

Summary

Lead Appr: WW 11/6 Clerk: _____ Lead Clerk: _____ Appr: MDL Topcot Print Date: 9/29/2025

Acct ID: 536756 MTL: 094W240000200 Date: 10/23/25 Appr: MDL Prop Class: 559 RMV Prop Class: 559
Situs: 4463 BUENA VISTA RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 80351 Year: 2025

11/4/25

Last Date Appraised: 03/11/2024 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: BREWSTER ROAD LLC Last Sales Date: 06/23/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 178291
RMV Land: 708660 RMV Imp: 13710 RMV Total: 722370 MAV: 95300 MSAV: 164581 SAV: 422431
Comment: 24-25: L4 MDL 3.11.24 CYCLE

30

Notations

26-27 SAKS

MLS 824092

DOM 172

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	14530	0

Land

Site: 2	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 5470	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR		2BD	Fire Patrol:	Description:	
Comments:	Liability year - 2009 / 81400130					
Site: 3	Code Area: 14530	Size: 105.35 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL			RMV: 662800	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1980 / 81400130 07-08: CHG 2.4 AC FROM 2BENCH IRR TO WOODLOT PER #44					
Site: 4	Code Area: 14530	Size: 2.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 390	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1980 / 81400130 07-08: CHG 2.4 AC FROM 2BENCH IRR TO WOODLOT PER #44					

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 14530	Stat Class: 453	Year Blt: 1971	Eff Year Blt: 1975	Sq.Ft: 552	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 12' WIDE SINGLE					Dimensions:	RMV: 500
Func Obsc: 0	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	552	2	FB-1	1971	1975	SKIRT, HVAC, KIT-, BATH - 1, ROOF+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 14530	Stat Class: 351	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 800	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions: 40x20	RMV: 3680
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	800	0	0	1970	1970	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 321	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 660	% Complete: 100.00
Desc: Hay Cover (HC)					Dimensions: 22x30	RMV: 3520
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
Hay Cover	5	Finished	660	0	0	0	2000	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 200 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 6010
 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: Y N
Multi-Purpose Bldg	5	Finished	200	0	0	2022	2022	AVG	

