

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input 11/5/25 Print Date: 9/29/2025

Acct ID: 556942 MTL: 103W02BA01500 Date: 10/23/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409  
Situs: 1894 OAK ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 131539 Year: 2025

Last Date Appraised: 04/03/2025 Appraiser: MATT LORD Tag: Y N Tag info:  
Owner: GARCIA SOLORIO, OMAR Last Sales Date: 05/13/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 99820  
RMV Land: 162360 RMV Imp: 40360 RMV Total: 202720 MAV: 99820 MSAV: 0 SAV: 0  
Comment: 25-26: L3 MDL 4.3.25 CYCLE

OSDs 26-27 n/c HLS 828934 DOM 40

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	14530	0

Land

Site: 1 Code Area: 14530 Size: 15246 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 127360 Exception: Y N  
Adjustment(s): Fire Patrol: Description:  
Comments: 25-26: UPDATED LAND CLASS // 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // 2003-04 REAPPRAISAL. //05-06: CHG OF RECALCULATION LAND TABLE PER #29 //07-08: PT WITH R56941 - UNBUILDABLE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 456 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1128 % Complete: 100.00  
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 47x24 RMV: 33220  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1128	2	FB-2	1970	1970	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 107 Year Blt: 1895 Eff Year Blt: 1895 Sq.Ft: 0 % Complete: 100.00  
Desc: Yard Improvements Dimensions: RMV: 4540  
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	0	1895	4280	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 341 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 384 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 1550  
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	384	0	0	1947	1947	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 232 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1050  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

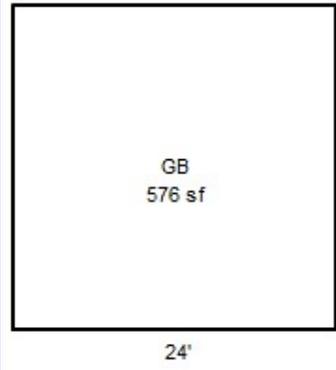
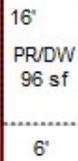
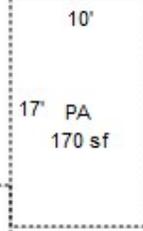
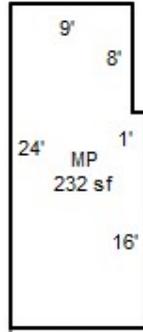
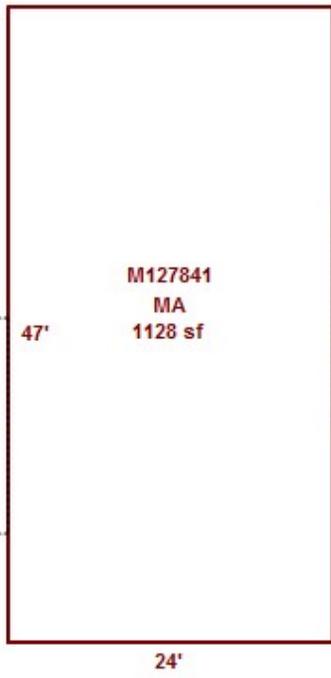
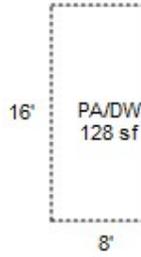
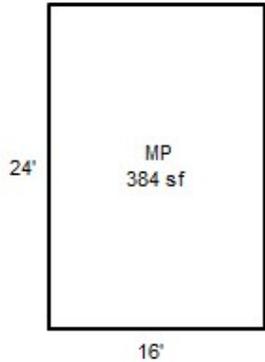
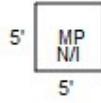
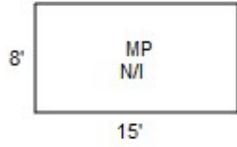
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	232	0	0	1970	1970	FAIR	Y N

