

Summary

Lead Appr: WW 11/6 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Impd

Print Date: 9/29/2025

Acct ID: 556168 MTL: 093W18CC00500 Date: 10/22/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
Situs: 3824 BUENA VISTA RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 99162 Year: 2025

Last Date Appraised: 08/31/2018 Appraiser: MATT LORD Tag: Y N Tag info: \_\_\_\_\_  
Owner: VILLEDA CORTEZ, MIGUEL ANGEL Last Sales Date: 06/30/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 155270  
RMV Land: 245340 RMV Imp: 147970 RMV Total: 393310 MAV: 155270 MSAV: 0 SAV: 0  
Comment: \_\_\_\_\_

43

OSDs 26.27 SALES

SELLER FINANCIAL ORG.

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 14530     | 0         |

Land

Site: 1 Code Area: 14530 Size: 0.84 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
Class: 2BBS Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 195340 Exception: Y N  
Adjustment(s): 6 Soil Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
Comments: .03-04 REAPPRAISAL. 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 1512 % Complete: 100.00  
Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 134230  
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      | 1512       | 2    | FB-2  | 1945   | 1945       | FP - 1, HVAC, ROOF, KIT-, BATH - 2 | Y N       |

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100.00  
Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 3400  
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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |           |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 3     | 1         | 0          | 3210 | 1        |
| Exception: Y N         |       |           |            |      |          |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 864 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 5170  
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      | 864        | 0    | 0     | 1987   | 1987       | 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: 1987 Eff Year Blt: 1987 Sq.Ft: 864 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 5170  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

Floors

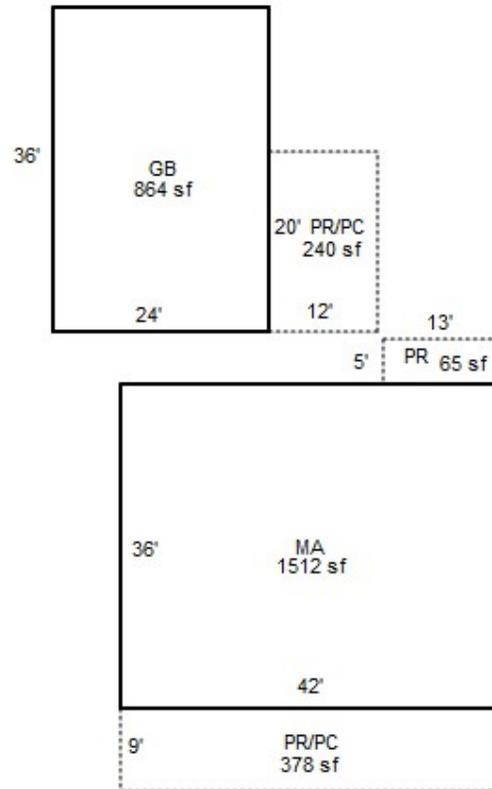
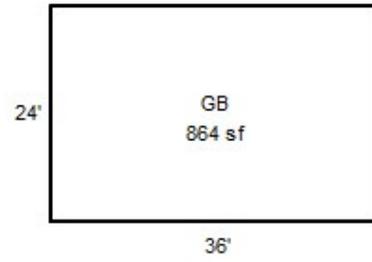
| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 5     | Finished      | 864        | 0    | 0     | 1987   | 1987       | FAIR      | Y N       |

