

Summary

Lead Appr: 11/6 Clerk: Lead Clerk: Appr: HDL Input 11/4/25 Print Date: 9/29/2025

Acct ID: 536892 MTL: 102W07B000800 Date: 10/23/25 Appr: HDL Prop Class: 641 RMV Prop Class: 401
Situs: 3739 JEFFERSON-SCIO DR SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 46480 Year: 2025

Last Date Appraised: 06/25/2025 Appraiser: MATT LORD Tag: Y (N) Tag info: 2025 - ACT OF GOD (Fire)
Owner: MCCARY, ERIC A Last Sales Date: 05/21/2025 Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 15478
RMV Land: 114440 RMV Imp: 3810 RMV Total: 118250 MAV: 3480 MSAV: 11998 SAV: 21874
Comment: 25-26: L2 MDL 6.25.25 DESTROYED PROPERTY

(21)
House Burned Down After Purchase

Notations

26-27 Sales

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

Land

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: 2hd RMV: 27220 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: Liability year - 2009 / 09-10: PER #49, ADD VIEW ADJ / 81400130: 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL - CORR P/T ACRES // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 14530 Size: 6.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 87220 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: Liability year - 1977 / 81400130 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 120 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 660
 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	4	Finished	120	0	0	1985	1985	FAIR	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: 1985 Eff Year Blt: 1985 Sq.Ft: 768 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 2750
 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	4	Finished	768	0	0	1985	1985	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 448 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 32x14 RMV: 400
 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
Lean-to Light Duty	4	Finished	448	0	0	1985	1985		Y N

Accessories

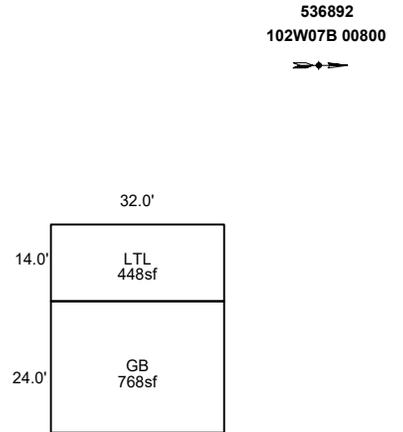
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536892 Parcel No.: 102W07B 00800
 Property Address: 3739 Jefferson-Scio Dr SE
 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
OTH	MP	1.0	120.0	44.0	
	N/V	1.0	36.0	24.0	
	GB	1.0	768.0	112.0	
	LTL	1.0	448.0	92.0	1372.0

COMMENT TABLE 1

Apex 6/07/2010 Jane
 UPDATED BY CLOBERG 08/14/25

COMMENT TABLE 2

MDL 06/25/25

COMMENT TABLE 3

CYCLE L3





Acct ID: 536892 MTL: 102W07B000800 Date: 6/25/25 Appr: MDL Prop Class: 641 RMV Prop Class: 401
 Situs: 3739 JEFFERSON-SCIO DR SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 46480 Year: 2024
 Last Date Appraised: 03/20/2009 Appraiser: MATT LORD Retag: Y N Tag info: 6/26/25
 Owner: TJD TR & DWYER, TOM TRE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 193963
 RMV Land: 130990 RMV Imp: 250860 RMV Total: 381850 MAV: 178310 MSAV: 15653 SAV: 22759
 Comment:

Notations 25-26 : Destroyed Property (FIRE)

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

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

Land

Site: 1	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Forest Homesite	Description:	RMV: 21780	Exception: Y	N	
Adjustment(s):	VWFR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 09-10: PER #49, ADD VIEW ADJ / 81400130: 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL - CORR P/T ACRES // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED						
Site: 3	Code Area: 14530	Size: 6.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 74210	Exception: Y	N	
Adjustment(s):	VWFR	Fire Patrol:	Description:			
Comments: Liability year - 1977 / 81400130 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 141	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 1790	% Complete: 100			
Desc: One Story Only	Dimensions:	RMV: 246810							
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
First Floor	4	Finished	1790	3	FB-2	1975	1975	KIT+, FP - 1, ROOF, HVAC, BATH - 2	Exception: Y N
Garage Attached	4	Unfinished	750	0	0	1975	1975	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	1	1975	12722	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 14530	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 120	% Complete: 100			
Desc: Multi Purpose Shed (MP)	Dimensions: 12x10	RMV: 610							
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	4	Finished	120	0	0	1985	1985	FAIR	Exception: 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: 1985	Eff Year Blt: 1985	Sq.Ft: 768	% Complete: 100			
Desc: General Purpose Building (GB)	Dimensions: 32x24	RMV: 3000							
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
General Purpose Bldg	4	Finished	768	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 448 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 32x14 RMV: 440
 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	448	0	0	1985	1985	Exception: Y N

