

Summary

Lead Appr: WW 11/25 Clerk: _____ Lead Clerk: _____ Appr: MDL Impact

Print Date: 11/13/2025

Acct ID: 536858 MTL: 102W06BB01600 Date: 11/10/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
Situs: 3574 JEFFERSON MARION RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 30361 Year: 2026

Last Date Appraised: 05/06/2025 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: TREFETHEN, JAKE E & TREFETHEN, ASHLEY Last Sales Date: 08/18/2015 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 373380
RMV Land: 321760 RMV Imp: 257240 RMV Total: 579000 MAV: 373380 MSAV: 0 SAV: 0
Comment: 25-26: L3 MDL 5.6.25 CYCLE

OSDs *26-27: Potential Buyer said (we had as part of listing) GARAGE was still GARAGE; Re-measured and corrected SA FT*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 266760 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 - Year Blt: 1963 Eff Year Blt: 1985 Sq.Ft: ~~2410~~ % Complete: 100.00
 Desc: One Story Only Dimensions: 1846 RMV: 241480
 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	4 -	Finished	2410 <u>1846</u>	<u>3</u>	FB-2	1963	1985	KIT, HVAC, FP - 1, ROOF, BATH - 2	Y N

Accessories *ALF 4- 529 Soft Roof AV6*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1985	21720	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 72 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x6 RMV: 0
 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
Multi-Purpose Bldg	5	Finished	72	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 1983 Eff Year Blt: 1987 Sq.Ft: 1824 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x38 RMV: 10070
 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	1824	0	0	1983	1987	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 480 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 2850
 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
Multi-Purpose Bldg	5	Finished	480	0	0	1987	1987	FAIR	Y N

Accessories

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

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

Bldg: 5 ✓ Code Area: 14530 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 288 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 310
 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
Lean-to Light Duty	4	Finished	288	0	0	1987	1987	Exception: Y N

Accessories

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

Bldg: 6 ✓ Code Area: 14530 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 504 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 36x14 RMV: 540
 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
Lean-to Light Duty	4	Finished	504	0	0	1987	1987	Exception: Y N

Accessories

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

Bldg: 7 ✓ Code Area: 14530 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 234 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x13 RMV: 1990
 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	234	0	0	1992	1992	FAIR Exception: Y N

Accessories

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



11/10/25



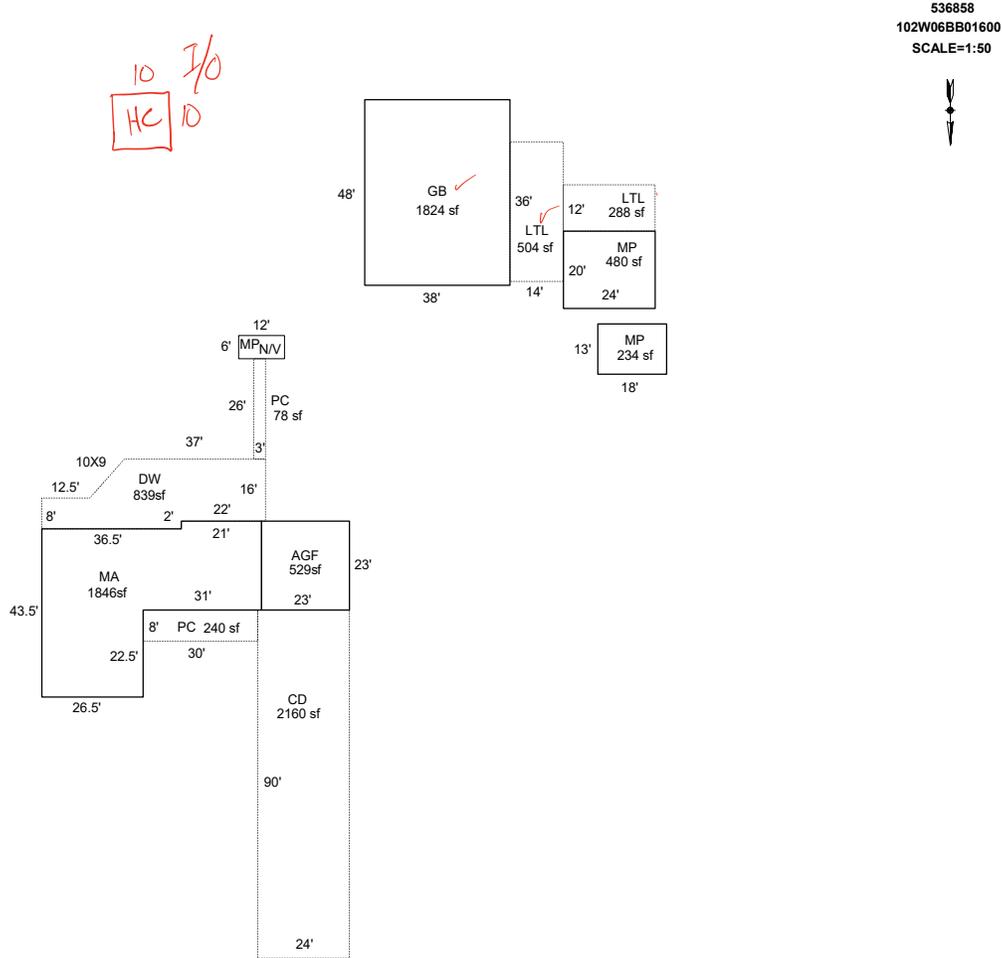
11/10/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536858 Parcel No.: 102W06BB01600
 Property Address: 3574 JEFFERSON MARION RD SE
 City: JEFFERSON County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1824.0	172.0	
	LTL	1.0	504.0	100.0	
	LTL	1.0	288.0	72.0	
	MP	1.0	480.0	88.0	
	MP	1.0	234.0	62.0	3330.0
GLA1	MA	1.0	1845.8	206.0	1845.8
GAR	AGF	1.0	529.0	92.0	529.0
P/P	DW	1.0	839.0	147.5	
	PC	1.0	78.0	58.0	
	PC	1.0	240.0	76.0	
	CD	1.0	2160.0	228.0	3317.0
	Net LIVABLE	cnt	0 (rounded)		1,846
	Net BUILDING	cnt	5 (rounded)		3,330

APEXED BY NRC 08/07/2009
 UPDATED BY JRONDEMA 8/8/18
 UPDATED BY CLOBERG 11/19/25

COMMENT TABLE 2

COMMENT TABLE 3