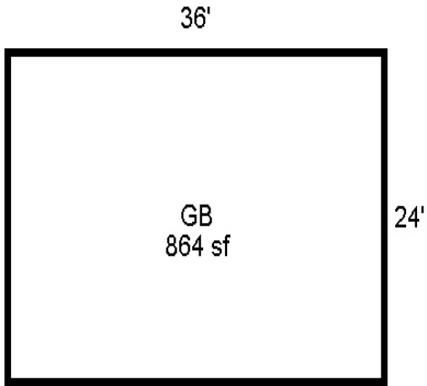
Accessories

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

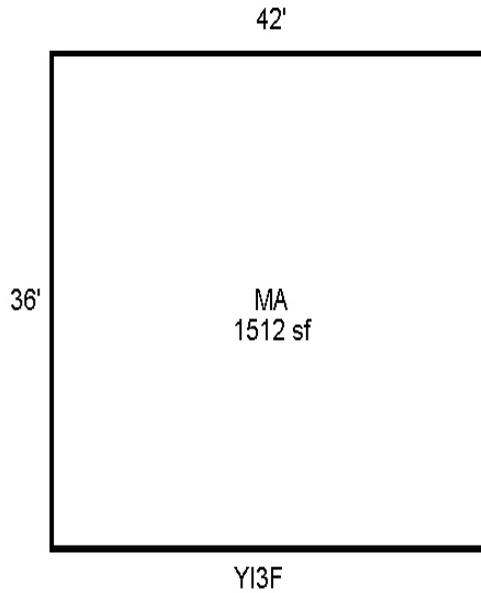
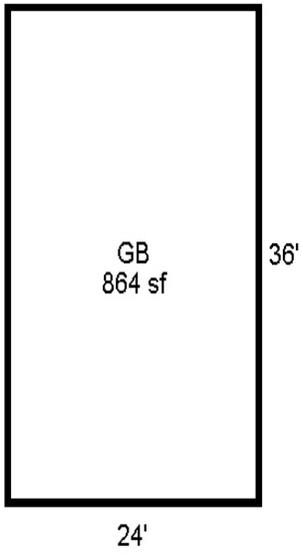
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

R56168  
093W18CC00500  
SCALE=1:30





R56168  
093W18CC00500





R56168

GB 36X24 (12')

8/31/18



R56168

GB 36X24 (8')

8/31/18



R56168

MA

8/31/18



093W18CC00500

R56168

401

02F

F31

81400130

SYLVA, MANUEL & ROSALIE-TRUSTEES

0.84 Acres

NEW SIDNEY ADDITION LOTS 1, 2 & 3 BLK 1  
ANNEXATION NO 83-14

3824 BUENA VISTA RD S

R 56168

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO: 093W 18 CC TAX LOT: 0050

24

GB

36

24

GB

36

pu  
6x6  
wv

42

36

pa/pc

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 1945

ADDRESS: 3824 Luena Vista RS

SALES Date Amt.

DATE

BY

BUILDER:

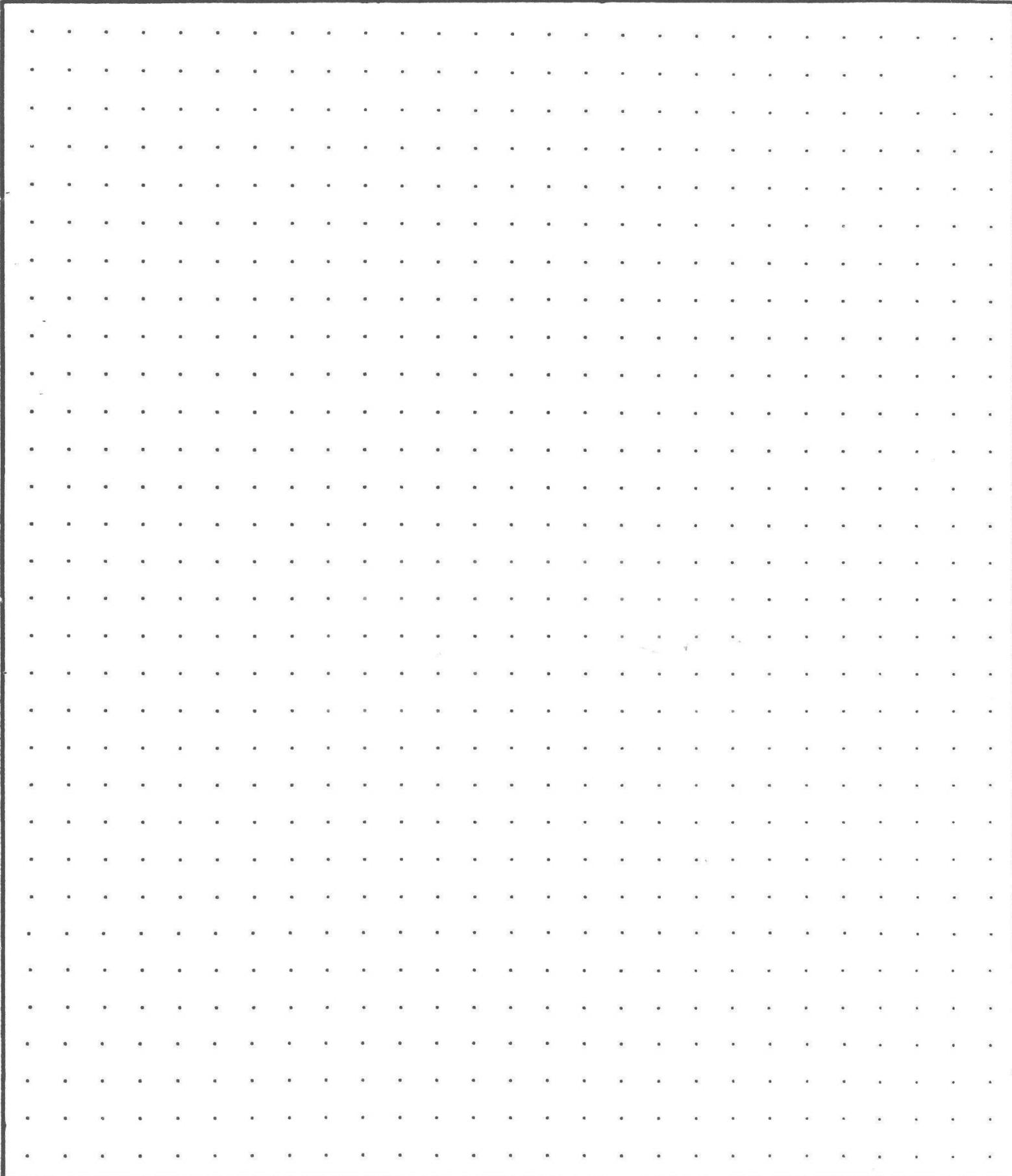
REMARKS:

7-31-09  
8-31-18

yr  
24

w  
cycle

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |



**CALCULATIONS:**

**SCALE: 1" = 20'**

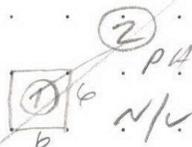
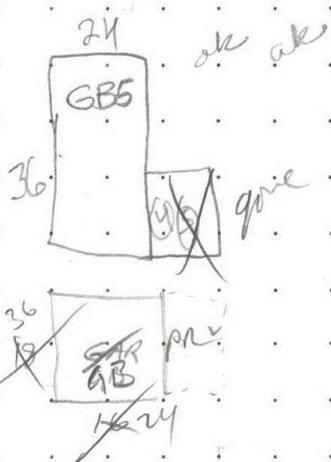
20814

BUILDING DIAGRAM AND OUTBUILDINGS

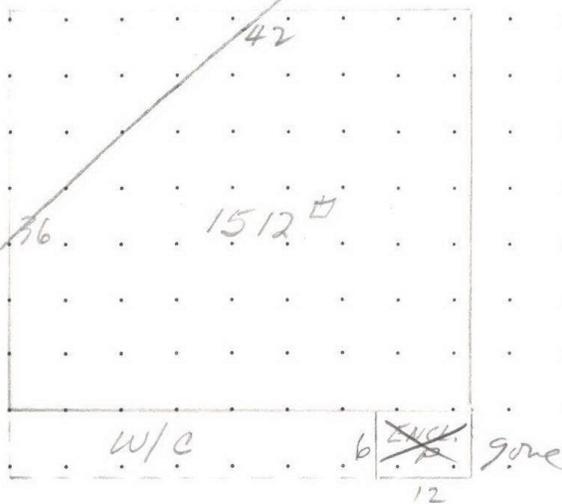
18CC-9-3W

73490-000  
ACCT. NO. 0000 63722 00001-000

MAP NO. 18CC-9-3W TL 500



See New  
Case!



