

Summary Lead Appr: ww 11/6 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input Print Date: \_\_\_\_\_

Acct ID: 536668 MTL: 093W35CC01600 Date: 10/23/25 Appr: MS2 Prop Class: 409 RMV Prop Class: 409  
 Situs: 1677 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 51895 Year: 2025

Last Date Appraised: 03/05/2025 Appraiser: MATT LORD Tag: Y (N) Tag info: \_\_\_\_\_  
 Owner: KLINDT WORTH, SARA M Last Sales Date: 07/16/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 173980  
 RMV Land: 279970 RMV Imp: 99970 RMV Total: 379940 MAV: 173980 MSAV: 0 SAV: 0  
 Comment: 25-26: L3 MDL 3.5.25 CYCLE

OSDs 25-26 sales 30 MLS 829796 DOM 42

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

**Land**

Site: 1 Code Area: 14530 Size: 1.13 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 229970 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 25-26: UPDATED LAND CLASS // 08-09: 44 CYCLE WORK, REMOVED HWY ADJ // 03-04: REAPPRAISAL 03-04: L & L SUBDIVISION  
 MERGING INTO SURROUNDING AREA 03-04: REAPPRAISAL /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 456 Year Blt: 1996 Eff Year Blt: 1993 Sq.Ft: 1120 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 54400  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: E

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1120	3	FB-2	1996	1996	SKRT+, ROOF, BATH - 2, SKIRT, KIT, HVAC	Y N

**Accessories**

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

Bldg: 3 Code Area: 14530 Stat Class: 107 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 17560  
 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	Exception
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1996	16564	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1920 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 28010  
 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	Exception
General Purpose Bldg	5	Finished	1920	0	0	2009	2009	FAIR	Y N

**Accessories**

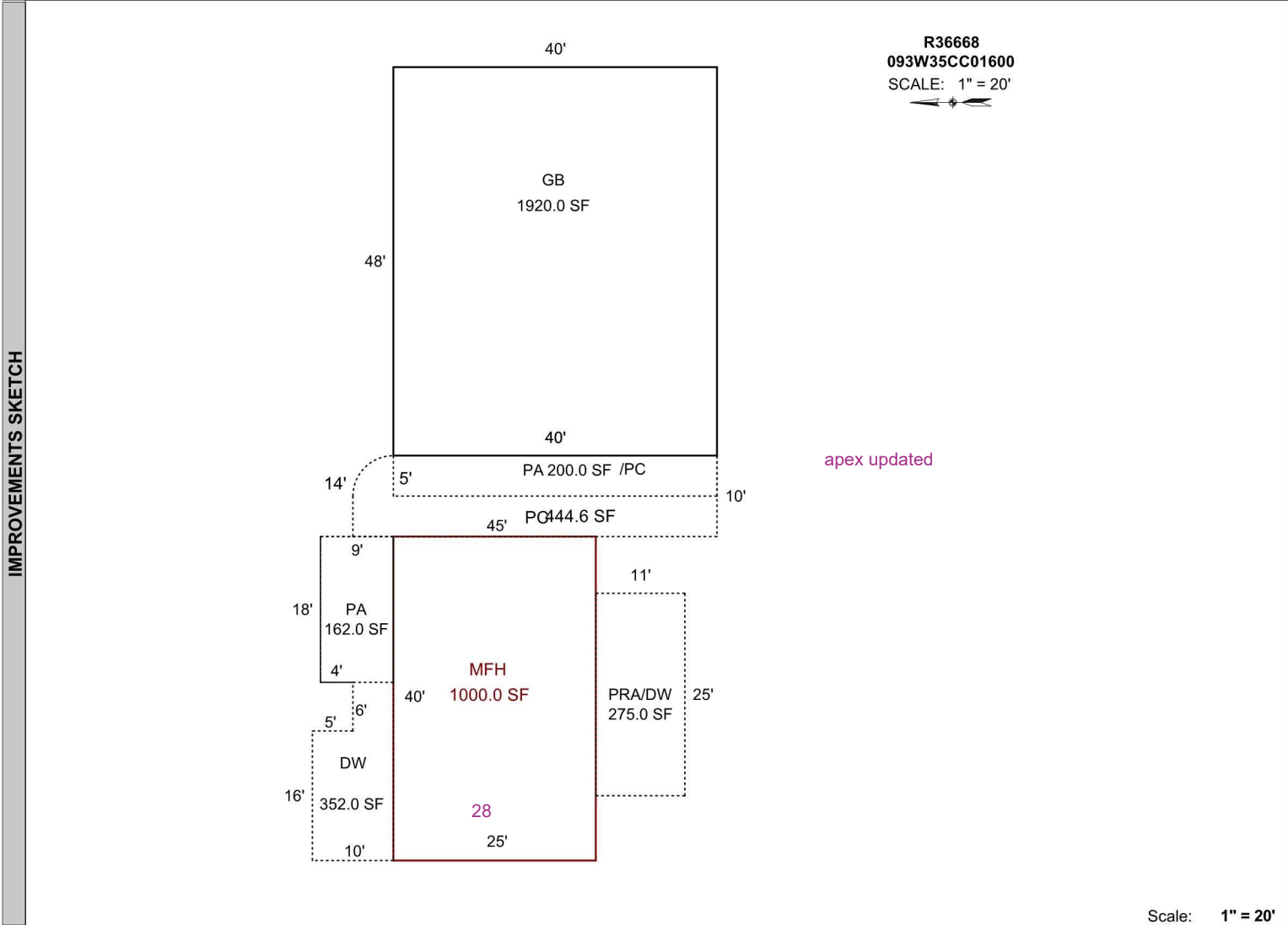
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No **093W35CC01600**

