

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/29/2025

Acct ID: 545473 MTL: 103W01B001600 Date: 10/23/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 2514 ADAMS LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 131055 Year: 2025

Last Date Appraised: 07/10/2024 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: HEBRON, CHRISTOPHER S Last Sales Date: 02/26/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 221970
RMV Land: 240800 RMV Imp: 234400 RMV Total: 475200 MAV: 221970 MSAV: 0 SAV: 0
Comment: 24-25 L3 MDL 7.10.24 CYCLE 33 SALES KTR

OSDs 26-27 SAKs MLS 821454 DOM 163

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

Land

Site: 1 Code Area: 14530 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 190800 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 2003-04 REAPPRAISAL. 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures 1995 R.W.F.P

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1971 Eff Year Blt: 1988 Sq.Ft: 1716 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 224690
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 | 3 | Finished | 1716 | 3 | FB-2 | 1971 | <u>1988</u> | FP - 1, HVAC+, ROOF, KIT-, BATH - 2 | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|-------------------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD | 4 | 1 | <u>1988</u> <u>1995</u> | 35096 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 192 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4300
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 | 6 | Finished | 192 | 0 | 0 | 1998 | 1998 | FAIR | Y N |

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 228 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 19x12 RMV: 2870
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 | 228 | 0 | 0 | 1998 | 1998 | 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: 2002 Eff Year Blt: 2002 Sq.Ft: 192 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 2540
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

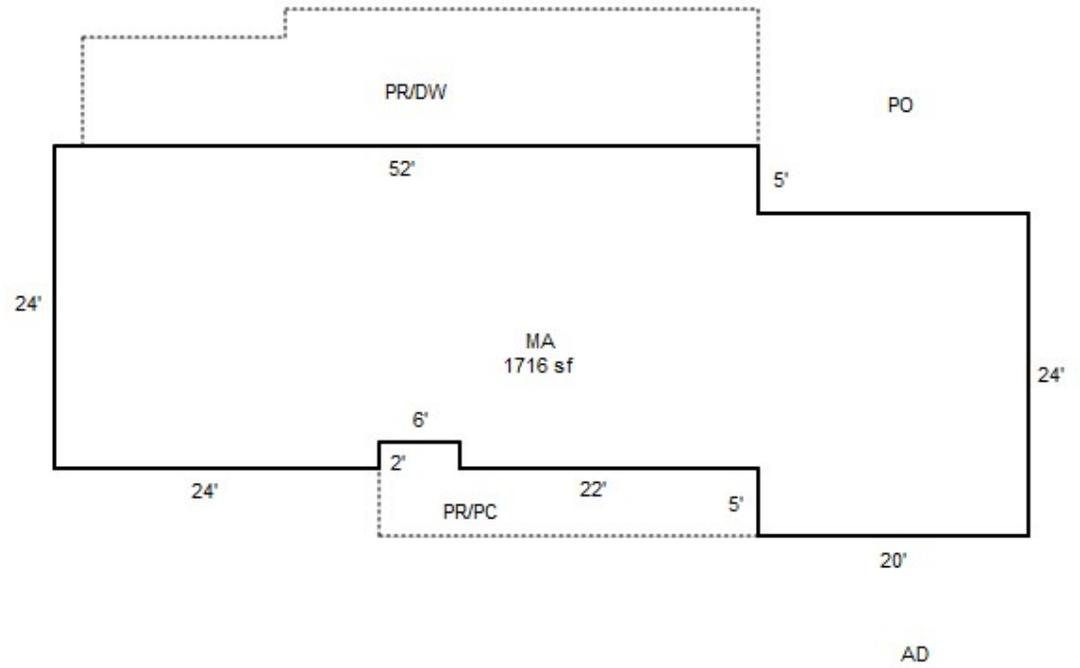
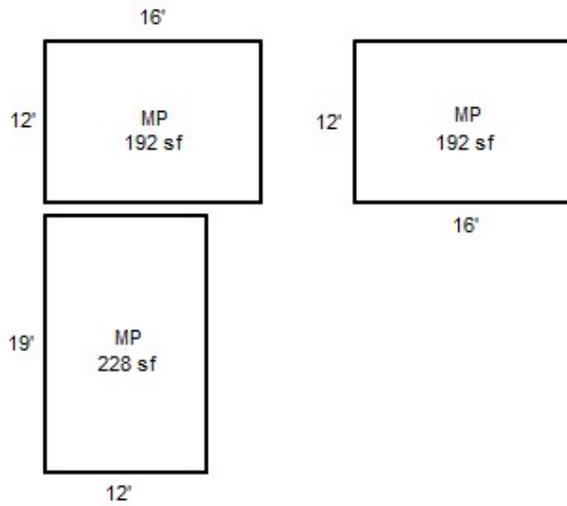
| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 4 | Finished | 192 | 0 | 0 | 2002 | 2002 | FAIR | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

