

**Summary** Lead Appr: ww 11/6 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: HDL Invt Print Date: \_\_\_\_\_

9/29/2025

Acct ID: 536887 MTL: 102W07D000400 Date: 10/23/25 Appr: HDL Prop Class: 459 RMV Prop Class: 459  
 Situs: 16758 EMERALD GREEN LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 37545 Year: 2025

Last Date Appraised: 06/10/2025 Appraiser: MATT LORD Tag: Y N Tag info: \_\_\_\_\_  
 Owner: RIES, GINGER Last Sales Date: 04/11/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 85840  
 RMV Land: 304210 RMV Imp: 18120 RMV Total: 322330 MAV: 85840 MSAV: 0 SAV: 0  
 Comment: 25-26: L4 MDL 6.10.25 CYCLE

30

**OSDs** 26.27 SALES MLS 825143 Done 69

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - <u>AVERAGE FAIR</u>	50000	14530	0

**Land**

Site: 1 Code Area: 14530 Size: 1.75 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 254210 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 2003-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 453 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 528 1,000 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 12' WIDE SINGLE Dimensions: 44x12 RMV: 18120  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: R

**Floors**

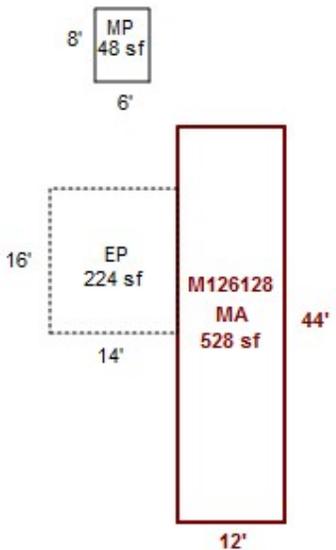
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	528	2	FB-1	1969	1969	HVAC, SKIRT, ROOF+, KIT-, BATH - 1	Y N

**Accessories**

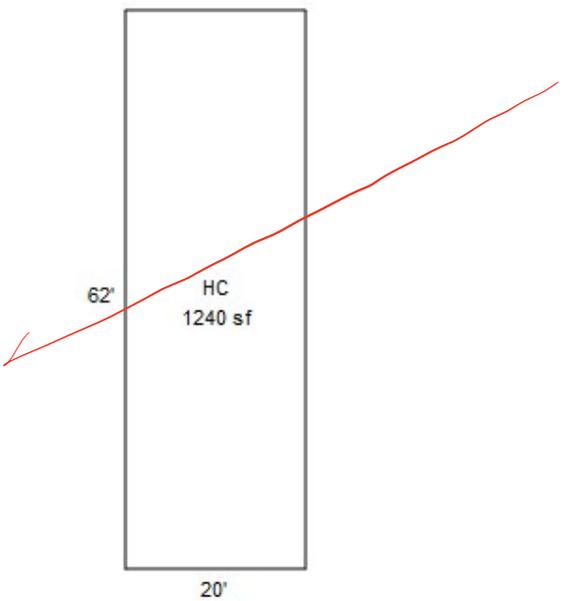
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