File No **R36668**

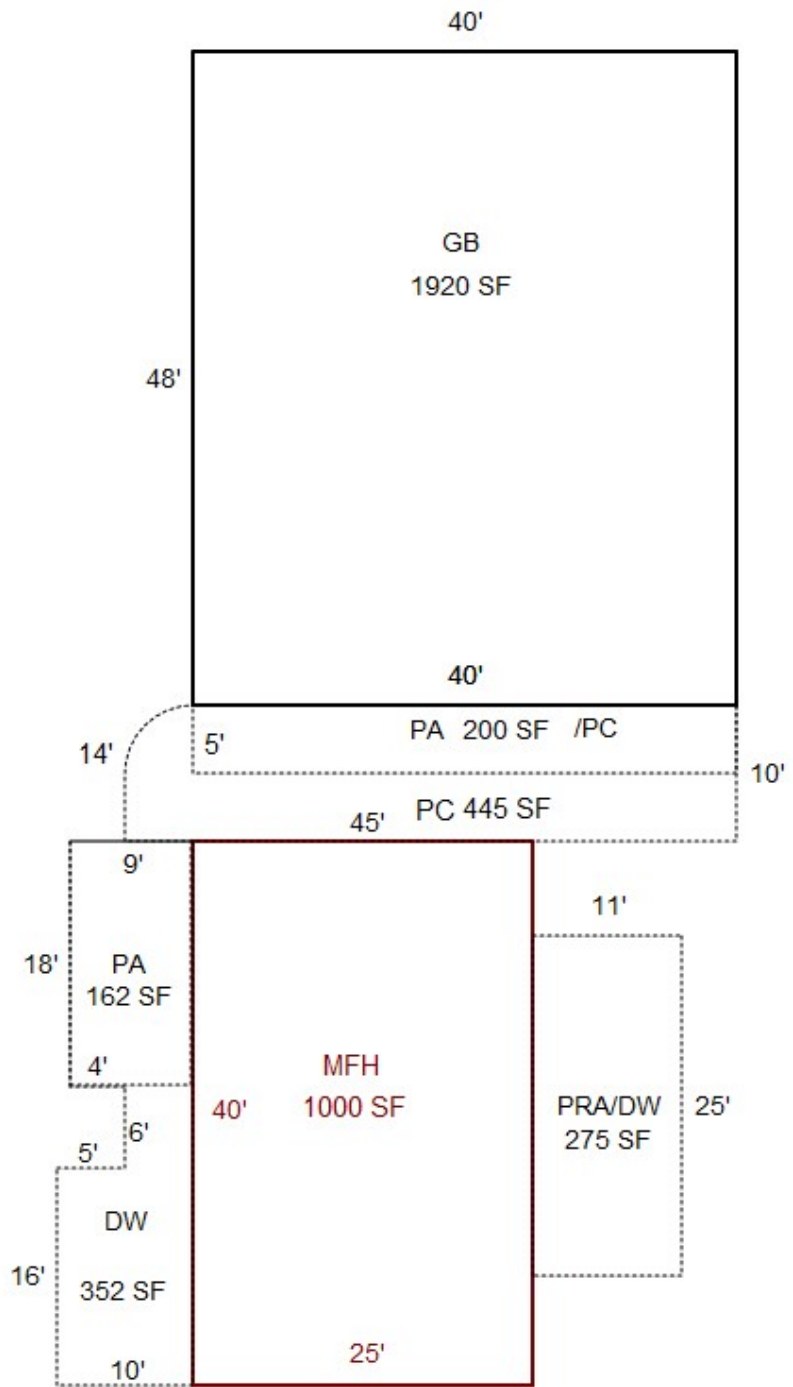
SUBJECT	Property Address <b>1677 TALBOT RD SE</b>		
	City <b>JEFFERSON</b>	State <b>OR</b>	Zip <b>97352</b>
	Owner		
	Client		
	Appraiser Name		



