

Summary Lead Appr: WW 11/6 Clerk: _____ Lead Clerk: _____ Appr: MDL Inspect Print Date: _____

Acct ID: 556929 MTL: 103W02BB01600 Date: 10/23/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 1770 EIDER ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 130093 Year: 2025

Last Date Appraised: 03/05/2025 Appraiser: MATT LORD Tag: Y N Tag info: _____
 Owner: ROBB, RYAN PATRICK Last Sales Date: 03/25/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 97820
 RMV Land: 119560 RMV Imp: 169420 RMV Total: 288980 MAV: 97820 MSAV: 0 SAV: 0
 Comment: 25-26: L3 MDL 3.5.25 CYCLE

34

OSDs 26-27 Sales MLS 824482 Dom 69

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

Land

Site: 1 Code Area: 14530 Size: 0.25 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 69560 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 25-26: UPDAED LAND CLASS // 2003-04 REAPPRAISAL. /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1950 Eff Year Blt: 1977 Sq.Ft: 1200 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 167390
 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	1200	2	FB-1	1950	1977	HVAC, FP - 1, KIT, ROOF, BATH - 1	Y N
Carport Attached	3	Unfinished	400	0	0	1995	1995	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1977	14830	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 77 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 11x7 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	4	Finished	77	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: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 252 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 12x21 RMV: 2030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

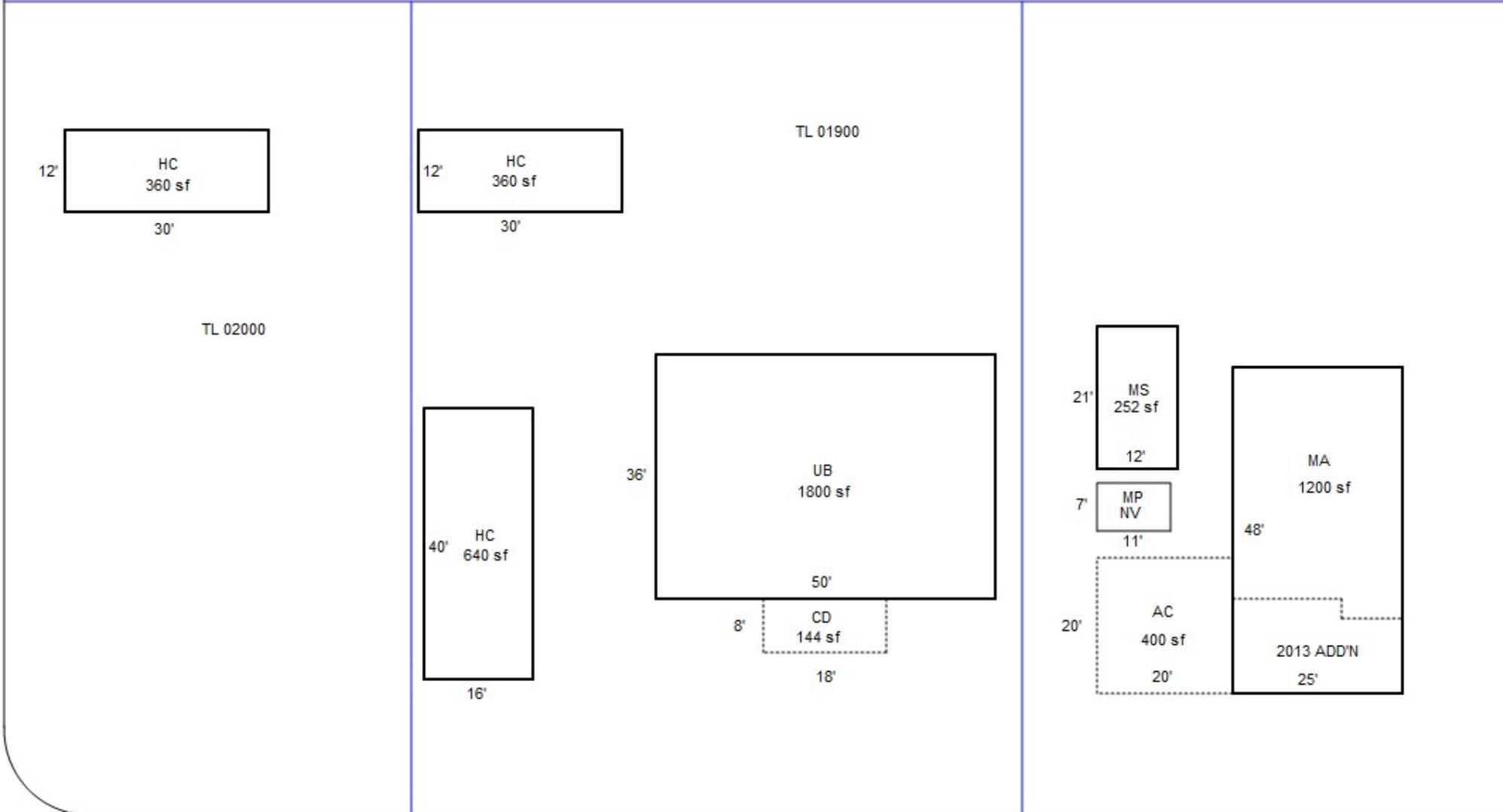
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	4	Finished	252	0	0	2005	2005	FAIR	Y N