Accessories

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

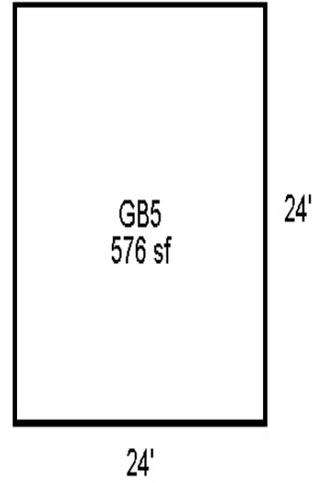
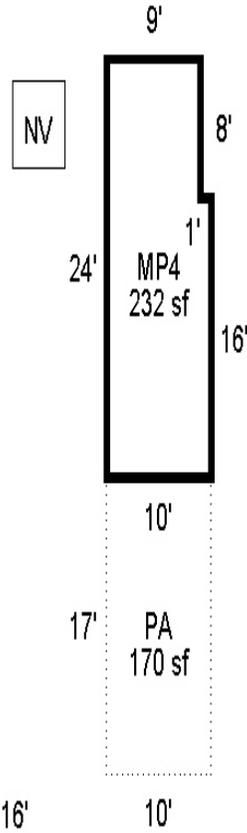
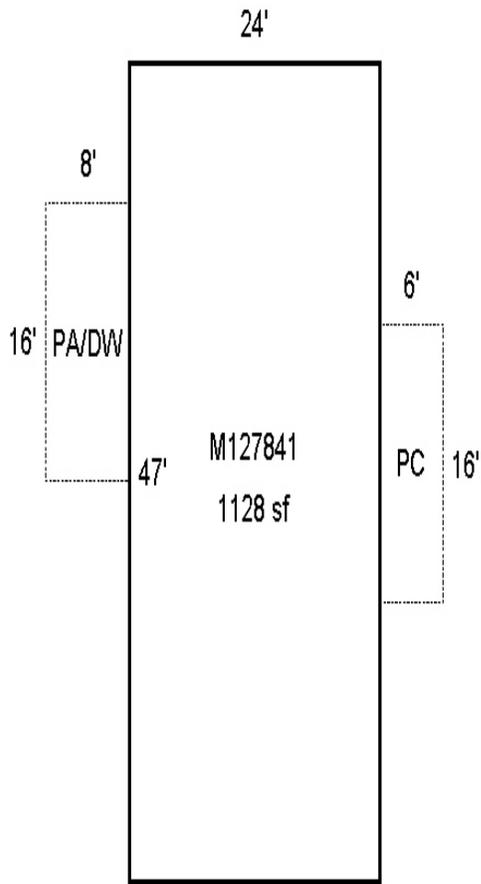
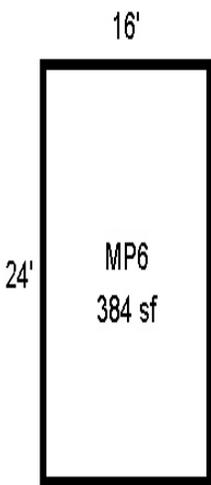
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M127841  
MA

6-18-18



R56942  
MA, MP4

6-18-18



R56942  
MP6

6-18-18

Acct ID: 556942 MTL: 103W02BA01500 Date: 4/3/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 1894 OAK ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 131539 Year: 2024  
 Last Date Appraised: 06/18/2018 Appraiser: MATT LORD Retag: Y (N) Tag info: 4/10/25  
 Owner: GAVIN, ROBERT L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 77770  
 RMV Land: 136100 RMV Imp: 13050 RMV Total: 149150 MAV: 77770 MSAV: 0 SAV: 0  
 Comment:

Notations 25-26 cycle  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	14530	0

Land

Site: 1 Code Area: 14530 Size: 15246 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: RMV: 106100 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // 2003-04 REAPPRAISAL. //05-06: CHG OF RECALCULATION LAND TABLE PER #29 //07-08: PT WITH R56941 - UNBUILDABLE

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 14530 Stat Class: 108 Year Blt: 1895 Eff Year Blt: 1895 Sq.Ft: 0 % Complete: 100  
 Desc: ~~Residential Other Improvements~~ YI Dimensions: RMV: 9060  
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	352	1908	528	1
DECK	1	96	1908	1056	1
DECK	1	128	1940	1774	1
ROOF EXTENSION OR PATIO COVER	1	96	1908	1392	1
ROOF EXTENSION OR PATIO COVER	1	128	1940	2339	1
ROOF EXTENSION OR PATIO COVER	1	170	1895	1972	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 341 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 384 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 2940  
 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	<u>4/6</u>	Finished	384	0	0	1947	1947	FAIR ✓

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 232 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1050  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

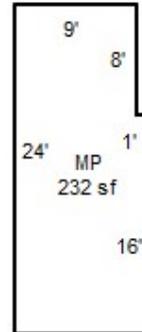
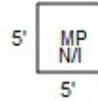
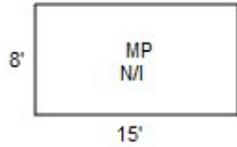
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	232	0	0	1970	1970	FAIR ✓