Accessories

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

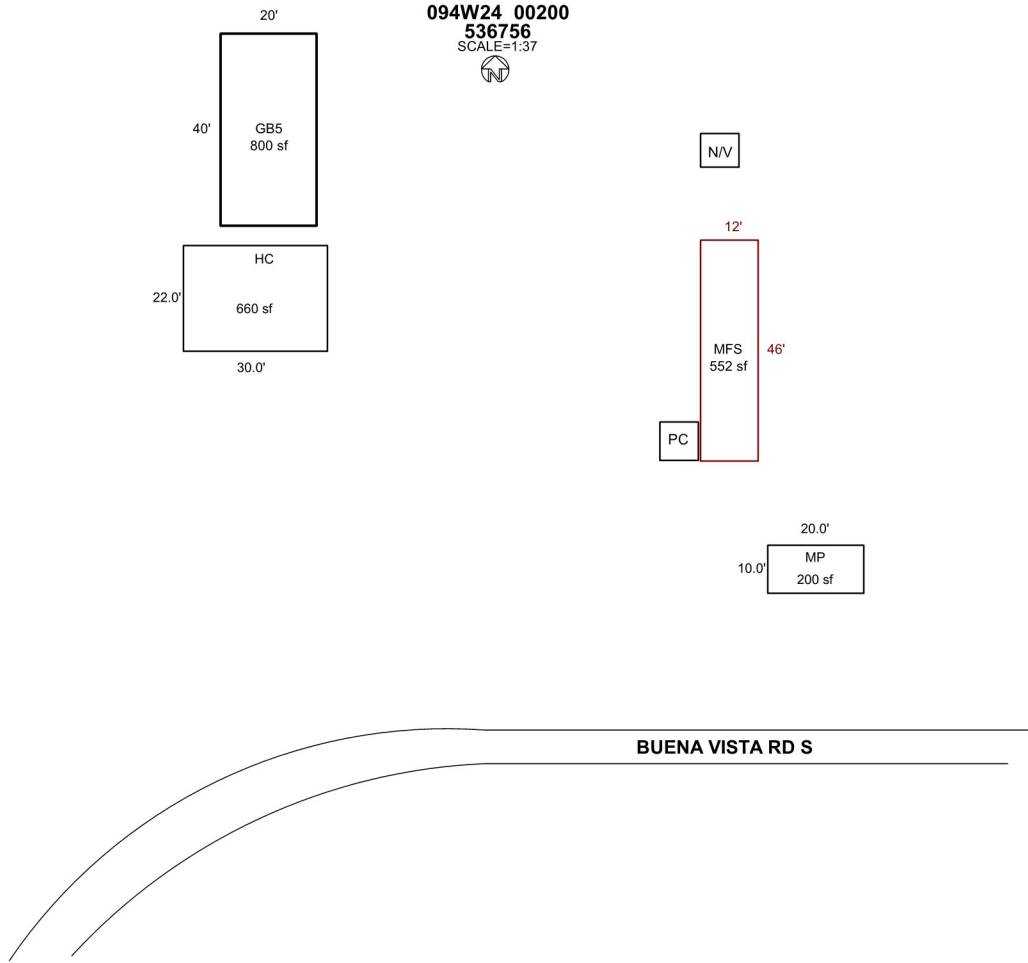
*YIF
1975*

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536756 Parcel No.: 094W24 00200
 Property Address: 4463 BUENA VISTA RD S
 City: JEFFERSON County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	800.0	120.0	800.0
GBA3	MP	1.0	200.0	60.0	200.0
GBA6	HC	1.0	660.0	104.0	660.0
GLA1	MFS	1.0	552.0	116.0	552.0

COMMENT TABLE 1

APEXED BY NRC 03/04/2009
 UPD BY WW 5.1.24

COMMENT TABLE 2

MDL 3.11.24

COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	1	(rounded)	552
Net BUILDING	cnt	3	(rounded)	1,660







R36756mfs

03-3-2015

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Print Date: _____

1/25/2024

Acct ID: 536756 MTL: 094W240000200 Date: 3/11/24 Appr: MDL Prop Class: 559 RMV Prop Class: 559
Situs: 4463 BUENA VISTA RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 80351 Year: 2024

Last Date Appraised: 03/10/2015 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: S&T FARMS LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 164090

RMV Land: 607410 RMV Imp: 4180 RMV Total: 611590 MAV: 95300 MSAV: 159910 SAV: 455629

Comment:

Notations

ADD Hc + MP Remove N/U LB

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	14530	0

Land

Site: 2 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 4680 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 81400130

Site: 3 Code Area: 14530 Size: 105.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 567390 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130 07-08: CHG 2.4 AC FROM 2BENCH IRR TO WOODLOT PER #44

Site: 4 Code Area: 14530 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 340 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130 07-08: CHG 2.4 AC FROM 2BENCH IRR TO WOODLOT PER #44

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 14530 Stat Class: 453 Year Blt: 1971 Eff Year Blt: 1975 Sq.Ft: 552 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 12' WIDE SINGLE Dimensions: RMV: 500
 Func Obsc: 0 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	552	2	FB-1	1971	1975	BATH - 1, HVAC, ROOF+, SKIRT, KIT-	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 3680
 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	800	0	0	1970	1970	FAIR	Y N

Accessories

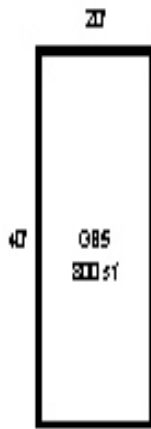
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Hc
5
2000
AUB Pk6
660 SF

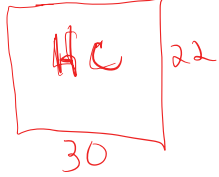
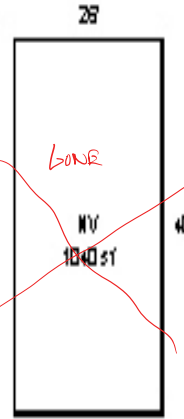
MP
5
2022
AUB Pk6
Excep
200 SF

