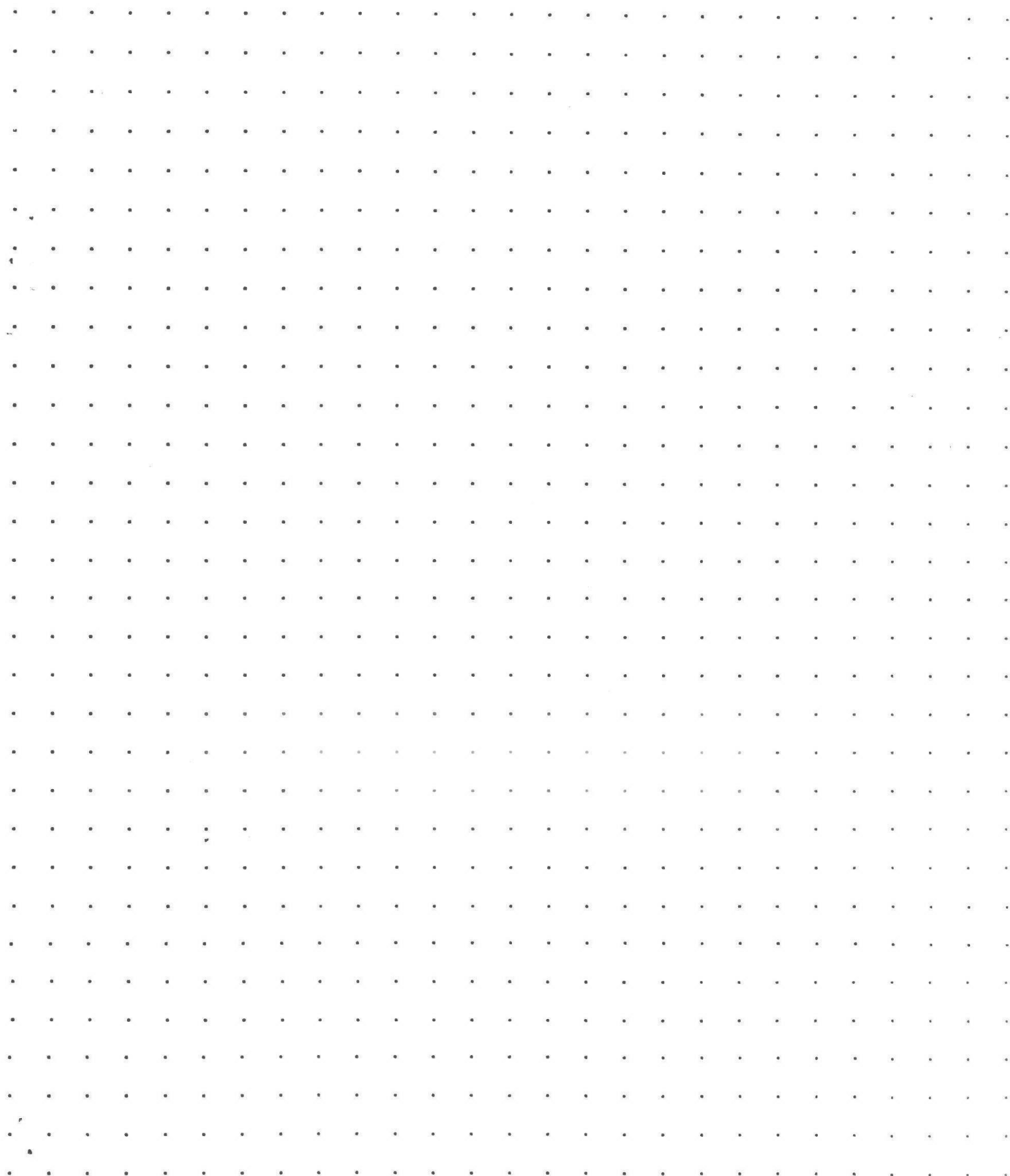
ADDRESS:

DATE

BY

REMARKS:

BUILDER:



CALCULATIONS:

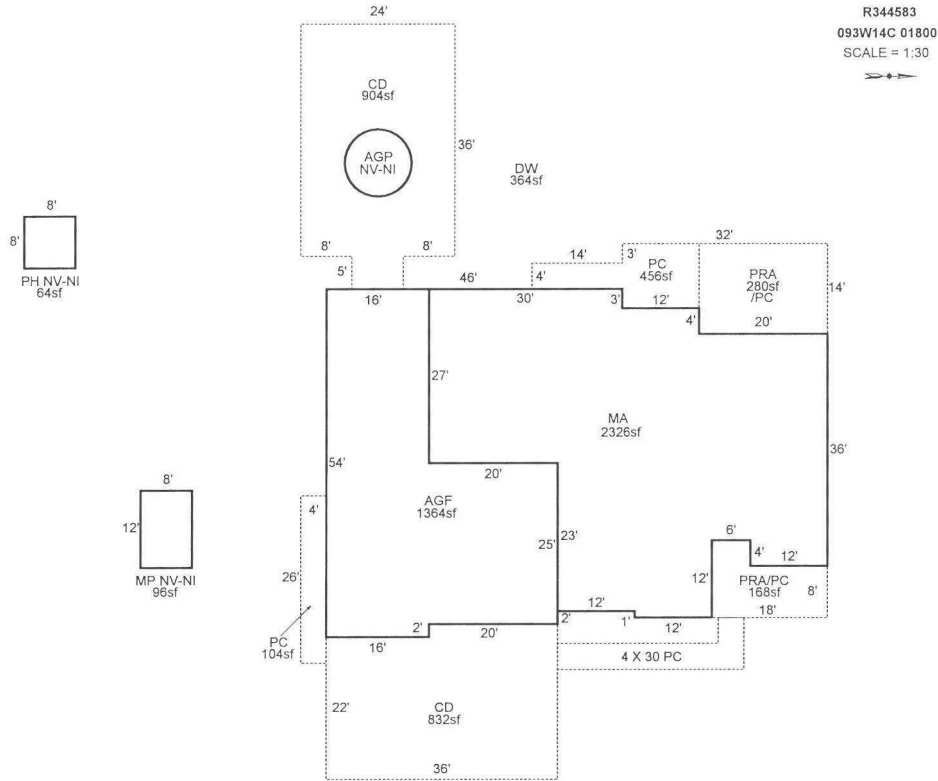
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R344583 Parcel No.: 093W14C 01800
 Property Address: 12045 SOFAWNI LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP NV-NI	1.0	96.0	40.0	
	PH NV-NI	1.0	64.0	32.0	160.0
GLA1	MA	1.0	2326.0	234.0	2326.0
GAR	AGF	1.0	1364.0	180.0	1364.0
P/P	PC	1.0	456.0	120.0	
	PRA	1.0	280.0	68.0	
	CD	1.0	832.0	120.0	
	PC	1.0	104.0	60.0	
	PRA/PC	1.0	168.0	60.0	
	CD	1.0	904.0	130.0	2744.0
	Net LIVABLE	cnt	1	(rounded)	2,326
	Net BUILDING	cnt	2	(rounded)	160

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/4/17
 UPDATED BY CJURAN 09/08/2021

COMMENT TABLE 2

#10 CL 02/19/2021

COMMENT TABLE 3

TAGS L4

R344583093W14C 01800

Prop Class: 400Prop Code:

Fran: 24

Appr #:Date:

Situs Address12045 SOFAWNI LN SE

☐ TTO☐ LCB☐ InspCycleTagsFarm ForestSales Verif

OwnerSHYE, LEROY J &

☐ PictomOther:

RMV Land: 130,000RMV Imps: 0RMV Total: 130,000M50 Total: 93,640For: 2017-2018

Notes:

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	2.00		

Eff AcresCompanion Accounts

Zone: AR

Date:1/10

Clerk: Amy

Routing SlipClerk Comments:

Appraiser Response:

☐ Return to appraiser after input☒ Review by lead appraiser01/09/18(31)

R344583093W14C 01800

Prop Class: 400

Prop Code: FSI

Fran: 24

Appr #: 24

Date: 12-22-17

Situs Address12045 SOFAWNI LN SE

☐ TTO☐ LCB☒ Insp

CycleTagsFarm ForestSales Verif

OwnerSHYE, LEROY J &

☐ Pictom

Other:

RMV Land: 130,000

RMV Imps: 0

RMV Total: 130,000

M50 Total: 93,640

For: 2017-2018

Notes: Add segs + Prop code + OSDs, Update Prop class, Pull tag

Accessory Improvements

Out Buildings

R344583093W14C 01800Appr #:DateProp Class 400Prop Code

Situs Address 12045 SOFAWNI LN SE97352Franchise Code 73Year For: 2016-2017

Owner SHYE, LEROY J &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 137,600RMV Imp: 0RMV Total: 137,600M50 Total: 88,280

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	2.00		

Eff Acres

Companion Accounts

Zone: AR

Date 9/2/16Clerk CherROUTING 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 9/1/16 21

R344583093W14C 01800

Appr #: 73

Date 8-29-16

Prop Class 400

Prop Code

Situs Address 12045 SOFAWNI LN SE

97352

Franchise Code 73

Year For: 2016-2017

Owner SHYE, LEROY J &

Tags

Cycle

Sales Verification

Other:

Notes:

7/5

RMV Land: 137,600

RMV Imp: 0

RMV Total: 137,600

M50 Total: 88,280

Accessory Improvements

Out Buildings

ID # R394583
MTL 093W14L 01800
APP # 24 DATE 12-22-17

PROP CLASS 401
PROP CODE F51 97352
SITUS 12045 Sofawni Ln SE

Segment MA Class 5 Area 2311
Eff. Area 2311
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath 2 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 3
Yr blt 2017 Eff yr 2017
Condition P F A G E %Good _____ Qlty 5
%Comp 100 Func _____ Econ _____
Except Code New Lump Sum _____
Comments

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover _____ arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qlty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comments

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover _____ arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qlty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comment

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover _____ arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qlty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comments

Segment	AGF	YI					LAND
Class	5	4A					OSDA, RWR
Dim/Size	1379sf						
Foundation	Conc						
Exter Wall	lap 12'						
Inter Finish							
Roof Cover	Arcomp						
Roof Style	Gable						
Flooring	Conc						
Plumbing							
Electric	110V						
Misc.		Inc. PC, AD, PR/PC					
Yr Blt	2017	2017					
Eff Yr	2017	2017					2017
Cond.							
% Good							
% Comp	100	100					
Lump Sum							
Excep. Code	New	New					New

Dbl Vanity

Tray Ceiling in Master Bedroom

Vaulted Great Room

WLC

Walk-in Pantry

R344583 093W14C 01800 Prop Class: 401 Prop Code: F51 Fran: 35 Appr #: 10 Date: 2-19-2021
Situs Address 12045 SOFAWNI LN SE ☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner SHYE, LEROY J & ☐ Pictom Sales Verif Other: GOOGLE EARTH

RMV Land: 240,000 RMV Imps: 370,770 RMV Total: 610,770 M50 Total: 354,590 For: 2021-2022

Notes: Please make noted changes, add SO pull TAG

Seg: 1.1 MA RESIDENTIAL
Method: R05 2326 Roof Cover: ARCMP Int Comp: DW;H&F Adj: RLCM5
Class: 5 2326 Roof Style:
Area: 2311 Eff 2311 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 3 % Comp:
Ex Wall: Fireplace: ZEROCL Year: 2017 Eff: 2017 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 258,000
Exc Code: 1/0 Comment/Adj: L/S:

Seg: 1.2 AGF RESIDENTIAL
Method: R05 1364 Roof Cover: ARCMP Int Comp: Adj: RLCM5
Class: 5 1364 Roof Style: GABLE
Area: 1379 Eff 1379 Flooring: CONC
Dimens: x Plumbing: Electrical: 110V Qty:
Found: CONC Heat/AC: Bedrooms: % Comp:
Ex Wall: 12FT;LAP Fireplace: Year: 2017 Eff: 2017 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 97,770
Exc Code: 1/0 Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 YI4A RESIDENTIAL
Method: R05 Roof Cover: Brown 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: 15,000
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Segment	SO	CO	PC	PRA			Land
Class		①	①	①			
Dim/Size		22x36 792 2x20 40 832	4x30 120 8x18 144	8x18 144 4x6 24 168			
Foundation		②	4x6 24 288				
Exter Wall		24x36 864 5x8 40 904					
Wall Height			②	②			
Inter Finish			4x26 104	14x20 280			
Roof Cover							
Roof Style			③				
Flooring			14x20 280 10x12 120				
Plumbing			4x14 56 456				
Electric	18 PANELS e 250er						
Misc.							
Yr Blt							
Eff Yr	2020	2017	2017	2017			
Cond.							
% Good							
% Comp							
Lump Sum	4500						
Except.Code	PNSLR	1/0	1/0	1/0			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR5/13Amy