R45473
103W01B 01600
SCALE=1:20





K45473
PR/DW

11-21-17



R45473
MA

11-21-17



R45473

MP4 12X16

11-21-17



R45473

MP5, MP6

11-21-17



Acct ID: 545473 MTL: 103W01B001600 Date: 7/10/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 2514 ADAMS LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 131055 Year: 2024

Last Date Appraised: 11/21/2017 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: LEKKI, JUDITH F Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 215510
 RMV Land: 199550 RMV Imp: 199210 RMV Total: 398760 MAV: 215510 MSAV: 0 SAV: 0
 Comment: _____

Notations

No notation data available.

24-25 cycle

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------------------------------|-------|-----------|-----------|
| 1 | MKTG | OSD - GOOD <i>AVB</i> | 55000 | 14530 | 0 |

Land

Site: 1 Code Area: 14530 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 144550 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2003-04 REAPPRAISAL. 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1971 Eff Year Blt: 1988 Sq.Ft: 1716 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 189560
 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 | 3 | Finished | 1716 | 3 | FB-2 | 1971 | 1988 | KIT-, HVAC+, ROOF, BATH - 2 | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-----------------------------|--------------|-----------------|-----------------|-----------------|--------------|----------------|
| ASPHALT DRIVEWAY | 3 | 2804 | 1971 | 6225 | 1 | Y N |
| YARD IMPROVEMENTS GOOD | 4 | 1 | 1988 | 30876 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4480
 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 | 6 | Finished | 192 | 0 | 0 | 1998 | 1998 | FAIR | Y N |

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 228 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 19x12 RMV: 2990
 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 | 228 | 0 | 0 | 1998 | 1998 | 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: 2002 Eff Year Blt: 2002 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 2180
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

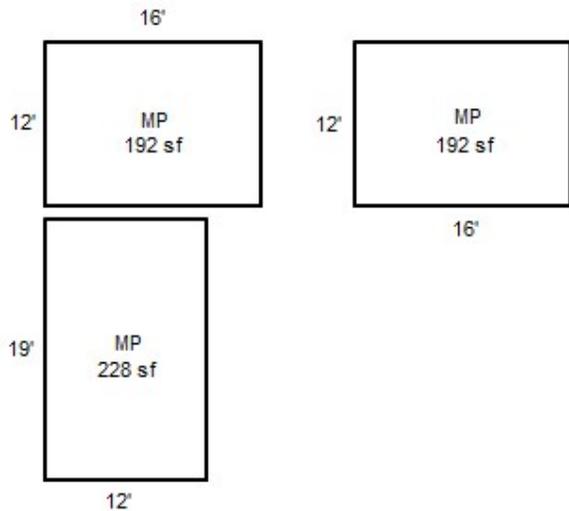
Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 192 | 0 | 0 | 2002 | 2002 | |
| | | | | | | | | Exception: Y N |