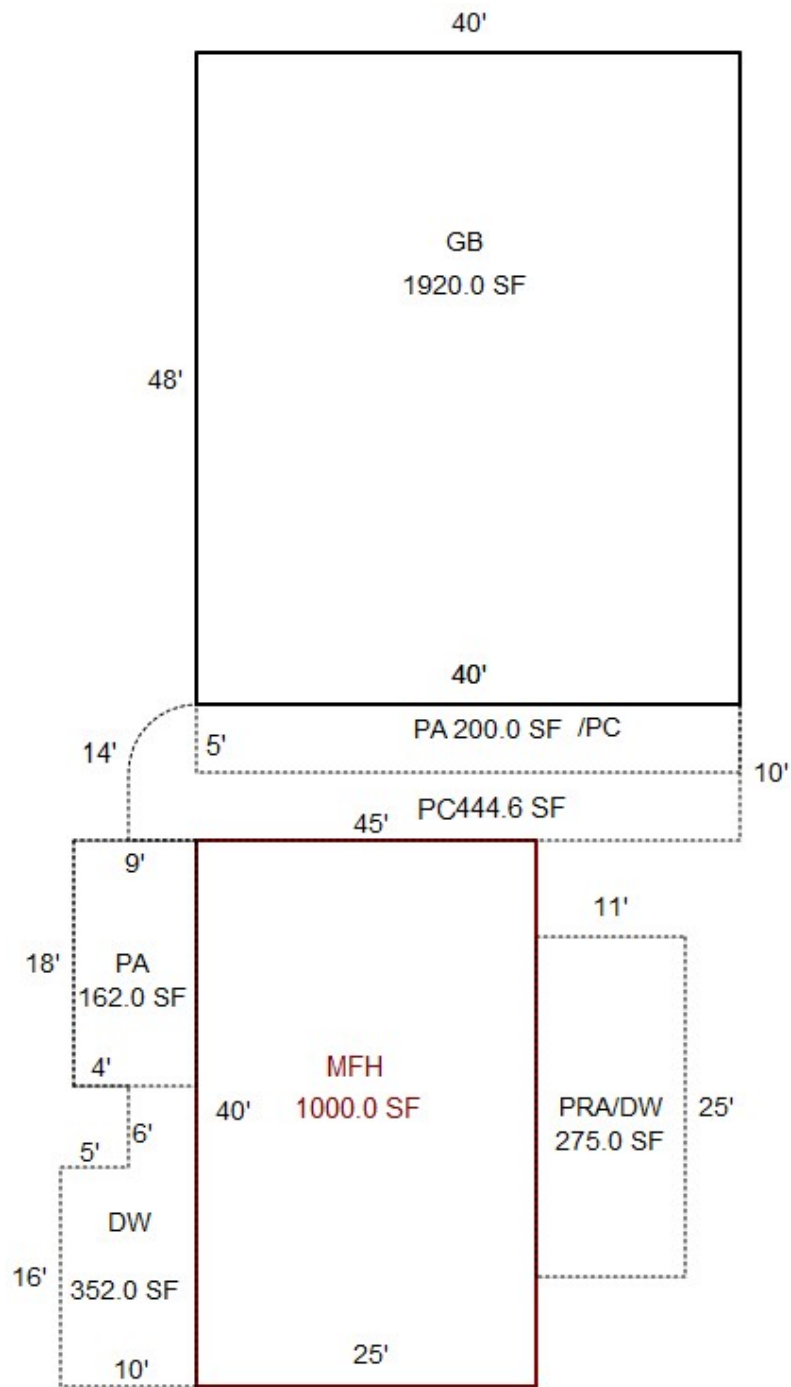
Scale: **1" = 20'**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals						
	GLA1	MFH	1.00	1000.00	130.0	1000.00	APEX BY CE 12/8/09 UPD BY NMM 04.26.19					
	GBA1	GB	1.00	1920.00	176.0	1920.00						
	P/P	PC	1.00	444.63	107.9		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">Comment Table 2</th> <th style="text-align: center;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;">04.24.19 #35 NMM</td> <td></td> </tr> </table>		Comment Table 2	Comment Table 3	04.24.19 #35 NMM	
Comment Table 2	Comment Table 3											
04.24.19 #35 NMM												
		PA	1.00	162.00	54.0							
		DW	1.00	352.00	108.0							
		PRA/DW	1.00	275.00	72.0							
		PA	1.00	200.00	90.0	1433.63						
		Net LIVABLE Area		(rounded w/ factors) 1000		1000						
		Net BUILDING Area		(rounded w/ factors) 1920		1920						