4/12

Date: _____Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input☐ Review by lead appraiser

410
6-1-2021



R344583

MA, AGF

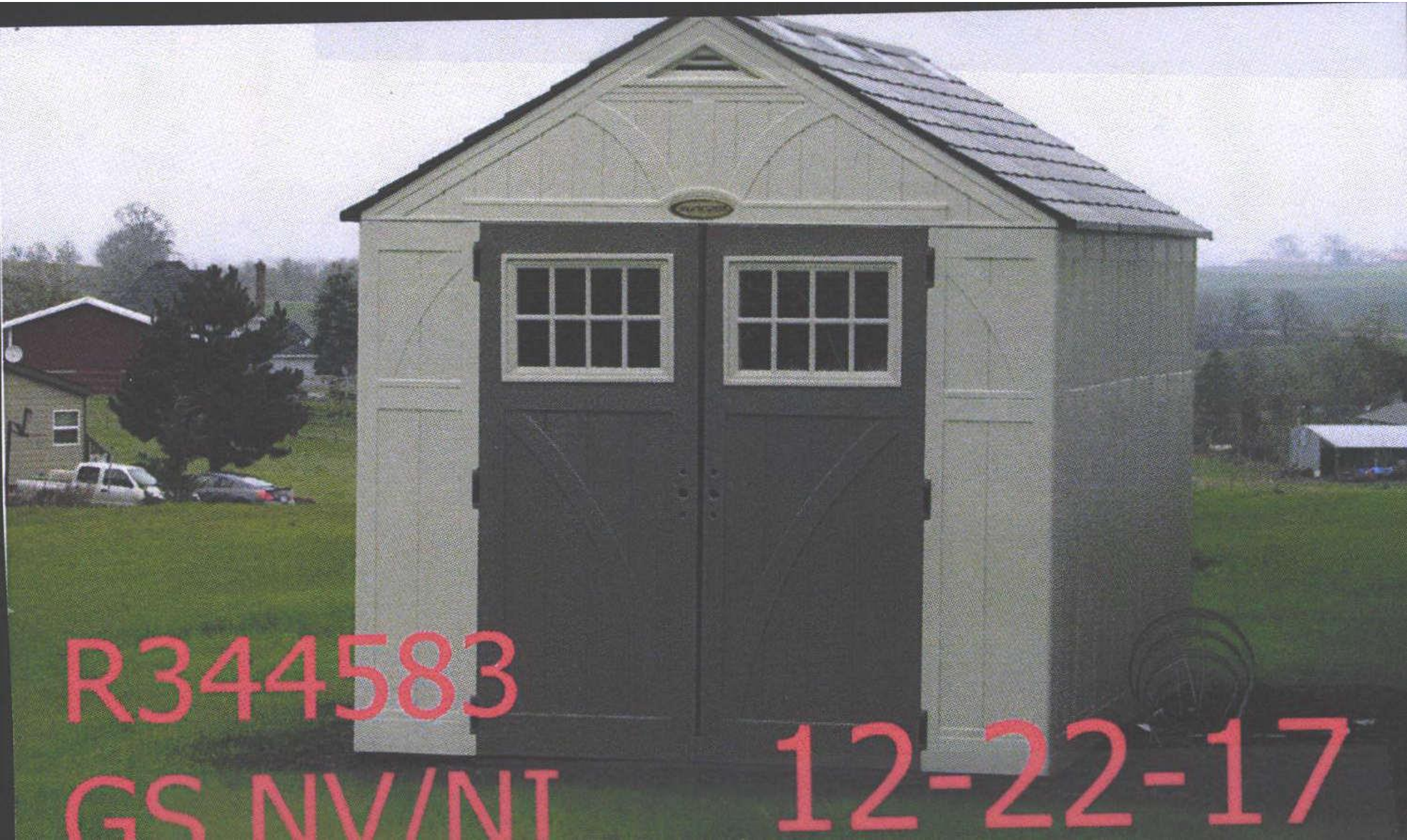
12-22-17



R344583

PH NV/NI

12-22-17



R344583

GS NV/NT

12-22-17