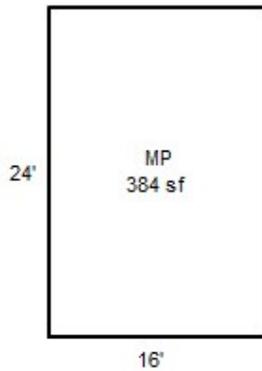
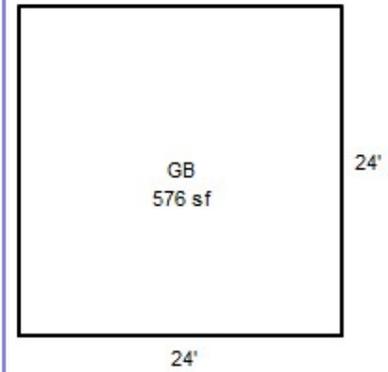
Accessories

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

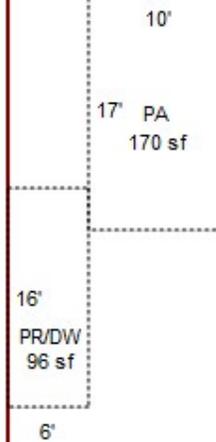
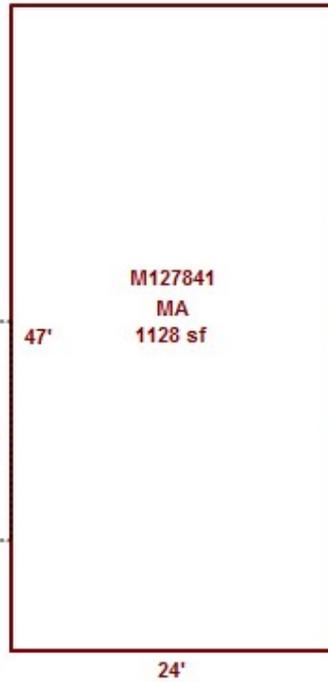
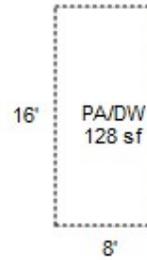
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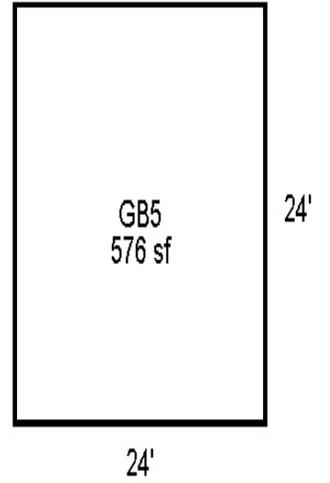
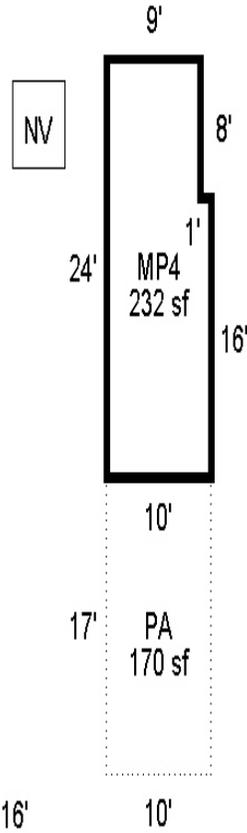
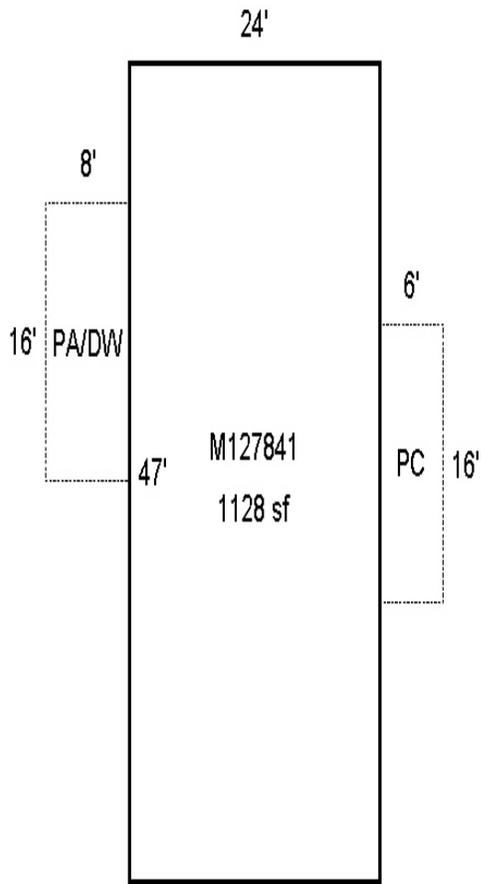
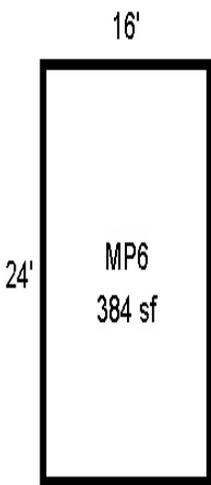