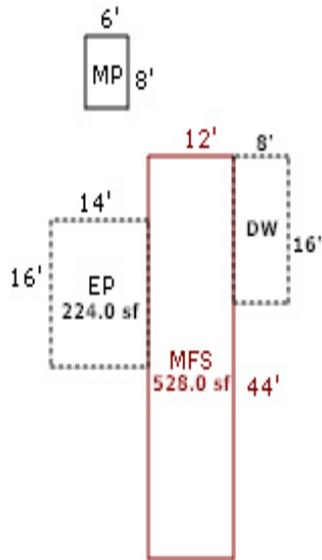


11/23/25

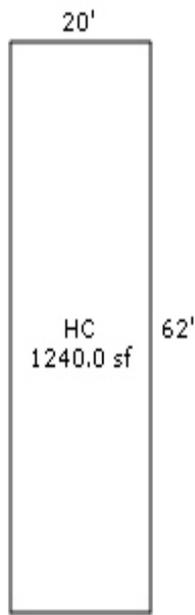
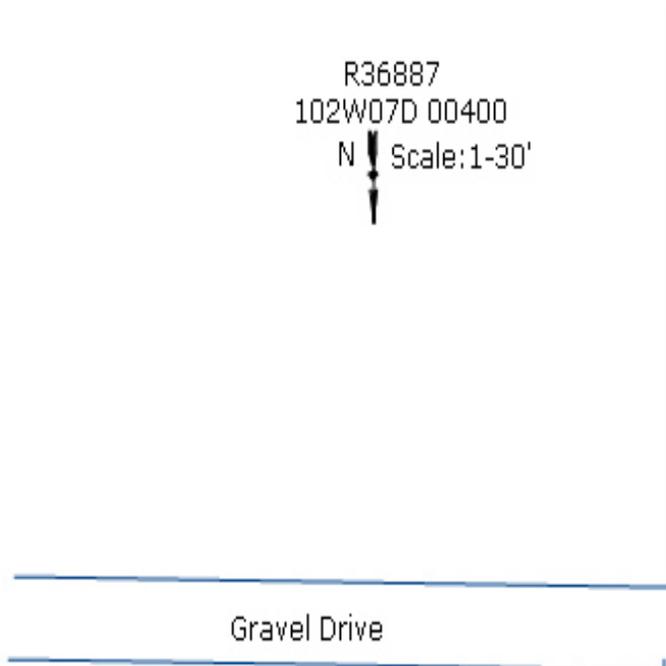


R36887  
102W07D 00400  
SCALE=1:30





R36887  
 102W07D 00400  
 N ↓ Scale:1-30'



Emerald Green Ln

Gravel Drive

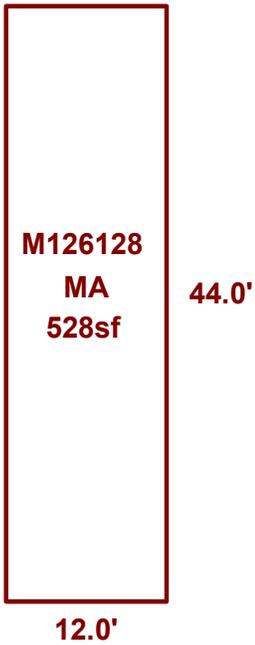
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536887 Parcel No.: 102W07D 00400  
 Property Address: 16758 EMERALD GREEN LN SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**536887**  
**102W07D 00400**  
**SCALE=1:30**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	528.0	112.0	528.0

### COMMENT TABLE 1

Apex 6/11/2010 Jane  
 UPDATED BY JRONDEMA 8/29/18  
 UPDATED BY CLOBERG 08/19/25

### COMMENT TABLE 2

MDL 06/10/25

### COMMENT TABLE 3

CYCLE L3

Net LIVABLE                      cnt                      0      (rounded)                      528