Accessories

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

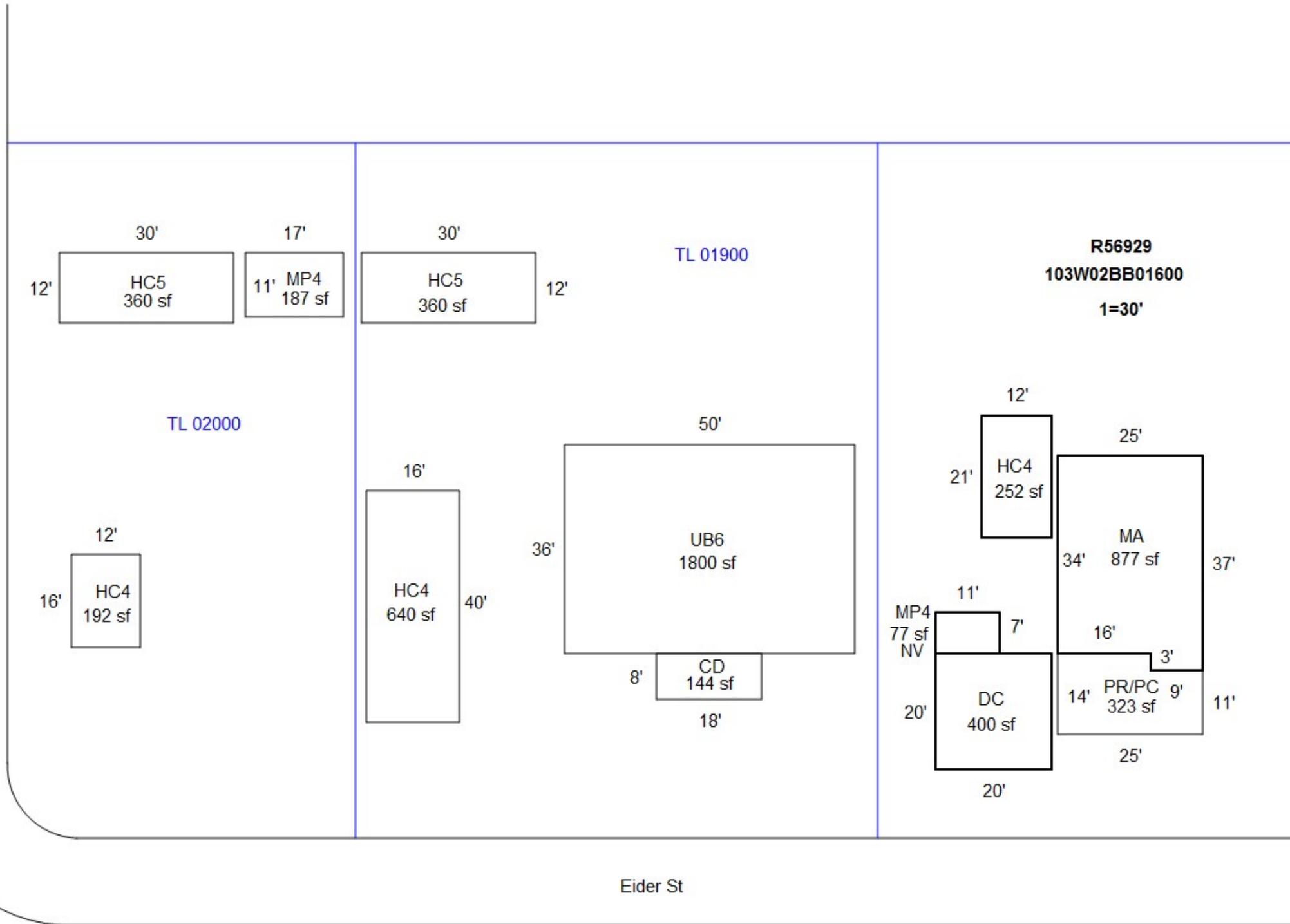


Maple St



Eider St

Maple St



Eider St



R56929
MA BACK

6-18-18



R56929
MA SIDE

6-18-18



R56929
MA,AC

6-18-18

R56929
MP N/V

6-18-18