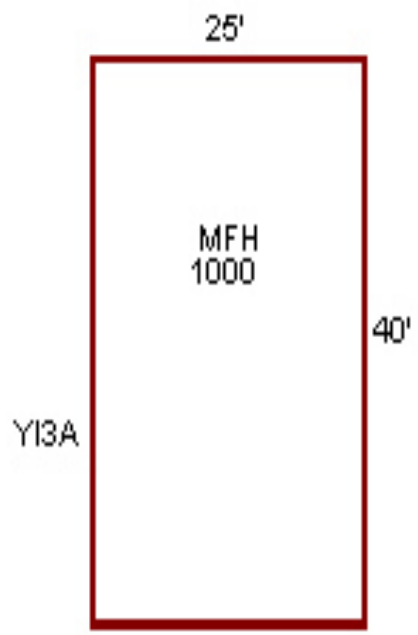
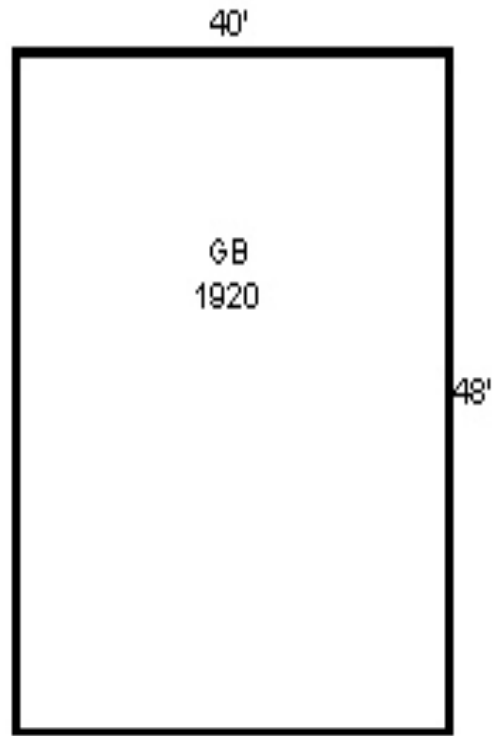
R36668  
093W35CC01600  
SCALE: 1" = 20'  
◀ ◆ ▶



R36668  
093W35CC01600  
SCALE: 1" = 20'  
◀ ◆ ▶



R36668  
093W35CC01600  
SCALE 1:25





R36668 GB FRONT 04.24.19



R36668 GB REAR 04.24.19



R36668 GB SIDE 04.24.19



R36668 MA FRONT 04.24.19



R36668 MA REAR 04.24.19



R36668 PA PC 04.24.19



R36668 MA FRONT 2019 04 24



R36668 MA REAR 2019 04 24



R36668 PA PC 2019 04 24



R36668 GB FRONT 2019 04 24



R36668 GB REAR 2019 04 24



R36668 GB SIDE 2019 04 24





Acct ID: 536668 MTL: 093W35CC01600 Date: 3/5/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409  
 Situs: 1677 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 51895 Year: 2024