AD



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MA

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R56942  
MA, MP4

6-18-18



R56942  
MP6

6-18-18

103W02BA01500

R56942

401

02F

F09S

81400130

MANN,FRED H

0.35 Acres

OAK DALE LOT 7 BLK 3 ANNEXATION NO 83-14

1894 OAK ST SE

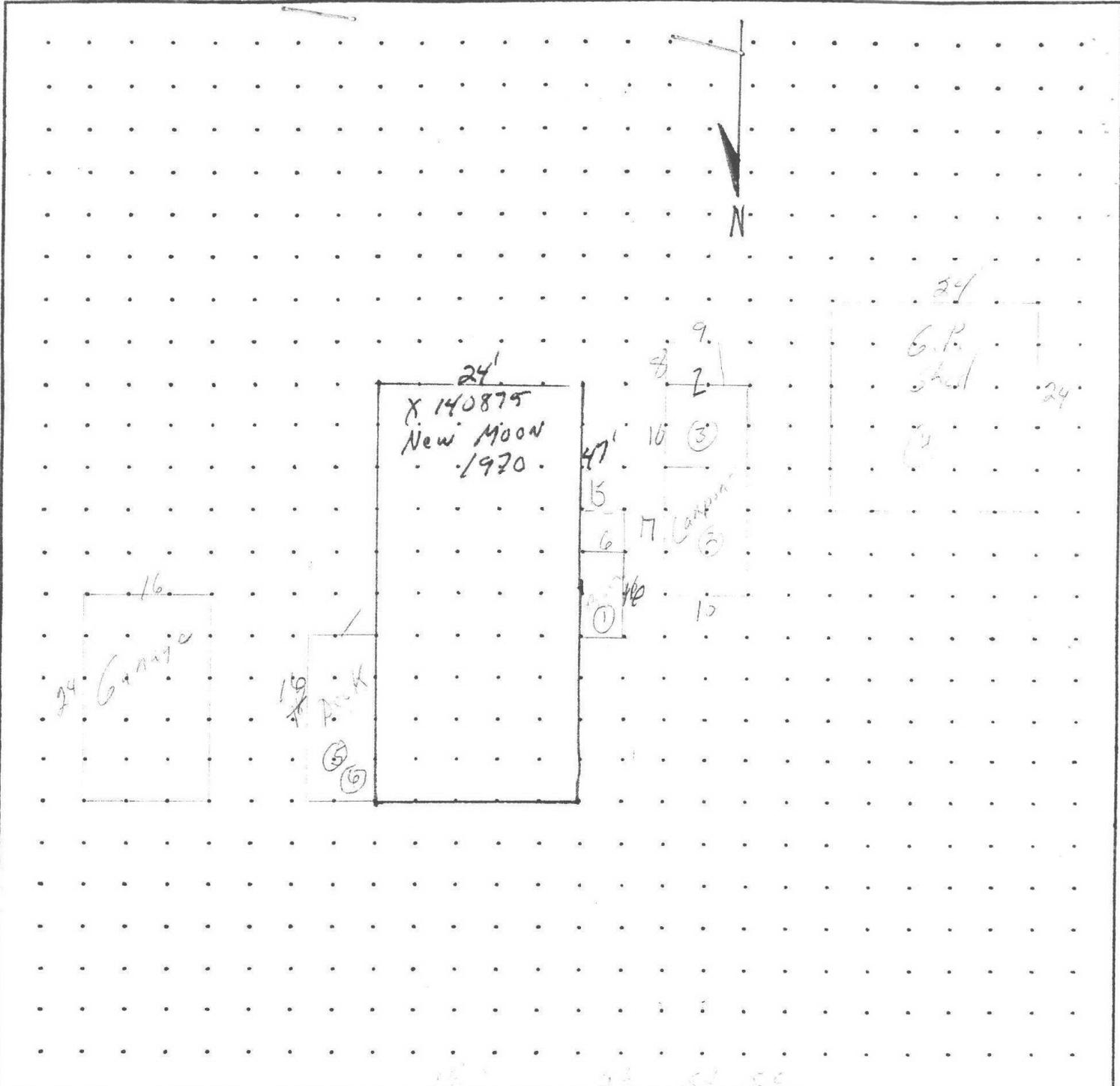