R56929
MS

6-18-18



103W02BB01600

R56929

401 02F F21

81400130

KRAMER, EDWARD W

0.25 Acres

OAK DALE LOT 9 BLK 2 ANNEXATION NO 83-14

1770 EIDER ST SE

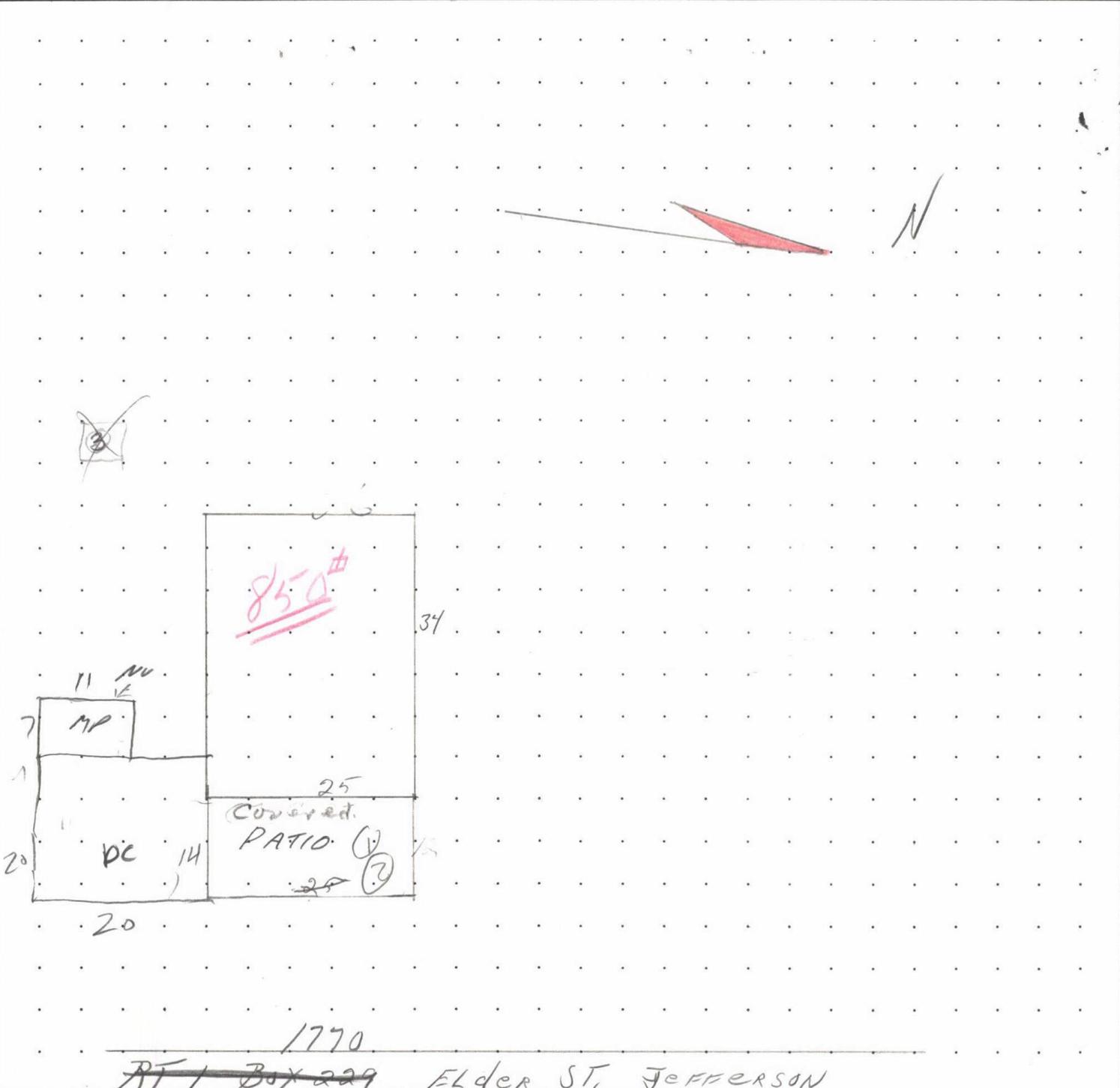
0-000-65787-00221-000
BUILDING DIAGRAM AND OUTBUILDINGS