Last Date Appraised: 04/24/2019 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: MCLEAN, JACK E & MCLEAN, GALE A Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 168920  
 RMV Land: 209930 RMV Imp: 81780 RMV Total: 291710 MAV: 168920 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

Notations 25-26 cycle  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - <del>FAIR</del> <u>AVL</u>	35000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.13 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BDSS Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 174930 Exception: Y N  
 Adjustment(s): ↳ soil Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 08-09: 44 CYCLE WORK, REMOVED HWY ADJ // 03-04: REAPPRAISAL 03-04: L & L SUBDIVISION MERGING INTO SURROUNDING AREA 03-04: REAPPRAISAL /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 456 Year Blt: 1996 Eff Year Blt: ~~1993~~ 1996 Sq.Ft: 1120 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 52970  
 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	Exception
First Floor	5	Finished	1120	3	FB-2	1996	1996	BATH - 2, KIT-, SKRT+, ROOF, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	275	1993	1815	1	Y N
DECK	5	352	1993	2323	1	Y N
PATIO	5	445	1993	734	1	Y N
ROOF EXTENSION OR PATIO COVER	5	162	1993	1409	1	Y N
ROOF EXTENSION OR PATIO COVER	5	200	1993	1740	1	Y N
ROOF EXTENSION OR PATIO COVER	5	275	1993	2393	1	Y N

*Separate 1 level*  
*XIA*

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1920 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 28810  
 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	Exception
General Purpose Bldg	5	Finished	1920	0	0	2009	2009	FAIR ✓	Y N

Accessories

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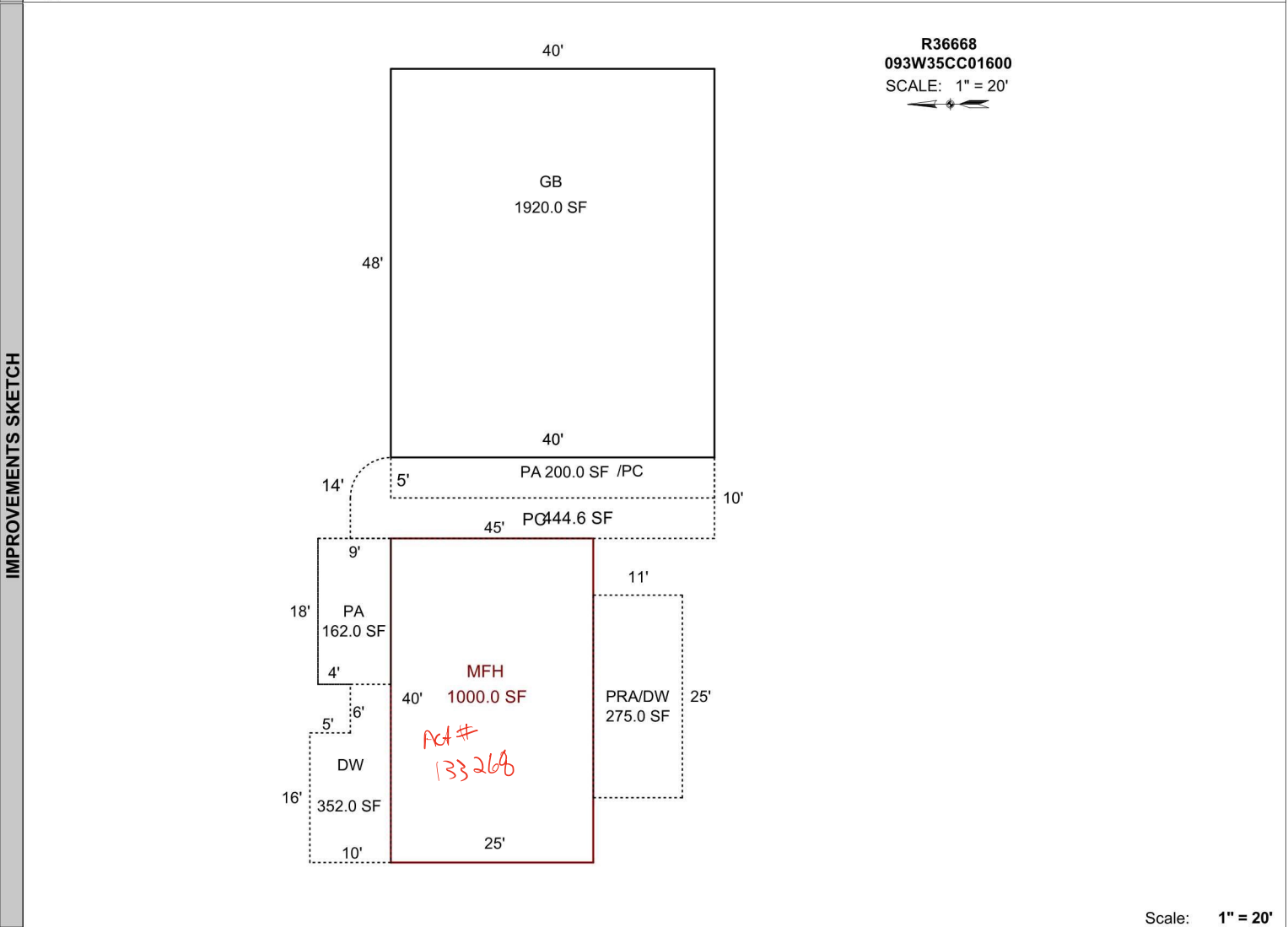
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