Rt. 1, Box 122, JEFFERSON

MEASUREMENT VERIFIED

REMARKS:

BLT. 1945

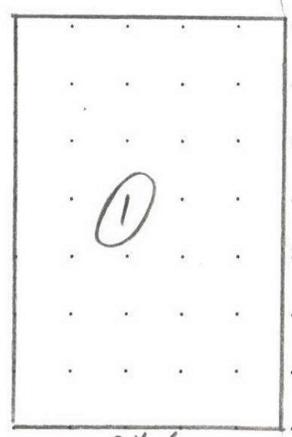
| DATE    | BY  |
|---------|-----|
| 8-19-66 | OCP |
| 9-5-84  | (7) |
| 8-3-93  | Don |
| 6-23-03 | 28  |
| 7-31-09 | 42  |

N.V.  
mapper  
w

~~0-000-63722-00036-000~~  
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 73490-~~000~~000

MAP NO. 18-9-305 1800#500



all

36.6

gambrel

24.6

Johnston Street.

|                      |          |  |
|----------------------|----------|--|
| MEASUREMENT VERIFIED |          | REMARKS: New Barn Built 1981 for 82-83 tax yr. |
| DATE                 | BY       |  |
| 10-23-81             | #50 E.H. |  |

20815

BUILDING DIAGRAM AND OUTBUILDINGS

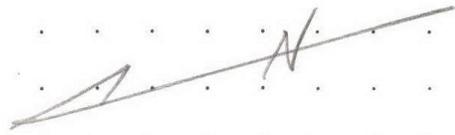
18CC-9-3W

ACCT. NO.

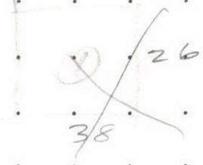
73490-~~210~~ 000

MAP NO.

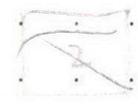
500



JOHNSTON ST.



GONE  
1-90



PT. JEFER

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

2-5-84

(7)