73690-210

ACCT. NO. 21259

MAP NO. 2BA-10-3W

1600



~~RT 1 Box 229~~ 1770 ELDER ST, JEFFERSON

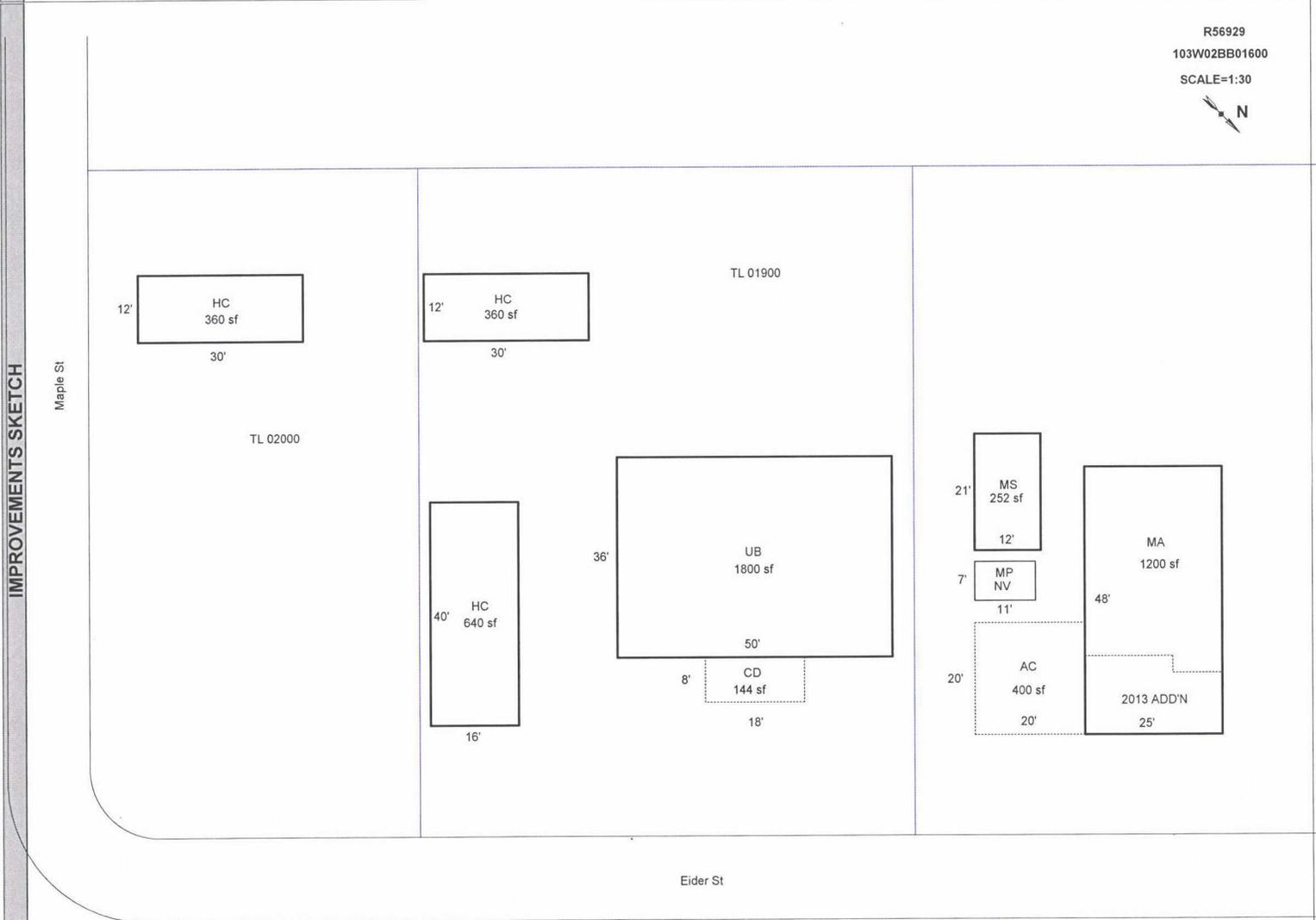
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	B1950 25 x 34 = 850 cycle
5-29-68	B. H.	
10-8-84	A/Haw	
8/4/93	52	
5/27/03	A/29	
4/18/18	24	

SKETCH/AREA TABLE ADDENDUM

Parcel No 103W02BB01600

File No R56929

SUBJECT	Property Address 1770 Eider St SE		
	City Jefferson	State OR	Zip 97352
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Description	Factor	Net Size	Perimeter
	GLA1	MA	1.00	1200	146
	GBA1	HC	1.00	360	84
		HC	1.00	360	84
		HC	1.00	640	112
		UB	1.00	1800	172
		MS	1.00	252	66
	GAR	AC	1.00	400	80
	P/P	CD	1.00	144	52
				3412	
				400	
				144	
	Net LIVABLE Area		(rounded w/ factors)	1200	
	Net BUILDING Area		(rounded w/ factors)	3412	

Comment Table 1	
Apex by RW 05/27/08 UPDATED BY JRONDEMA 6/28/18	
Comment Table 2	Comment Table 3

R56929 103W02BB01600

Prop Class: 401 Prop Code: F21 Fran: 24

Appr #: 24 Date: 6/18/18

Situs Address 1770 EIDER ST SE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KRAMER, EDWARD W

Pictom

Other: _____

RMV Land: 79,900

RMV Imps: 70,160

RMV Total: 150,060

M50 Total: 61,080

For: 2018-2019

Notes: Update Inv + prop code

Seg: 1.1 MA RESIDENTIAL

Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM2
Class: 3 ~~2~~ 1200 1200 Roof:
Area: 877 Eff 877 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: ST Bedrooms: 2 1977 % Comp: _____
Ex Wall: Fireplace: Year: 1950 Eff: 1965 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 51,730
Exc Code: MIN/MAJ Comment/Adj: Update class + Area + EYB Addition in 2013 L/S: _____