09/11/24 00200

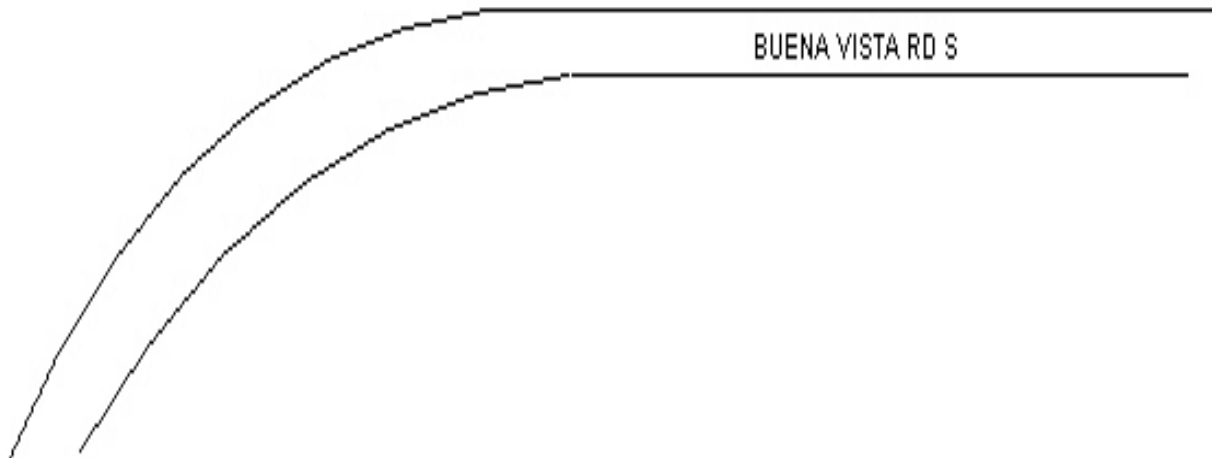
R36756
SCALE=1:37



APEX UPDATED



MDL 3/11/24
LH cycle



BUENA VISTA RD S







R36756mfs

03-3-2015

094W24 00200

R36756

551 02F A89

81400130

WIEDERKEHR, WILLIAM LOREN-TR

~~107.75~~ Acres

ANNEXATION NO 83-14

108.75 AC

4463 BUENA VISTA RD S

21049

~~1-09-4-24-0-4282-0967-00~~
BUILDING DIAGRAM AND OUTBUILDINGS

24-9-4W

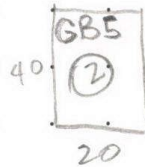
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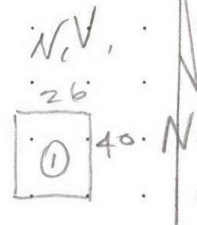
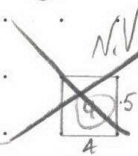
R3675L

MAP NO.

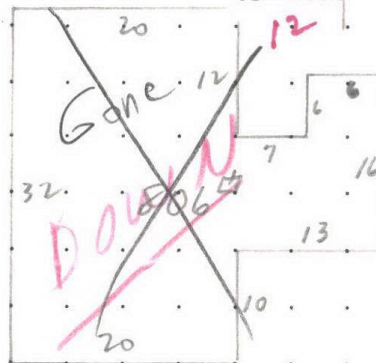
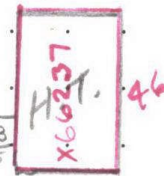
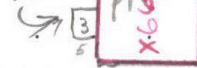
See Apex



Gone



N.V.



LANE

$$(20 \times 32) + (13 \times 16) - (6 \times 7) = 806$$

Rt 1, Box 134, JEFFERSON

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

10-4-66

D.C.P.

10/6/77

JHB

8-5-93

Don

6-12-03

King³⁴

N.V.

N.V.