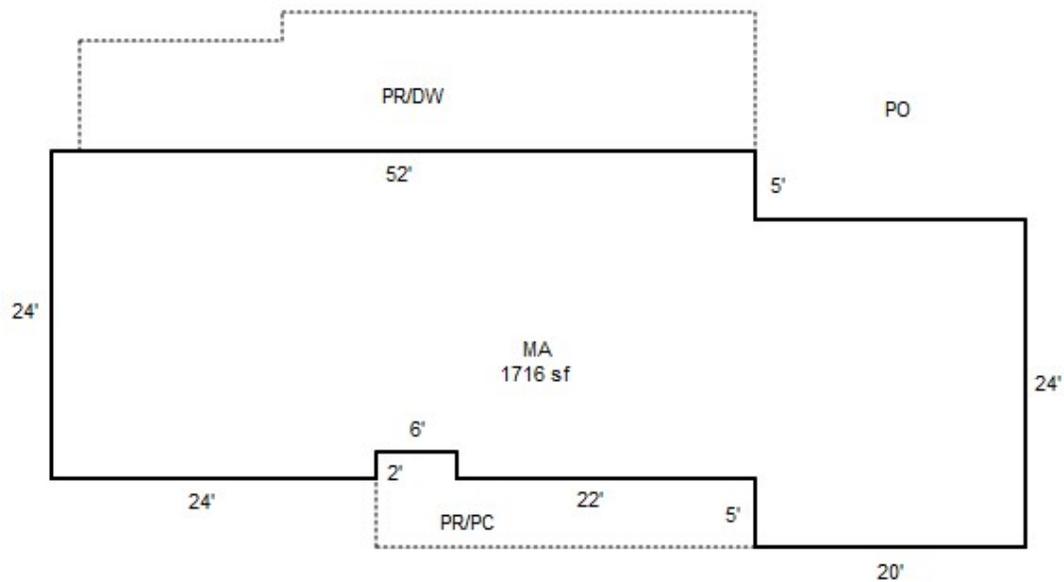
Accessories

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

R45473
103W01B 01600
SCALE=1:20



wood cover
TL 



AD
MNL 8/19/23
23 cycle



145473
PR/DW

11-21-17



R45473

MA

11-21-17



R45473

MP4 12X16

11-21-17



R45473

MP5, MP6

11-21-17





7/10/24

103W01B 01600

R45473

401 02F F31 81400130

PRICE,JEANETTE A 1/6 INT &

0.5 Acres

ANDREW CHURCH SUB-DIV LOT 8 BLK 2
ANNEXATION NO 83-14

2514 ADAMS LN SE

0-000-13944-00601-000
BUILDING DIAGRAM AND OUTBUILDINGS

70680-130

ACCT. NO.

21185-291 (1245473)

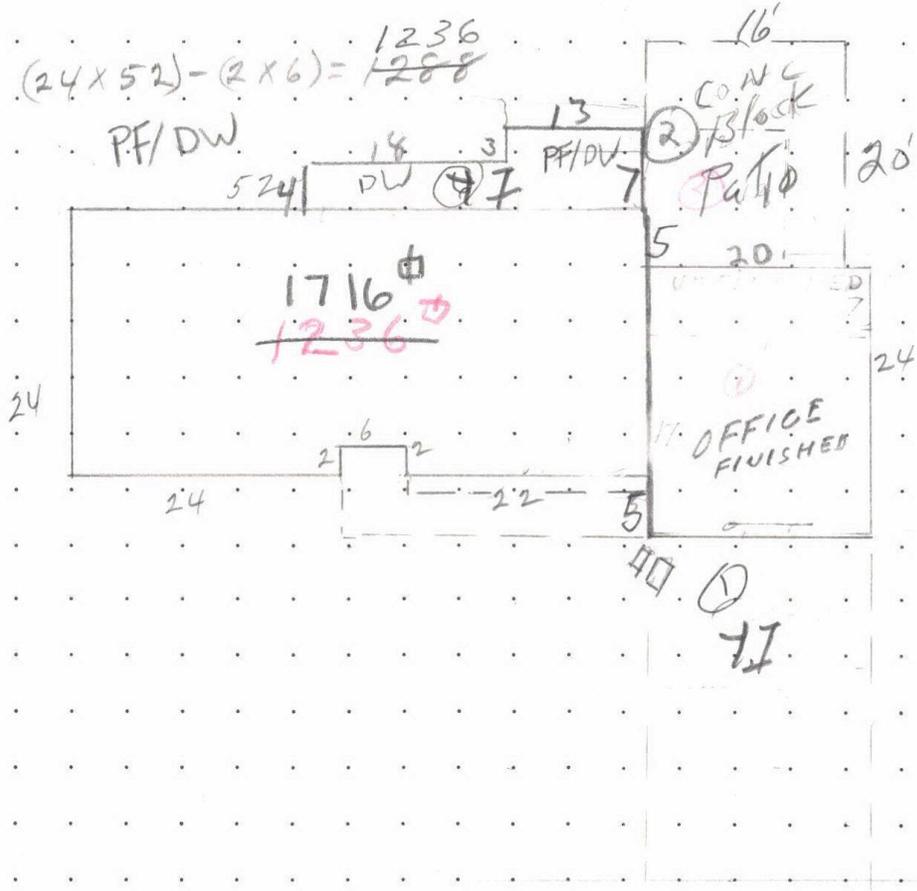
MAP NO.