Accessory Improvements

Seg: 1.3 YI2G 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: 6,000
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: Delete Converted to part of MA L/S: _____

Out Buildings

Seg: 1.2 DC AC RESIDENTIAL

Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM3
Class: 3 Roof Style: SHED
Area: 400 Eff: 400 Flooring: DIRT
Dimens: 20 x 20 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall: 8FT; WOOD lap Fireplace: Year: Eff: 1995 Value: 11,490
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: Update seg type + Ex wall L/S: _____

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING

Method: F;N Roof Cover: metal Int Comp: Adj: FLCM
Class: 4 Roof Style: Shed
Area: 77 Eff: 77 Flooring: CONC DIRT
Dimens: 11 x 7 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: BEVEL metal 6' Fireplace: Year: Eff: Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: update Ex wall, Roof cover + style + floor L/S: _____

Seg: 3.1 HEMS HAY COVER

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: 4 Roof Style: SHED
Area: 252 Eff: 252 Flooring: DIRT
Dimens: 12 x 21 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall: 8FT Bkenam Fireplace: Year: Eff: 2005 Value: 940
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: Update seg type + Ex wall L/S: _____

R56929 103W02BB01600 Prop Class: 401 Prop Code: F21 Fran: 24 Appr #: _____ Date: _____

Situs Address 1770 EIDER ST SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KRAMER,EDWARD W Pictom Other: _____

RMV Land: 79,900 RMV Imps: 70,160 RMV Total: 150,060 M50 Total: 61,080 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 AT MKT	005	0.25		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	0.67	Companion Accounts	R56933 R56931	103W02BB01900	

Zone: AR

Routing Slip

Date: 7/5/18 Clerk: Chris Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser 7/1/18 (31)

% Complete % Good

Use % Complete for additions to existing improvements to determine the blended percentage complete of the total improvement.
 Use % Good for improvements with finished additions that need a blend of effective year built to apply to the whole improvement.

Account Num: R56929

Appraiser Num.: 24

Date (mm/dd/yy): 06/18/18

% Complete

	Sq.Ft.	.25 = 25%	% of Whole	
Basement:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
1st Floor:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
2nd Floor:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
Attic:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0

% Good

	Sq.Ft.	.25 = 25%	% of Whole	
Basement Finished:			0%	0
1st floor:	877	74%	73%	0.54
2nd Floor:			0%	0
Attic Finished:			0%	0
Addition:	323	98%	27%	0.26
Total Sq.Ft.:	1,200		100%	0.8

#73

Assessor Monthly Issued Permit Report

PERMIT#: 12-01991 STATUS: ISSUED
 APP TYPE: BUILD APPLIED: 4/10/2012
 CLASS: 0 ISSUED: 2/28/2013
 OCC: EXPIRES: 8/29/2013

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 103W02BB01600 R56929

MANF DEALER:

ADDRESS: 1770 EIDER ST SE JF

MANF DATE:

ACRES: 0.25

WIDTH:

SUBDIV: OAKDALE

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

CONST TYPE: 5B

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	KRAMER, WADE	1770 EIDER ST JEFFERSON OR 97352	541 971-0165
OWNER	KRAMER, EDWARD W	1844 OAK ST SE JEFFERSON OR 97352	