# BUILDING DIAGRAM AND OUTRIIRI DINGS

## BUILDING DIAGRAM AND OUTBUILDINGS

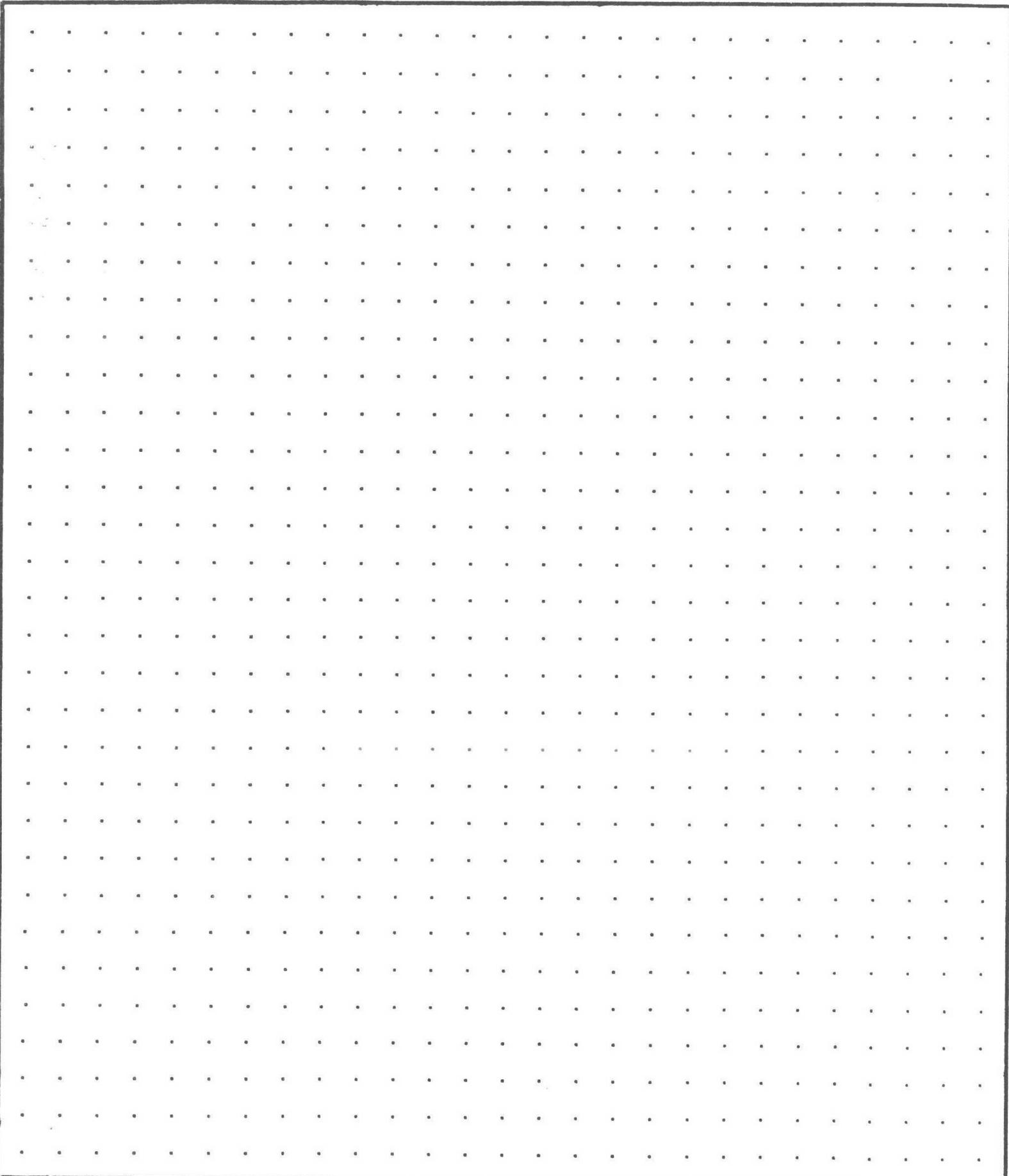
ACCT. NO. ~~73690-340~~ R56 942

MAP NO. <sup>CP</sup> 2-10-3W

1500



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
10-10-84	Allan	cycle
7/24/85	SV	
4/28/03	JP 29	
6/18/18	24	



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 103W02BA01500