Accessories

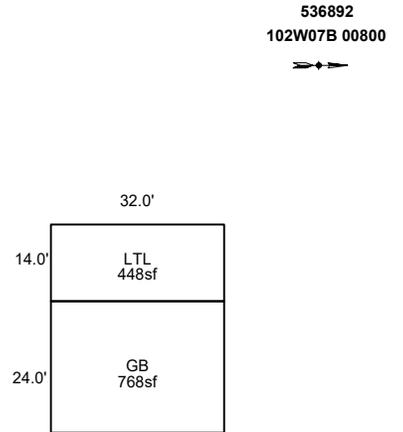
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536892 Parcel No.: 102W07B 00800
 Property Address: 3739 Jefferson-Scio Dr SE
 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
OTH	MP	1.0	120.0	44.0	
	N/V	1.0	36.0	24.0	
	GB	1.0	768.0	112.0	
	LTL	1.0	448.0	92.0	1372.0

COMMENT TABLE 1

Apex 6/07/2010 Jane
 UPDATED BY CLOBERG 08/14/25

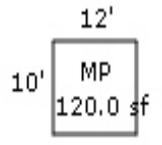
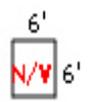
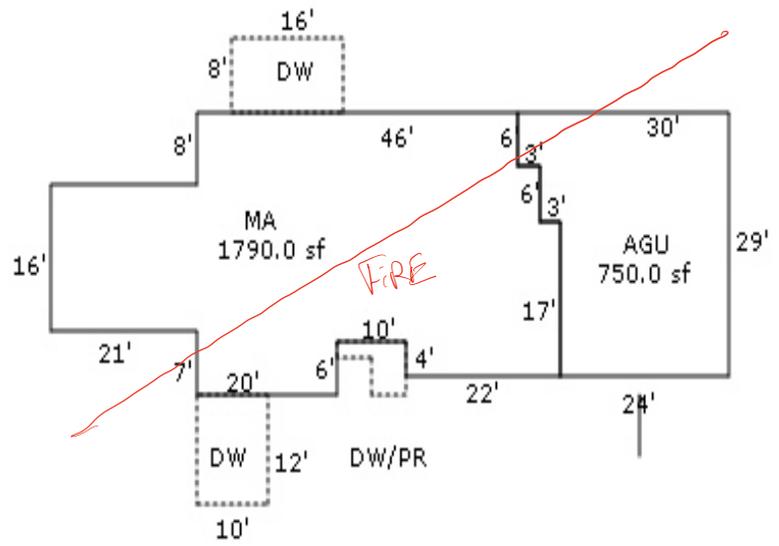
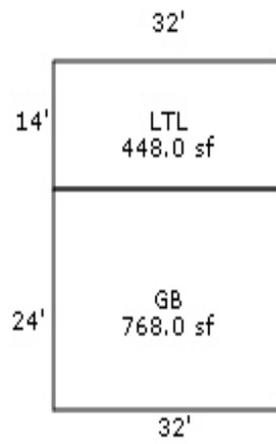
COMMENT TABLE 2