Parcel No **093W35CC01600**

File No **R36668**

SUBJECT	Property Address <b>1677 TALBOT RD SE</b>		
	City <b>JEFFERSON</b>	State <b>OR</b>	Zip <b>97352</b>
	Owner		
	Client		
	Appraiser Name		



Scale: **1" = 20'**

	AREA CALCULATIONS SUMMARY					Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MFH	1.00	1000.00	130.0	1000.00	APEX BY CE 12/8/09 UPD BY NMM 04.26.19	
GBA1	GB	1.00	1920.00	176.0	1920.00		
P/P	PC	1.00	444.63	107.9			
	PA	1.00	162.00	54.0			
	DW	1.00	352.00	108.0			
	PRA/DW	1.00	275.00	72.0			
	PA	1.00	200.00	90.0	<b>1433.63</b>		
						Comment Table 2	Comment Table 3
						04.24.19 #35 NMM	
	Net LIVABLE Area		(rounded w/ factors)		1000		
	Net BUILDING Area		(rounded w/ factors)		1920		



R36668 GB FRONT 04.24.19



R36668 GB REAR 04.24.19



R36668 GB SIDE 04.24.19



R35668 MA FRONT 04.24.19



R36668 MA REAR 04.24.19



R36668 PA PC 04.24.19



R36668 MA FRONT 2019 04 24



R36668 MA REAR 2019 04 24



R36668 PA PC 2019 04 24



R36668 GB FRONT 2019 04 24



R36668 GB REAR 2019 04 24



R36668 GB SIDE 2019 04 24

093W35CC01600

R36668

401 02F F09R

8:1400130

MCLEAN, JACK E & GALE A

1.13 Acres

ANNEXATION NO 83-14

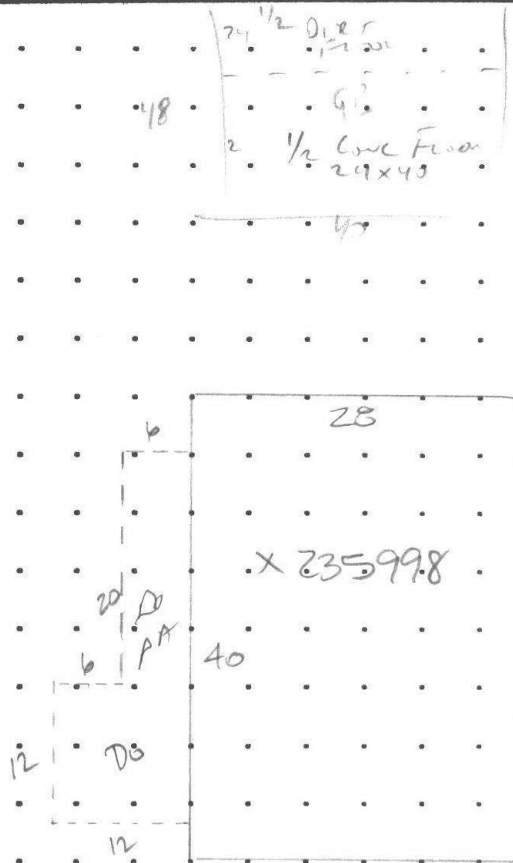
1677 TALBOT RD SE

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R3 5668

MAP NO: 93W 35CC

TAX LOT: 1600



**CALCULATIONS:**

SCALE: 1" = 20'

$$MH = (28 \times 40) = 1120$$

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: <u>1677 TALBOT RD SE</u>	SALES	
DATE	BY	REMARKS:		Date	Amt.
7-22-96	Z/K			BUILDER: _____  New 48-5 48x40 100% Core GS only Ven. MFS Diff MAINT.	
5-5-2009	Regan				
11-18-09	/42				