File No R56942

SUBJECT

Property Address 1894 OAK ST SE

City JEFFERSON

County MARION

State OR

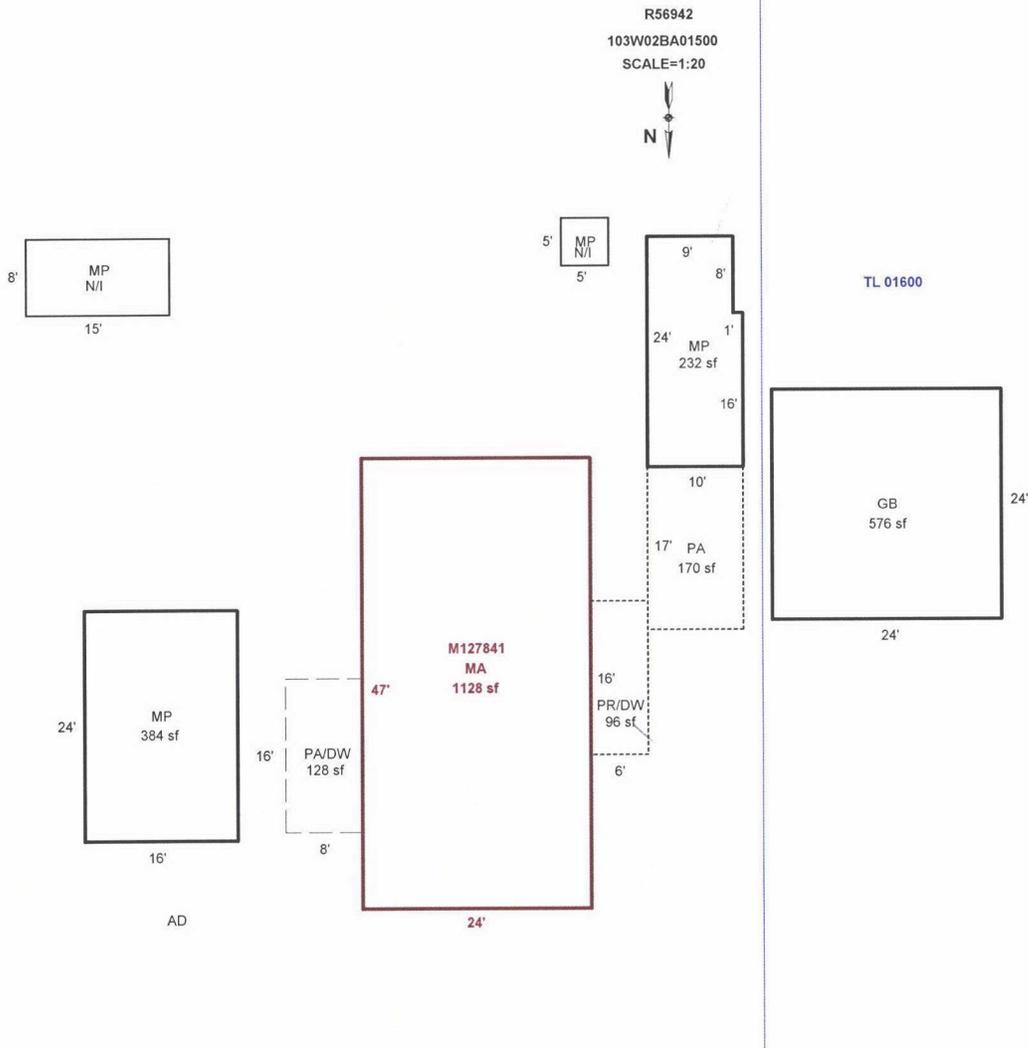
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1128	142	1128
GBA1	MP	1.00	384	80	
	MP	1.00	232	68	
	GB	1.00	576	96	1192
	PR/DW	1.00	96	44	
P/P	PA/DW	1.00	128	48	
	PA	1.00	170	54	394