MDL 06/25/25

COMMENT TABLE 3

CYCLE L3

R36892
102W07B 00800









FIRE
6/1/25

102W07B 00800

R36892

641 02F A94

81400130

DWYER, THOMAS J &

7.3 Acres

ACRES 7.30

3739 JEFFERSON-SCIO DR SE

1-10-2-07-0-2230-2485-00

BUILDING DIAGRAM AND OUTBUILDINGS

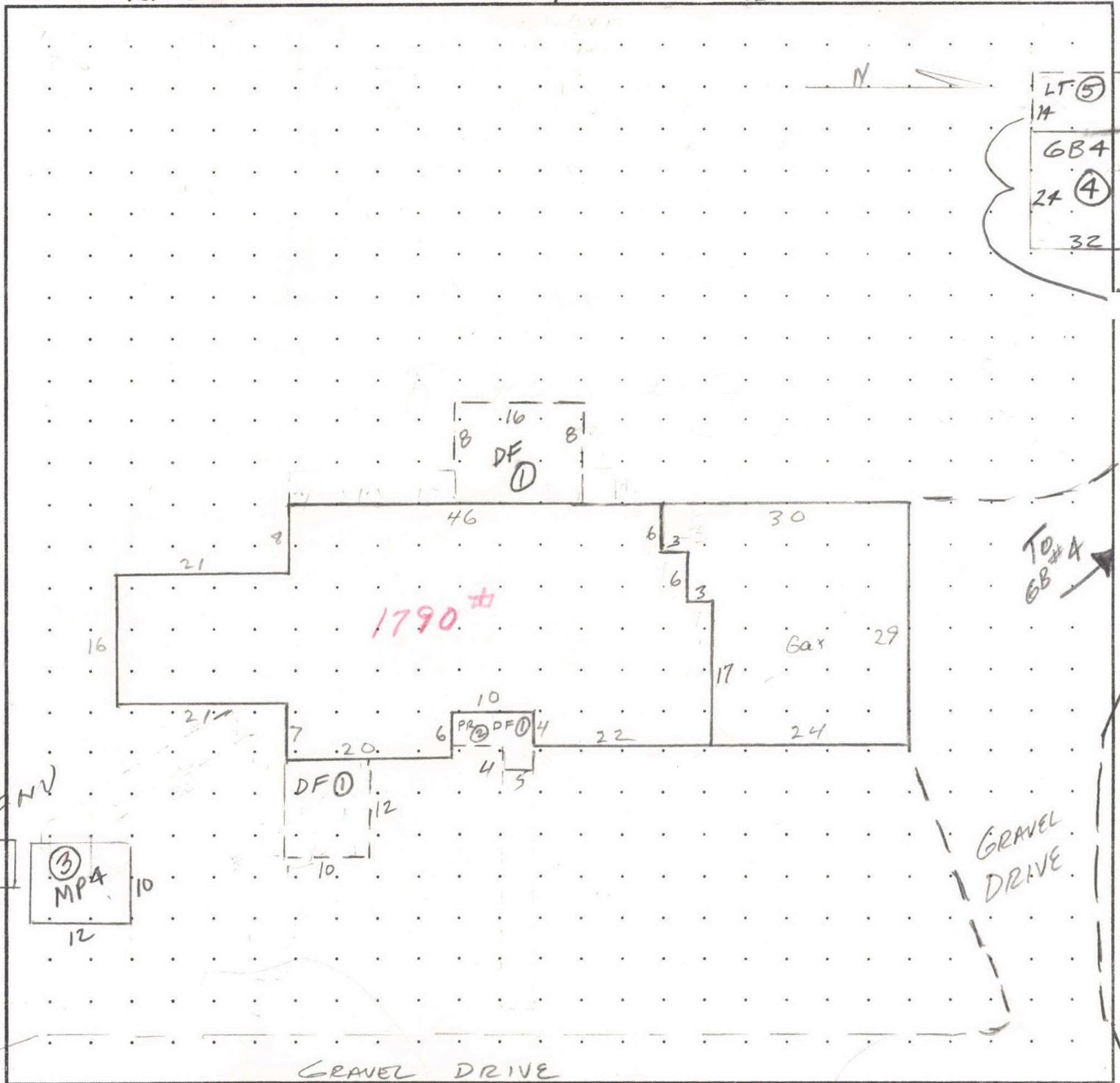
62952-000

ACCT. NO. 21132-003

MAP NO.

7B-10-2W

800



MEASUREMENT VERIFIED		REMARKS:	
DATE	BY		
3-15-77	Gossmann	$1577 (16 \times 21) + (20 \times 31) + (10 \times 25) + (6 \times 29) + (3 \times 6) + (6 \times 17) = 1790$	
6-12-84	Allen		
6-8-93	④ #10		VERIFIED
6-30-03	Royce		