R36887 HC R  
8/24/2018



R36887 HC  
8/24/2018



R36887 NV  
8/24/2018



M126128 R36887 MA back L and EP  
8/24/2018



759



102W07D 00400

R36887

451

02F

F09

81400130

LONG, JOHN E & FLOSSIE R

1.75 Acres

ANNEXATION NO 83-14

16758 EMERALD GREEN LN SE

R 36887

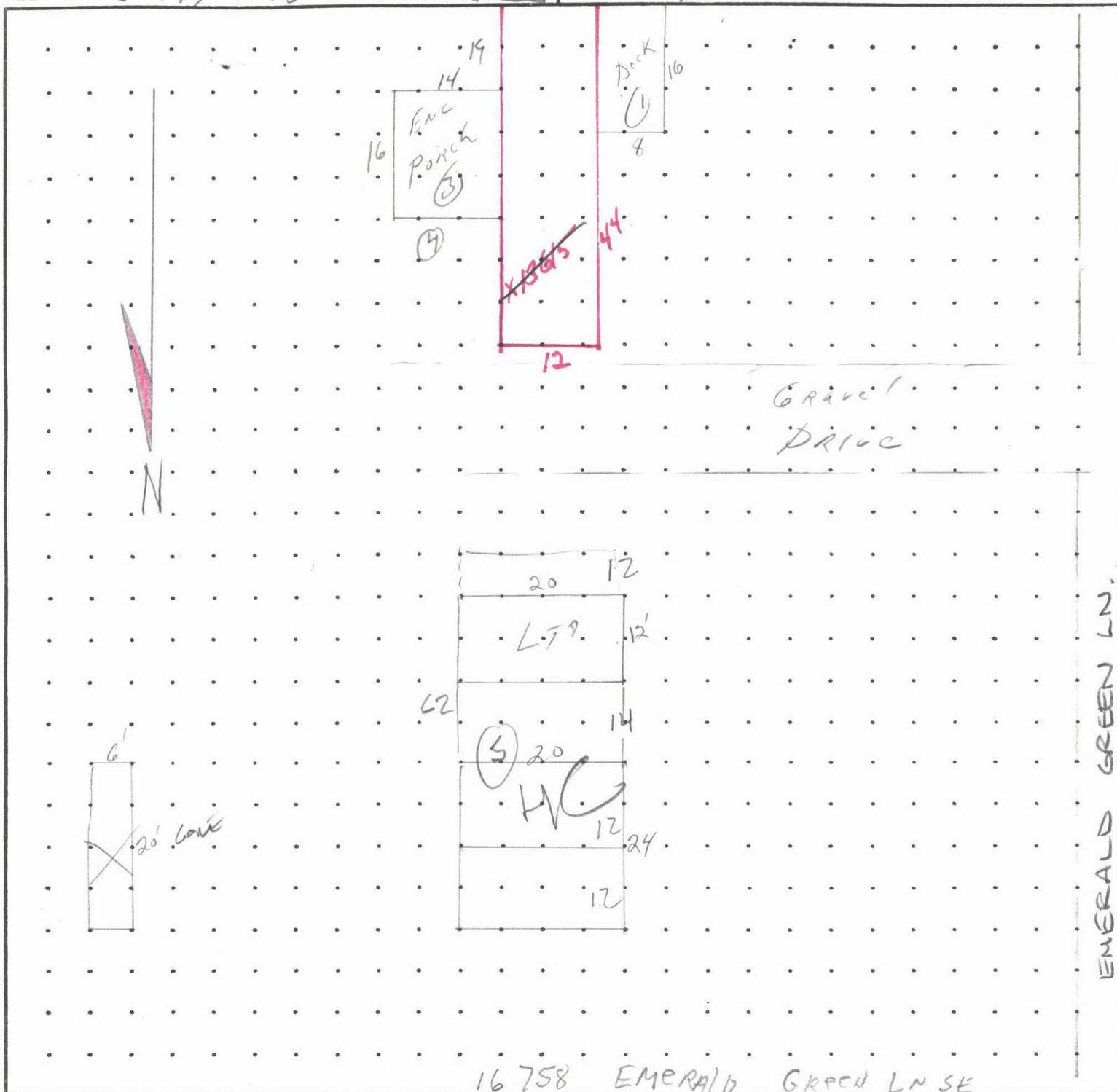
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 62949-000

ENV 6 ③

MAP NO. 7-10-2W

400



16 758 EMERALD GREEN LN SE

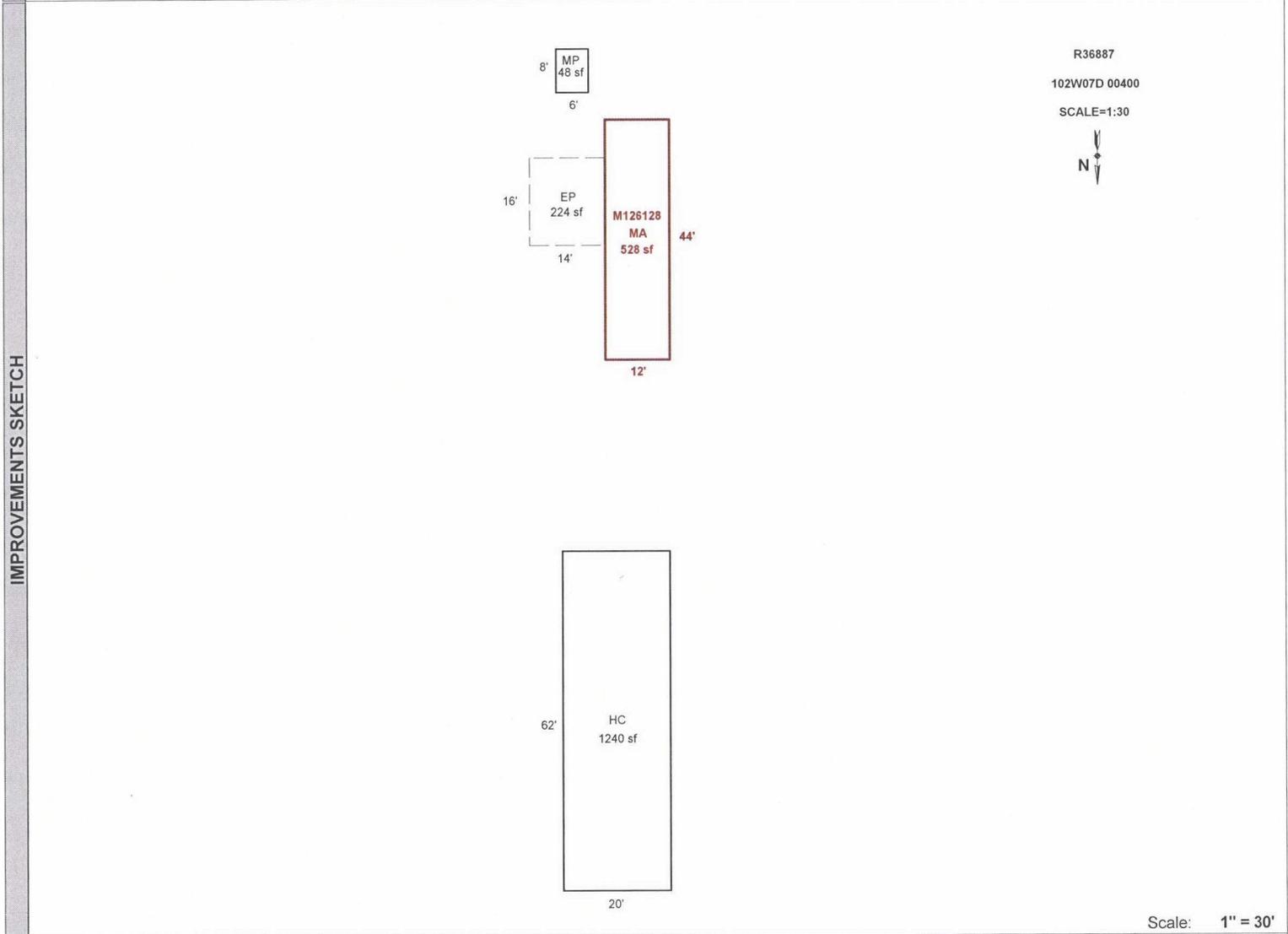
MEASUREMENT VERIFIED		REMARKS:
DATE	By	
6-7-84	Allan	
7/6/93	52	
7.9.03	Reya	
8.11.09	31	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 102W07D 00400