Net LIVABLE Area  
Net BUILDING Area

(rounded w/ factors)  
(rounded w/ factors)

1128  
1192

### Comment Table 1

Apex by RW 06/20/08  
UPDATED BY JRONDEMA 6/28/18

### Comment Table 2

### Comment Table 3

R56942 103W02BA01500  
Situs Address 1894 OAK ST SE  
Owner GAVIN, ROBERT L

Prop Class: 401 Prop Code: ~~F095~~ Fran: 24

TTO  LCB  Insp  
 Pictom

Appr #: 24 Date: 6/18/18  
Cycle Tags Farm Forest Sales Verif  
Other: \_\_\_\_\_

RMV Land: 87,000 RMV Imps: 11,150 RMV Total: 98,150 M50 Total: 65,160 For: 2018-2019

Notes: Update Inv, Add seg, update prop code

### Accessory Improvements

**Seg: 2.1 YI3A YI3A**  
Method: R05 Roof Cover: Int Comp: Adj: \_\_\_\_\_  
Class: Roof Style: \_\_\_\_\_  
Area: 1 Eff: 1 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: \_\_\_\_\_  
Found: Heat/AC: \_\_\_\_\_  
Ex Wall: Fireplace: *Delete* Electrical: % Comp: \_\_\_\_\_  
AddFactor1: AddFactor2: Bedrooms: Adj: \_\_\_\_\_  
Year: Eff: RMV: 6,000  
AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 PA PA**  
Method: R05 Roof Cover: Int Comp: Adj: \_\_\_\_\_  
Class: Roof Style: \_\_\_\_\_  
Area: 170 Eff: 170 Flooring: \_\_\_\_\_  
Dimens: 17 x 10 Plumbing: \_\_\_\_\_  
Found: Heat/AC: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: *1895* % Comp: \_\_\_\_\_  
AddFactor1: AddFactor2: Bedrooms: Adj: \_\_\_\_\_  
Year: Eff: *1970* RMV: 2,360  
AddFactor3: \_\_\_\_\_  
Exc Code: *I/O* Comment/Adj: *update EYB* L/S: \_\_\_\_\_

### Out Buildings

**Seg: 1.1 MP MP**  
Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM  
Class: 6 Roof Style: GABLE  
Area: 384 Eff: 384 Flooring: CONC  
Dimens: 24 x 16 Plumbing: \_\_\_\_\_  
Found: FRAME Heat/AC: \_\_\_\_\_  
Ex Wall: WOOD;8FT Fireplace: Year: 1947 Eff: 1947 % Comp: \_\_\_\_\_  
AddFactor1: AddFactor2: Bedrooms: Func: \_\_\_\_\_  
AddFactor3: Value: 2,100  
Exc Code: *I/O* Comment/Adj: *update E60* L/S: \_\_\_\_\_

**Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING**  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
Class: 4 Roof Style: SHED  
Area: 232 Eff: 232 Flooring: WOOD  
Dimens: x Plumbing: \_\_\_\_\_  
Found: FRAME Heat/AC: \_\_\_\_\_  
Ex Wall: 8FT;METAL Fireplace: Year: Eff: 1970 % Comp: \_\_\_\_\_  
AddFactor1: AddFactor2: Bedrooms: Func: \_\_\_\_\_  
AddFactor3: Value: 690  
Exc Code: *I/O* Comment/Adj: *N/C* L/S: \_\_\_\_\_

R56942 103W02BA01500

Prop Class: 401 Prop Code: F09S Fran: 24

Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 1894 OAK ST SE

TTO  LCB  Insp

Cycle Tags Farm Forest Sales Verif

Owner GAVIN,ROBERT L

Pictom

Other: \_\_\_\_\_

RMV Land: 87,000

RMV Imps: 11,150

RMV Total: 98,150

M50 Total: 65,160

For: 2018-2019

Notes: \_\_\_\_\_

Segment	PA	DW		AD	PR	DW	Land
Class				8x44			
Dim/Size	8x16	8x16		352	6x16	6x16	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.				Est from aerials			
Yr Blt							
Eff Yr	1940	1940	1908	1908	1908	1908	
Cond.							
% Good							
% Comp	100	100	100	100	100	100	
Lump Sum							
Except.Code	I/O	I/O	I/O	I/O	I/O	I/O	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.35		
2	ON SITE DEVELOPMENT	OSDN.RUR			