WORK DESC: ENCLOSE PORCH - MUD ROOM ENF 12-01693

VALUATION: \$2,000.00

STORIES: 1

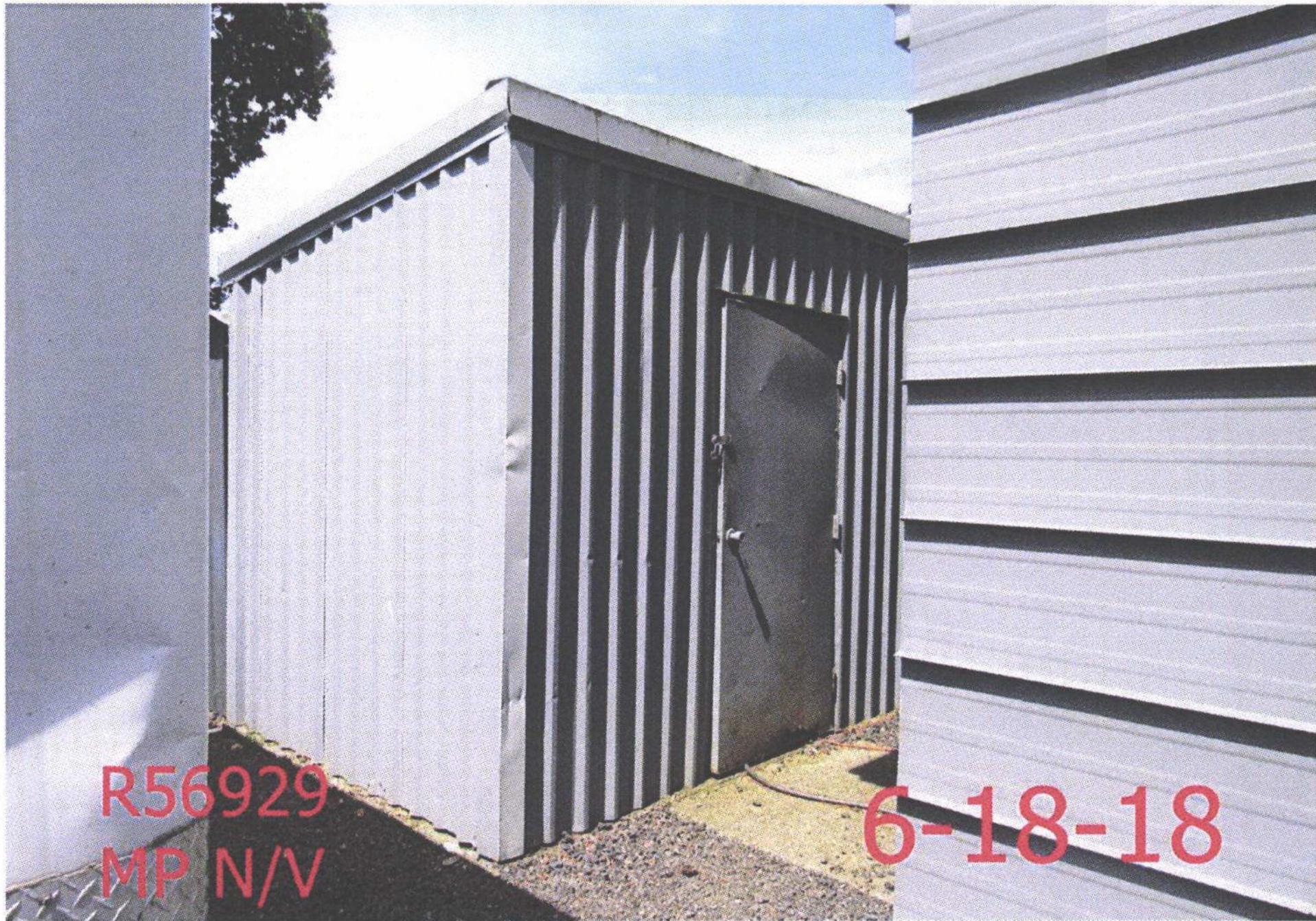
SQUARE FEET

1ST FLOOR:	0
2ND FLOOR:	0
3RD FLOOR:	0
BASEMENT:	0
OTHER:	0
GARAGE:	0
TOTAL SQ. FT.:	0





2003/ 5/27



R56929
MP N/V

6-18-18



R56929
MS

6-18-18



R56929
MA BACK

6-18-18



R56929
MA SIDE

6-18-18



R56929
MA, AC

6-18-18