SKETCH/AREA TABLE ADDENDUM

Parcel No R36892

File No 102W07B 00800

SUBJECT

Property Address **3739 Jefferson-Scio Dr SE**

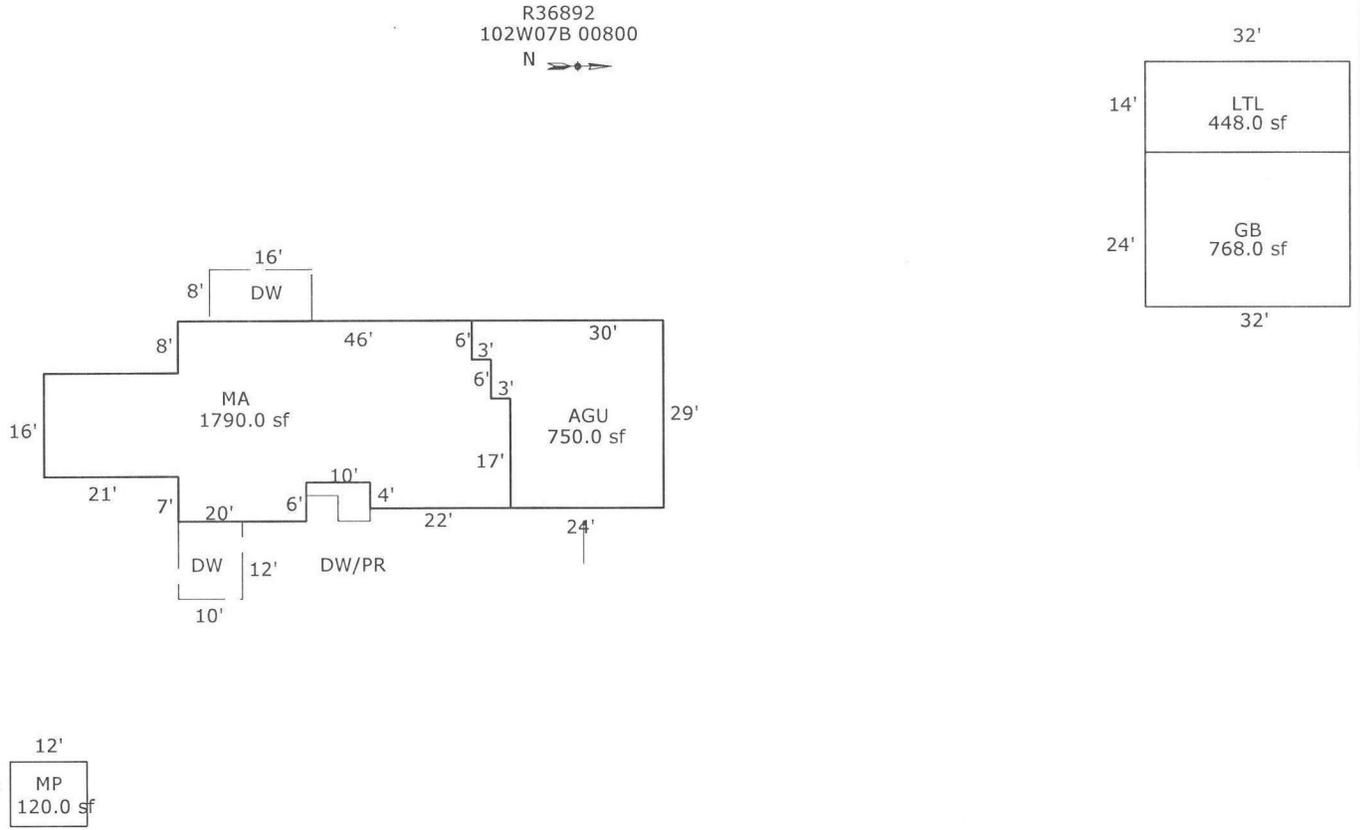
City **Jefferson** State **OR** Zip **97352**

Owner _____

Client _____

Appraiser Name _____

IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1790.0	216.0	1790.0
GAR	AGU	1.00	750.0	118.0	750.0
P/P	DW	1.00	128.0	48.0	
	DW	1.00	120.0	44.0	
	DW/PR	1.00	40.0	32.0	288.0
OTH	MP	1.00	120.0	44.0	
	N/V	1.00	36.0	24.0	
	GB	1.00	768.0	112.0	
	LTL	1.00	448.0	92.0	1372.0
Net LIVABLE Area (rounded w/ factors)			1790		

Comment Table 1

Apex 6/07/2010 Jane

Comment Table 2

Comment Table 3

R36892 102W07B 00800 Appr #: 49 Date 3/20/09 Prop Class 641 Prop Code A94
 Situs Address 3739 JEFFERSON-SCIO DR SE Franchise Code 49 Year For: 2009-2010
 Owner DWYER, THOMAS J