B10-3W

1600

16 MP6
 ⑤ 12
 ④ 19 MP5 CD
 ③ 12
 MP4 12
 16

$(24 \times 52) - (2 \times 6) = 1236$
 ~~1288~~



2514 ADAMS LN. SE

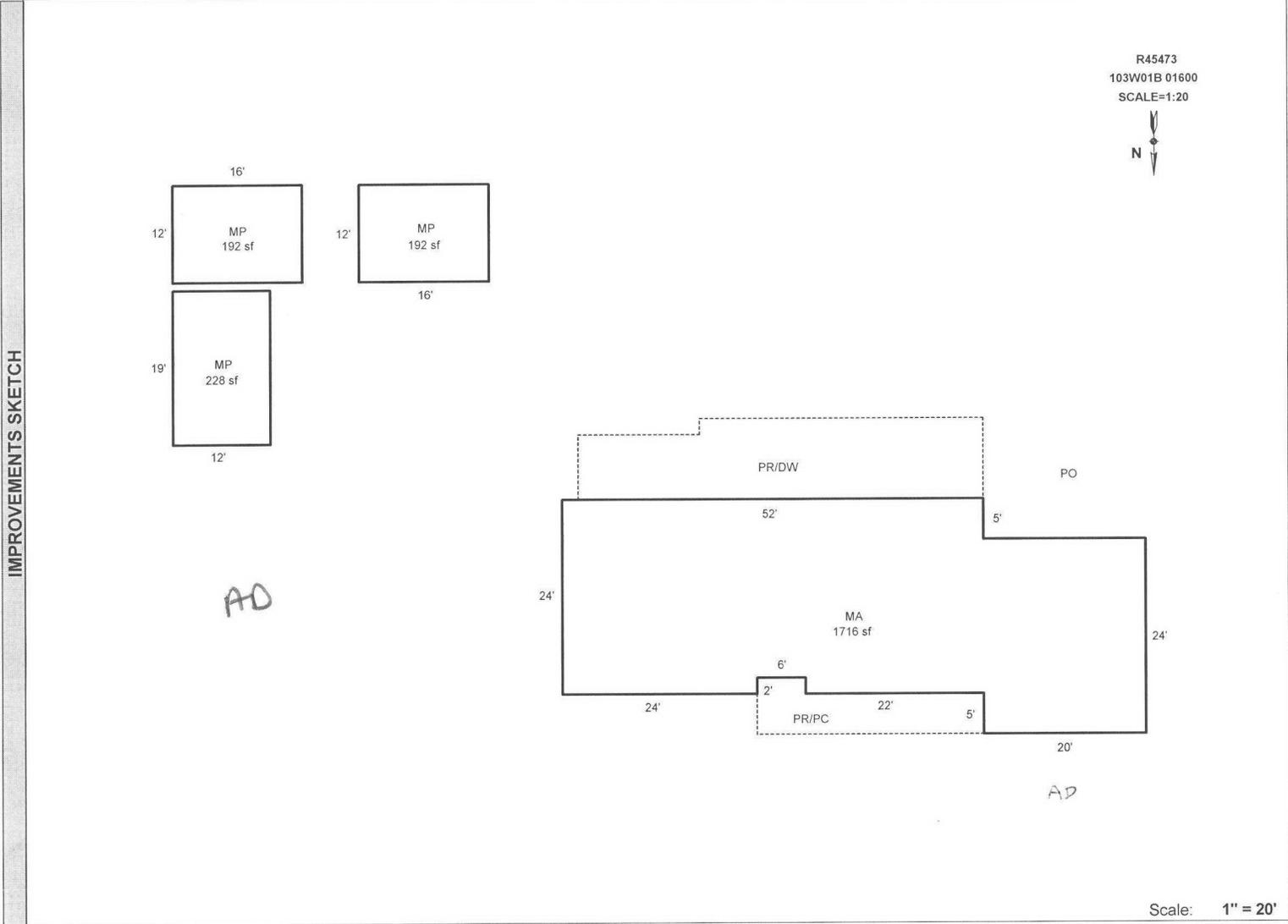
| MEASUREMENT VERIFIED | | REMARKS: |
|----------------------|-------|--|
| DATE | BY | |
| 71 | LOS | B1971 1248 - 12 $(24 \times 52) - (2 \times 6) = 1236$ |
| 8-20-84 | Allyn | |
| 9/1/93 | 52 | |
| 6/18/03 | 52 | |
| 11/21/17 | 24 | |