**CALCULATIONS:**

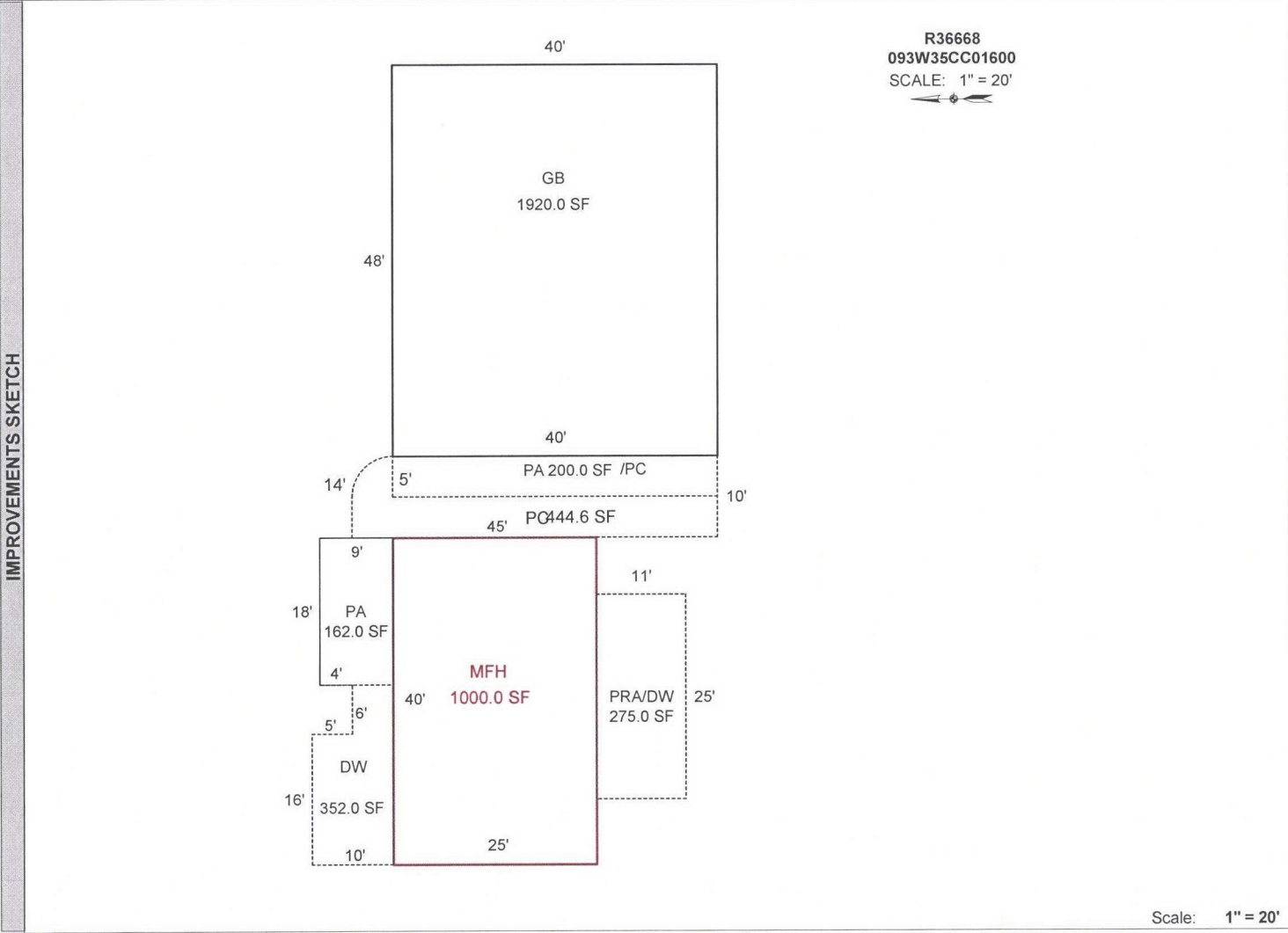
**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W35CC01600