Tags Cycle Sales Verification Add view Other: _____

Notes: _____

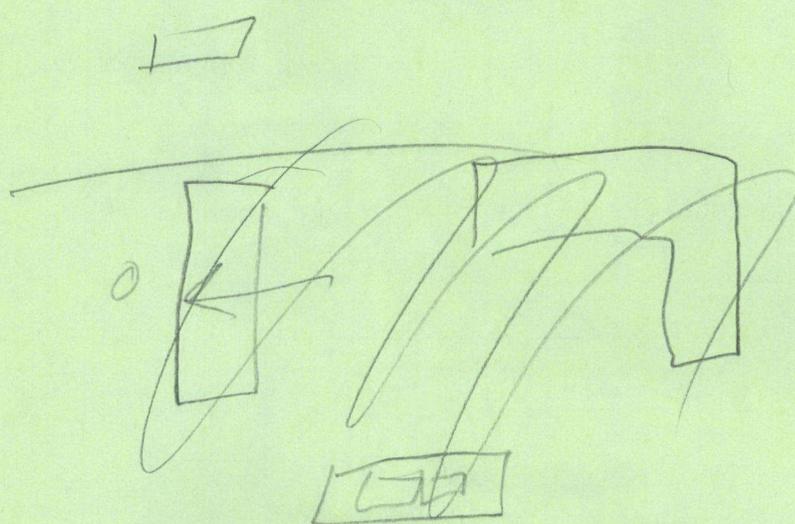
RMV Land:	98,010	RMV Imp:	148,190	RMV Total:	246,200	M50 Total:	129,400
Seg.Type MA	Seg. #1.1	Method: R05	Class 4	Area 1790	Eff Area 1790		
Length	Width	Roof Cover COMP	Plumbing BATH2		Heat FA		
Fireplace SGL-P		Inter. Comp: RNG;DW;H&F;DSP			Bedrooms 3		
Year Built 1975	Eff. Year Built 1975		Cond. P F A G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp <u>100</u>	Func _____	Econ _____		RMV: 109,890
Lump Sum _____	Except Code/Year <u>GOMAR</u>	Comments _____					
Seg.Type AGU	Seg. #1.2	Method: R05	Class 4	Area 750	Eff Area 750		
Length	Width	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1975	Eff. Year Built 1975		Cond. P F A G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp <u>100</u>	Func _____	Econ _____		RMV: 26,410
Lump Sum _____	Except Code/Year <u>GOMAR</u>	Comments _____					

Accessory Improvements

Seg.Type <u>Y1A</u>	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1		
Length <u>44F</u>	Width						
Year Built	Eff. Year Built:		Cond. P F A G E	% Comp _____	Econ _____		RMV: 6,000
Lump Sum _____	Except Code/Year <u>KJ</u>	Comments _____					

Out Buildings

Seg.Type MP	Seg. #2.1	Method: F98	Class 4	Area 120	Eff Area 120		
Length 12	Width 10	Foundation FRAME	Ex. Wall VERT	Roof Cover COMP			
Roof Style GABLE		Floor WOOD	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bit.	Eff. Yr. Bit: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____		RMV: 1,050
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type GB	Seg. #3.1	Method: F98	Class 4	Area 768	Eff Area 768		
Length 32	Width 24	Foundation CONC	Ex. Wall VERT	Roof Cover ROLL			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bit.	Eff. Yr. Bit: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____		RMV: 4,030
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type LTL	Seg. #4.1	Method: F98	Class	Area 448	Eff Area 448		
Length 32	Width 14	Foundation POST	Ex. Wall	Roof Cover METAL			
Roof Style SHED		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bit.	Eff. Yr. Bit: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____		RMV: 810
Lump Sum _____	Except Code/Year _____	Comments _____					



R36892 102W07B 00800 Appr #: 49 Date 3/20/09 Prop Class 641 Prop Code A94
 Situs Address 3739 JEFFERSON-SCIO DR SE Franchise Code 49 Year For: 2009-2010
 Owner DWYER, THOMAS J

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 98,010 RMV Imp: 148,190 RMV Total: 246,200 M50 Total: 129,400

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	FOREST HOMESITE	008S	1.00		
2	FOREST OSD	OSDF.RUR	0.00		
3	DESIG FOREST FC0	008S	6.30		

Eff Acres 32.62 Companion Accounts R36946 102W07C 00700

Date 4/7 Clerk Amy **ROUTING 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 _____



TR 36892

3/20/09



R 30892

3/20/09