SKETCH/AREA TABLE ADDENDUM

Parcel No 103W01B 01600

File No R45473

| | |
|---------|---|
| SUBJECT | Property Address 2514 ADAMS LN SE |
| | City JEFFERSON County MARION State OR Zip 97352 |
| | Owner |
| | Client |
| | Appraiser Name |



Scale: 1" = 20'

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | |
|---|---------------------------|-------------|--------|----------|-----------|------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals |
| | GLA1 | MA | 1.00 | 1716 | 206 | 1716 |
| | GBA1 | MP | 1.00 | 192 | 56 | |
| | | MP | 1.00 | 228 | 62 | |
| MP | | 1.00 | 192 | 56 | 612 | |
| <p>Net LIVABLE Area (rounded w/ factors) 1716</p> <p>Net BUILDING Area (rounded w/ factors) 612</p> | | | | | | |

| Comment Table 1 | |
|----------------------------|-----------------|
| DRAWN BY JRONDEMA 11/29/17 | |
| Comment Table 2 | Comment Table 3 |
| 11-29-17 #24 | |

R45473 103W01B 01600

Prop Class: 401 Prop Code: F31 Fran: 73

Appr #: 24 Date: 11-21-17

Situs Address 2514 ADAMS LN SE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner LEKKI, DAVID J &

Pictom

Other: _____

RMV Land: 130,000

RMV Imps: 126,830

RMV Total: 256,830

M50 Total: 180,520

For: 2017-2018

Notes: Update Inv. TTD owner

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F Adj: RLCM3
 Class: 3 Roof:
 Area: 1716 Eff 1716 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: % Comp: _____
 Found: Heat/AC: HP Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: Year: 1971 Eff: 1988 RMV: 109,420
 Exc Code: Comment/Adj: N/C L/S: _____

Accessory Improvements

Seg: 1.2 AD RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2804 Eff: 2804 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: 1971 RMV: 1,680
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 1.3 Y13A RESIDENTIAL
 Method: R05 Y14G Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 6,000
 Exc Code: Comment/Adj: Lg PR/DW, PD + small PR/PC L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM
 Class: 6 Roof Style: GAMBRL
 Area: 192 Eff: 192 Flooring: CONC
 Dimens: 16 x 12 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: PLYWD;8FT Fireplace: Year: Eff: 1998 Value: 4,040
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 3.1 MP MULTIPURPOSE BLDG
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM
 Class: 5 Roof Style: SHED
 Area: 228 Eff: 228 Flooring: CONC
 Dimens: 19 x 12 Plumbing: Electrical: 110V % Comp: _____
 Found: FRAME Heat/AC: Bedrooms: Func: _____
 Ex Wall: WOOD;8FT Fireplace: Year: Eff: 1998 Value: 3,600
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 4.1 MP MULTIPURPOSE BLDG
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
 Class: 4 Roof Style: SHED
 Area: 192 Eff: 192 Flooring: WOOD
 Dimens: 12 x 16 Plumbing: Electrical: % Comp: _____
 Found: FRAME Heat/AC: Bedrooms: Func: _____
 Ex Wall: WOOD;8FT Fireplace: Year: Eff: 2002 Value: 2,090
 Exc Code: Comment/Adj: N/C L/S: _____







R45473
PR/DW

11-21-17



R45473

MP4 12X16

11-21-17



R45473

MP5, MP6

11-21-17



R45473

MA

11-21-17