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W18CC00500

File No R56168

SUBJECT

Property Address 3824 BUENA VISTA RD S

City JEFFERSON

State OR

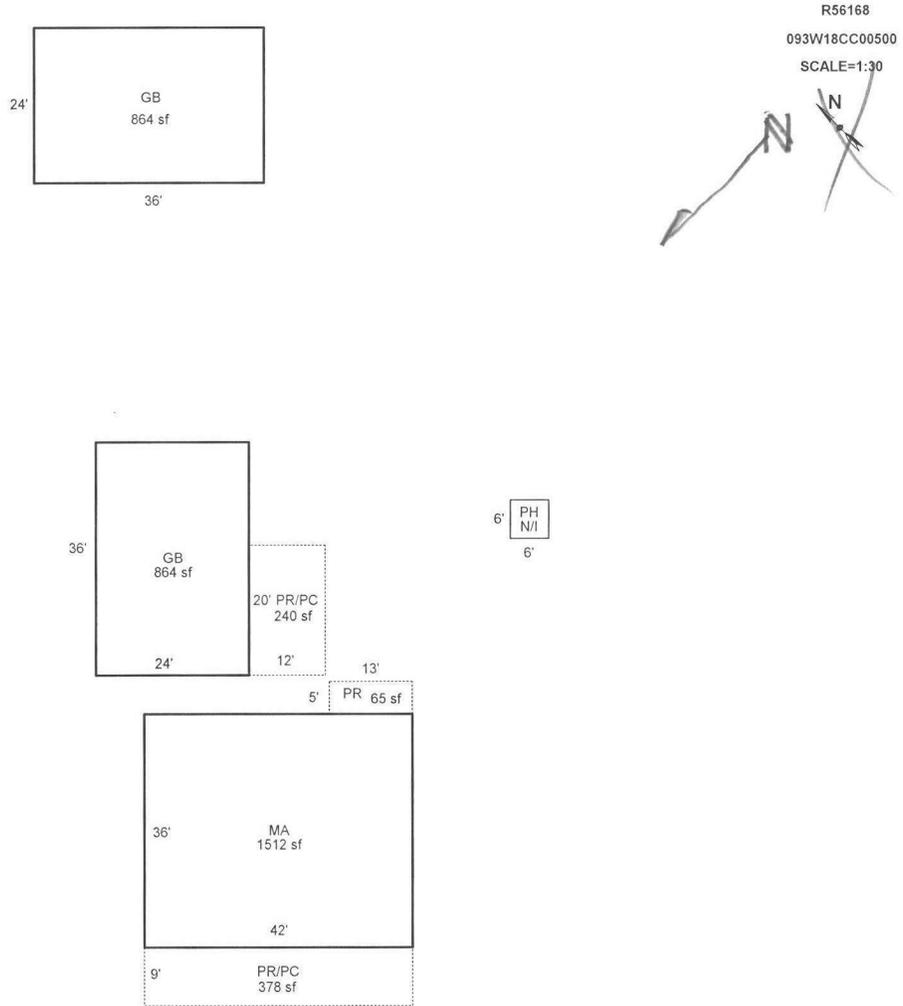
Zip 97352

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   | 1512     | 156       | 1512       |
| GBA1                                   | GB          | 1.00   | 864      | 120       |            |
|  | GB          | 1.00   | 864      | 120       | 1728       |
| P/P                                    | PR/PC       | 1.00   | 240      | 64        |            |
|  | PR          | 1.00   | 65       | 36        |            |
|  | PR/PC       | 1.00   | 378      | 102       | 683        |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 1512       |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 1728       |

#### Comment Table 1

APEX drawn by AC 9/24/09  
UPDATED BY JRONDEMA 9/13/18

#### Comment Table 2

#### Comment Table 3

R56168 093W18CC00500 Prop Class: 401 Prop Code: F31 Fran: 24 Appr #: 24 Date: 8/31/18

Situs Address 3824 BUENA VISTA RD S  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner GOODIN, COLLIER E &  Pictom Other: \_\_\_\_\_

RMV Land: 155,420 RMV Imps: 105,180 RMV Total: 260,600 M50 Total: 126,280 For: 2018-2019

Notes: N/C

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: ROLL Int Comp: Adj: RLCM3  
Class: 3 Roof:  
Area: 1512 Eff 1512 Flooring:  
Dimens: x Plumbing: BATH2 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: BB Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: HRTH-P Year: 1945 Eff: 1945 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 88,330  
Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.2 YI3F RESIDENTIAL**  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style:  
Area: 1 Eff: 1 Flooring:  
Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: RMV: 5,000  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: N/C Inc PR/PC 42x9, PR 13x5, PR/PC 12x20 L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
Class: 5 Roof Style: GABLE  
Area: 864 Eff: 864 Flooring: CONC  
Dimens: 36 x 24 Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex. Wall 12FT;BKENAM Fireplace: Year: Eff: 1987 Value: 5,820  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
Class: 5 Roof Style: GABLE  
Area: 864 Eff: 864 Flooring: CONC  
Dimens: 36 x 24 Plumbing: Electrical: 110V % Comp: \_\_\_\_\_  
Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex. Wall 8FT;BKENAM Fireplace: Year: Eff: 1987 Value: 6,030  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_