File No R36887

SUBJECT	Property Address 16758 EMERALD GREEN LN SE
	City JEFFERSON County MARION State OR Zip 97352
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	528	112	528
P/P	EP	1.00	224	60	224
OTH	MP	1.00	48	28	
	HC	1.00	1240	164	1288
Net LIVABLE Area (rounded w/ factors)					528

Comment Table 1	
Apex 6/11/2010 Jane UPDATED BY JRONDEMA 8/29/18	
Comment Table 2	Comment Table 3
T-11 8/30/18	

R36887 102W07D 00400 Prop Class: 459 Prop Code: F09 Fran: 24 Appr #: F-11 Date: 8/24/18  
 Situs Address 16758 EMERALD GREEN LN SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner LONG,JOHN E &  Pictom Other: \_\_\_\_\_

RMV Land: 152,000 RMV Imps: 8,230 RMV Total: 160,230 M50 Total: 80,700 For: 2018-2019

Notes: Remove DW/PR

**Accessory Improvements**

**Seg: 1.1 DW FIR DECK**  
 Method: R05 Roof Cover: Gone Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: Roof Style: \_\_\_\_\_  
 Area: 128 Eff: 128 Flooring: \_\_\_\_\_  
 Dimens: 16 x 8 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: Eff: 1980 RMV: 2,310  
 AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 EP ENCLOSED PORCH**  
 Method: F;LS ✓ Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: Roof Style: SHED  
 Area: 224 Eff: 224 ✓ Flooring: WOOD  
 Dimens: 16 x 14 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: FRAME Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Ex Wall: VERT Fireplace: \_\_\_\_\_ Year: Eff: \_\_\_\_\_ RMV: 1,500  
 AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 PR ROOF EXTENSION PATIO COVER**  
 Method: R05 Roof Cover: ROLL Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: Roof Style: \_\_\_\_\_  
 Area: 144 Eff: 144 Flooring: Gone  
 Dimens: 16 x 9 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: Eff: 1980 RMV: 3,420  
 AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING**  
 Method: F;N Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: 4 Roof Style: \_\_\_\_\_  
 Area: 48 Eff: 48 ✓ Flooring: DIRT  
 Dimens: 8 x 6 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: FRAME Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex Wall: BEVEL Fireplace: \_\_\_\_\_ Year: Eff: \_\_\_\_\_ Value: 0  
 AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 HC HAY COVER**  
 Method: F;LS ✓ Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: 4 Roof Style: GABLE  
 Area: 1240 Eff: 1240 ✓ Flooring: WOOD  
 Dimens: 62 x 20 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex Wall: METAL Fireplace: \_\_\_\_\_ Year: Eff: 1980 Value: 1,000  
 AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R36887 102W07D 00400 Prop Class: 459 Prop Code: F09 Fran: 24 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 16758 EMERALD GREEN LN SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner LONG,JOHN E &  Pictom Other: \_\_\_\_\_

RMV Land: 152,000 RMV Imps: 8,230 RMV Total: 160,230 M50 Total: 80,700 For: 2018-2019