SKETCH/AREA TABLE ADDENDUM

Parcel No 094W24 00200

File No R36756

SUBJECT

Property Address 4463 BUENA VISTA RD S

City JEFFERSON

State OR

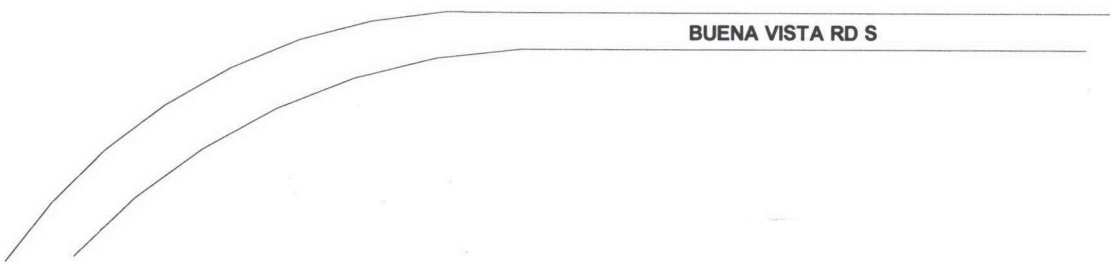
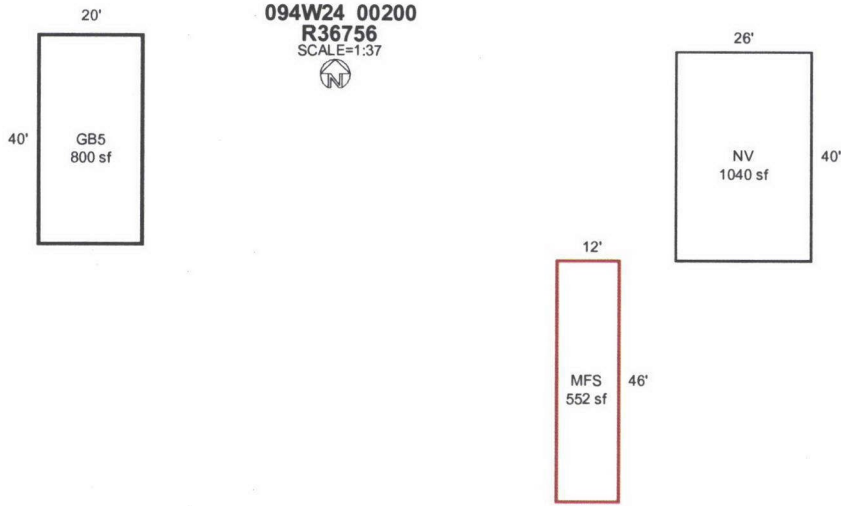
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	552	116	552
GBA1	GB5	1.00	800	120	800
Net LIVABLE Area (Rounded w/ Factors)					552
Net BUILDING Area (Rounded w/ Factors)					800

APEXED BY NRC 03/04/2009

R36756 094W24 00200 Appr #: 73 Date 3-10-15 Prop Class 551 Prop Code A69R
 Situs Address 4463 BUENA VISTA RD S 97352 Franchise Code 73 Year For: 2015-2016
 Owner MOLODYH, IVAN

Notes: Tags Cycle L-S Sales Verification MA Other: _____

RMV Land: 732,660 RMV Imp: 6,350 RMV Total: 739,010 M50 Total: 125,430
 Seg.Type MA Seg. # 2.1 Method: M04 PS Class 5S Area 552 Eff Area 552
 Length 46 Width 12 Roof Cover METAL Plumbing BATH1 Heat BB
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1971 Eff. Year Built 1975 Cond. P F A G E
 Adj Codes MSLCMS Qty ___ % Comp ___ Func ___ Econ ___ RMV: 3,760
 Lump Sum \$500 Except Code/Year _____ Comments STORAGE VALUE ONLY

Accessory Improvements

Out Buildings

Seg.Type GB Seg. # 1.1 Method: F09 Class 5 Area 800 Eff Area 800
 Length 40 Width 20 Foundation CONC Ex. Wall 10FT Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1970
 Cond. P F A G E Adj. Codes FLCM nc % Comp ___ Func ___ Econ ___ RMV: 2,500
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MHSK Seg. # 2.2 Method: M04 Class Area 116 Eff Area 116
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. DELETE Elect. Yr. Blt. Eff. Yr. Blt: 1971
 Cond. P F A G E Adj. Codes DELETE % Comp ___ Func ___ Econ ___ RMV: 90
 Lump Sum _____ Except Code/Year _____ Comments _____

Name: **S&T FARMS LLC**

Acres: **108.75**

Franchise: **73**

Related Accounts:

MAP TAX LOT	ACCOUNT	EVENT CODE	DATE	COMMENTS
094W24 00200	R36756	FARMSALE	11/10/2015	NOV 2015: THIS SPECIALLY ASSESSED PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM/FOREST USE IN APRIL 2016

FU
OK
4-6-14
#13

4/7/16
31









R 36756

3-2-15



3-3-09



3-3-09

20x40