File No R36668

SUBJECT	Property Address 1677 TALBOT RD SE		
	City JEFFERSON	State OR	Zip 97352
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MFH	1.00	1000.00	130.0	1000.00	APEX BY CE 12/8/09 UPD BY NMM 04.26.19
	GBA1	GB	1.00	1920.00	176.0	1920.00	
	P/P	PC	1.00	444.63	107.9		
		PA	1.00	162.00	54.0		
		DW	1.00	352.00	108.0		
		PRA/DW	1.00	275.00	72.0		
		PA	1.00	200.00	90.0	1433.63	
		Net LIVABLE Area		(rounded w/ factors)		1000	
		Net BUILDING Area		(rounded w/ factors)		1920	Comment Table 3

Comment Table 2	Comment Table 3
04.24.19 #35 NMM	

R36668 093W35CC01600 Prop Class: 409 Prop Code: F09R Fran: 35 Appr #: 35 Date: 04/24/19

Situs Address 1677 TALBOT RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
Owner MCLEAN,JACK E &  Pictom Other: \_\_\_\_\_

RMV Land: 158,010 RMV Imps: 51,070 RMV Total: 209,080 M50 Total: 145,730 For: 2019-2020

Notes: Update Segs Sep Y1's

**Seg: 1.1 MA MFD STRUCT**  
Method: M04 Roof Cover: COMP Int Comp: DW;H&F Adj: MSLCMD  
Class: 6D 5D 1000 1000 Roof:  
Area: 1120 Eff 1120 Flooring:  
Dimens: 40 x 28 25 Plumbing: BATH2 Electrical: 200V Qty: 5D-  
Found: Heat/AC: FA Bedrooms: 3 % Comp: \_\_\_\_\_  
Ex Wall: Vertical Fireplace: Year: 1996 Eff: 1993 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 24,410  
Exc Code: 1/0 Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 Y13A MFD STRUCT**  
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: 8,370  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 1.2 MHSK MFD STRUCT**  
Method: M04 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 136 130 Eff: 136 Flooring:  
Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: CBLOCK Fireplace: Year: Eff: 1993 Value: 670  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: 1/0 Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 GB GENERAL PURPOSE BLDG**  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
Class: 5 Roof Style: GABLE  
Area: 1920 Eff: 1920 Flooring: DIRT CONC  
Dimens: 48 x 40 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: BKENAM;14FT Fireplace: Year: 2009 Eff: 2009 Value: 17,620  
AddFactor1: \$3360;1/2 CO AddFactor2: AddFactor3:  
Exc Code: 1/0 Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**R36668 093W35CC01600** Prop Class: 409 Prop Code: F09R Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 1677 TALBOT RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner MCLEAN, JACK E &  Pictom Other: \_\_\_\_\_  
 RMV Land: 158,010 RMV Imps: 51,070 RMV Total: 209,080 M50 Total: 145,730 For: 2019-2020  
 Notes: \_\_\_\_\_

Segment	PA	PC	PA	DW	PRA	DW	Land
Class							
Dim/Size	5x40	445	9x18	352	11x25	11x25	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1993	←—————→				1993	
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	1/0	1/0	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.13		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres                      Companion Accounts

Zone: AR

Date: 4/30                      Clerk: Amy                      Routing Slip  
 Clerk Comments: \_\_\_\_\_

Appraiser Response: 06/18/19 (u) #35

Return to appraiser after input                       Review by lead appraiser \_\_\_\_\_



CHEVROLET



R36668 11/18/09



R36668 MA REAR 04.24.19



R36668 GB REAR 04.24.19



R36668 GB SIDE 04.24.19

A photograph of a single-story house with a colorful quilt hanging on the wall. The quilt features a central blue square with a pattern of colorful triangles in shades of yellow, green, and pink. The house has a white exterior and a dark roof. A large, dense green bush is in the foreground, and a stone retaining wall is visible on the left. The background shows tall trees and a clear blue sky.

R36668 MA FRONT 04.24.19



R36668 PA PC 04 24 19



R36668 GB FRONT 04.24.19