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 RESTRICTIVE	008S	1.75		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	Companion Accounts	M126128		102W07D 00400	

Zone: EFU

**Routing Slip**

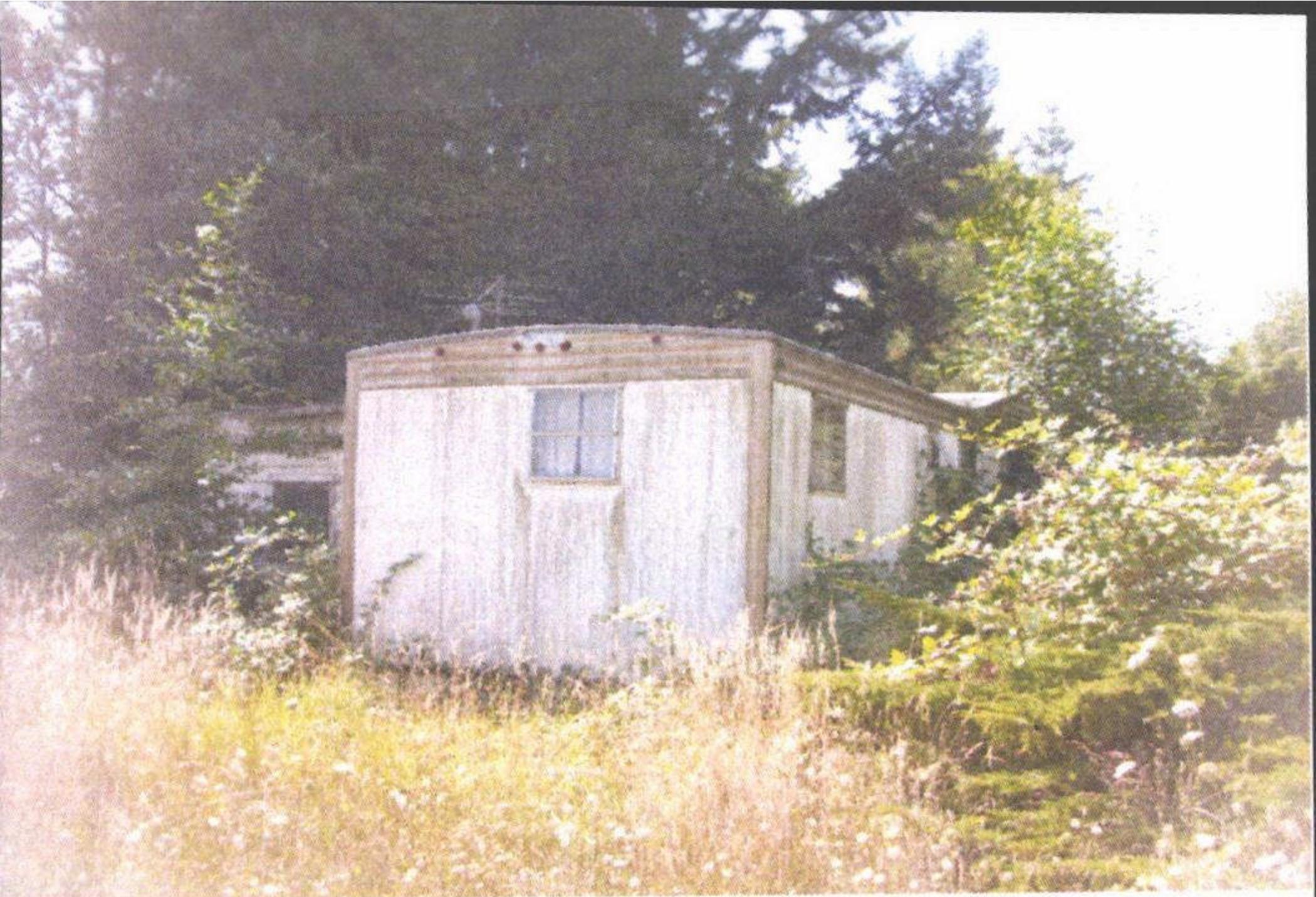
Date: 8/31/18 Clerk: Chris Clerk Comments: \_\_\_\_\_

Appraiser Response: Please Remove PR T-11 ok

Return to appraiser after input  Review by lead appraiser 8/31/18 (31)







M126128

R36887

EP

16x14

MA

44x12

8/11/09



R 36887

HC  
62x20

8/11/09



R36887 NV  
8/24/2018



R36887 HC R  
8/24/2018



R36887 HC  
8/24/2018



M126128 R36887 MA back L and EP  
8/24/2018