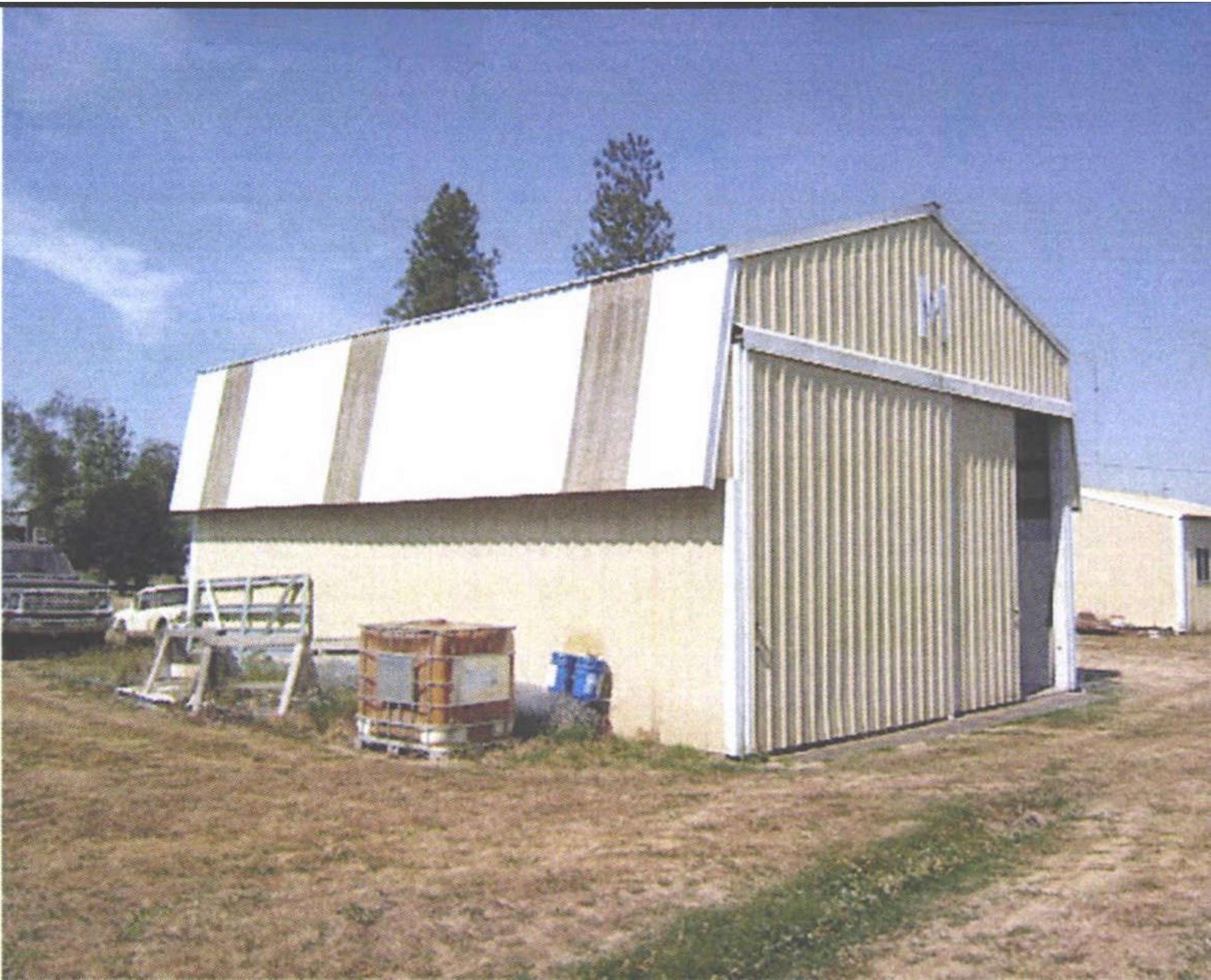
R 56168 7/31/09



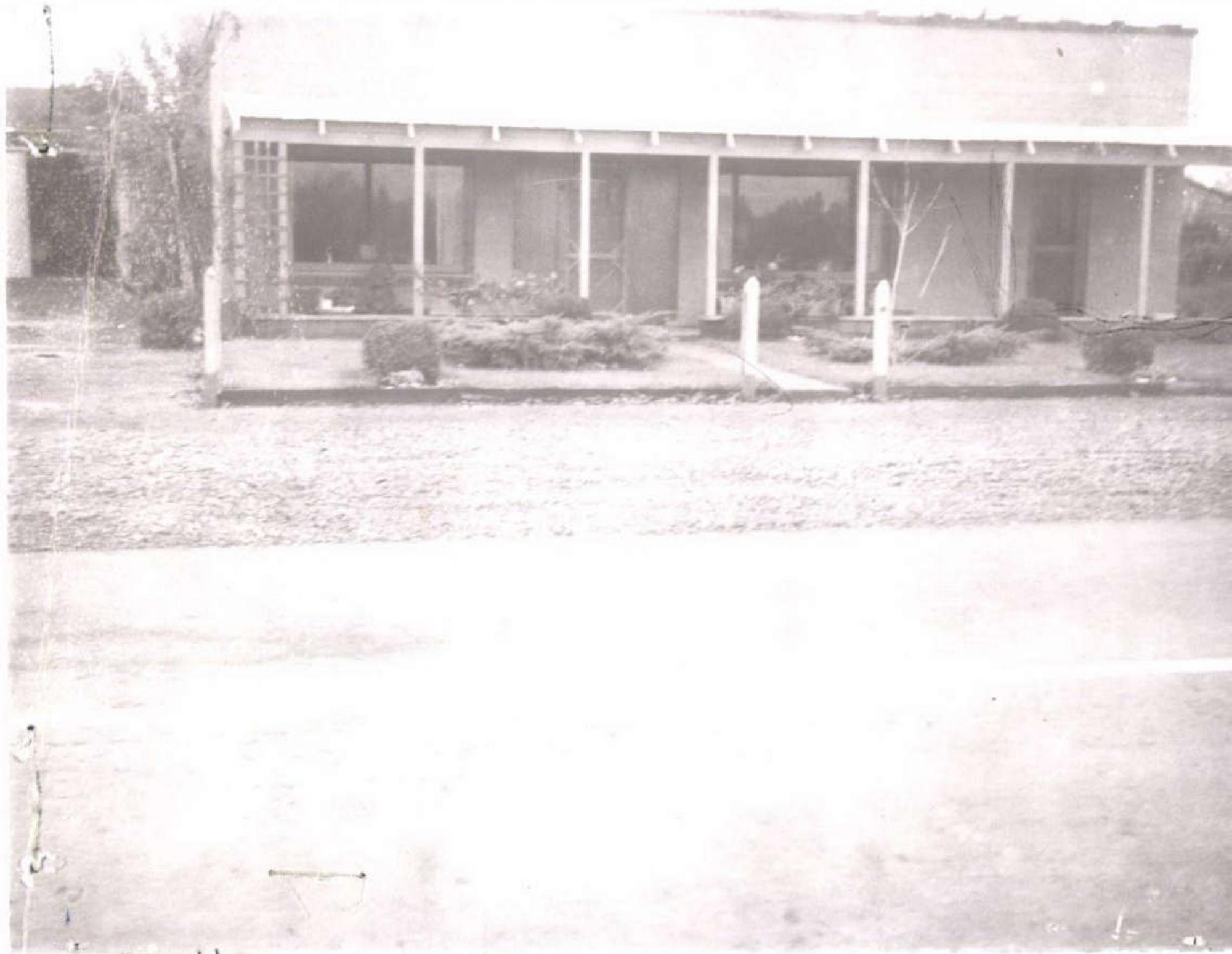
R5B168 7/31/59



RSB168 7/31/09









R56168

GB 36X24 (8')

8/31/18



R56168

MA

8/31/18



R56168

GB 36X24 (12')

8/31/18