Eff Acres 0.47 Companion Accounts M127841 R56941 103W02BA01600

Zone: AR

**Routing Slip**

Date: 7/3/18 Clerk: *Chun* Clerk Comments: \_\_\_\_\_

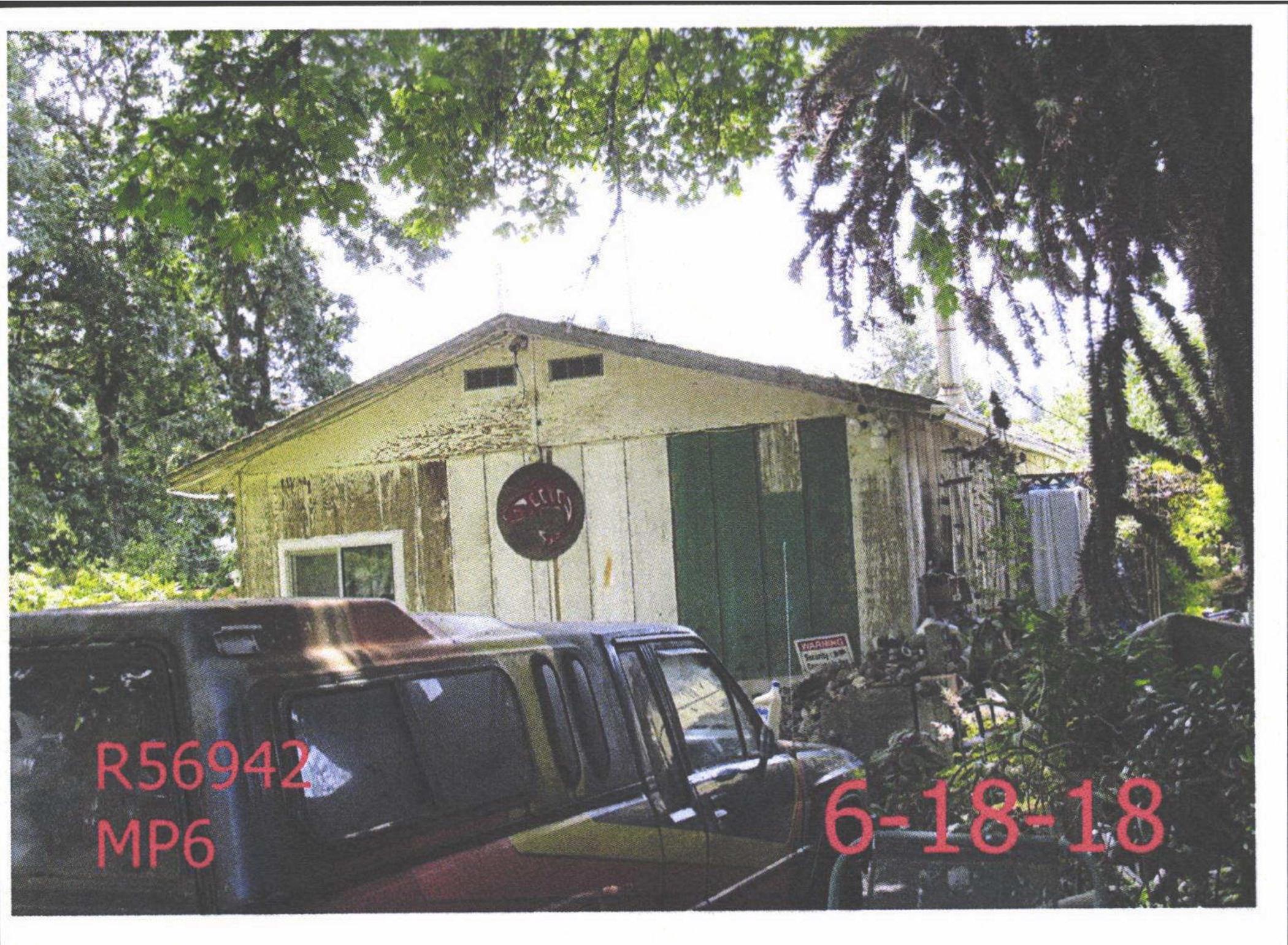
Appraiser Response: \_\_\_\_\_

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



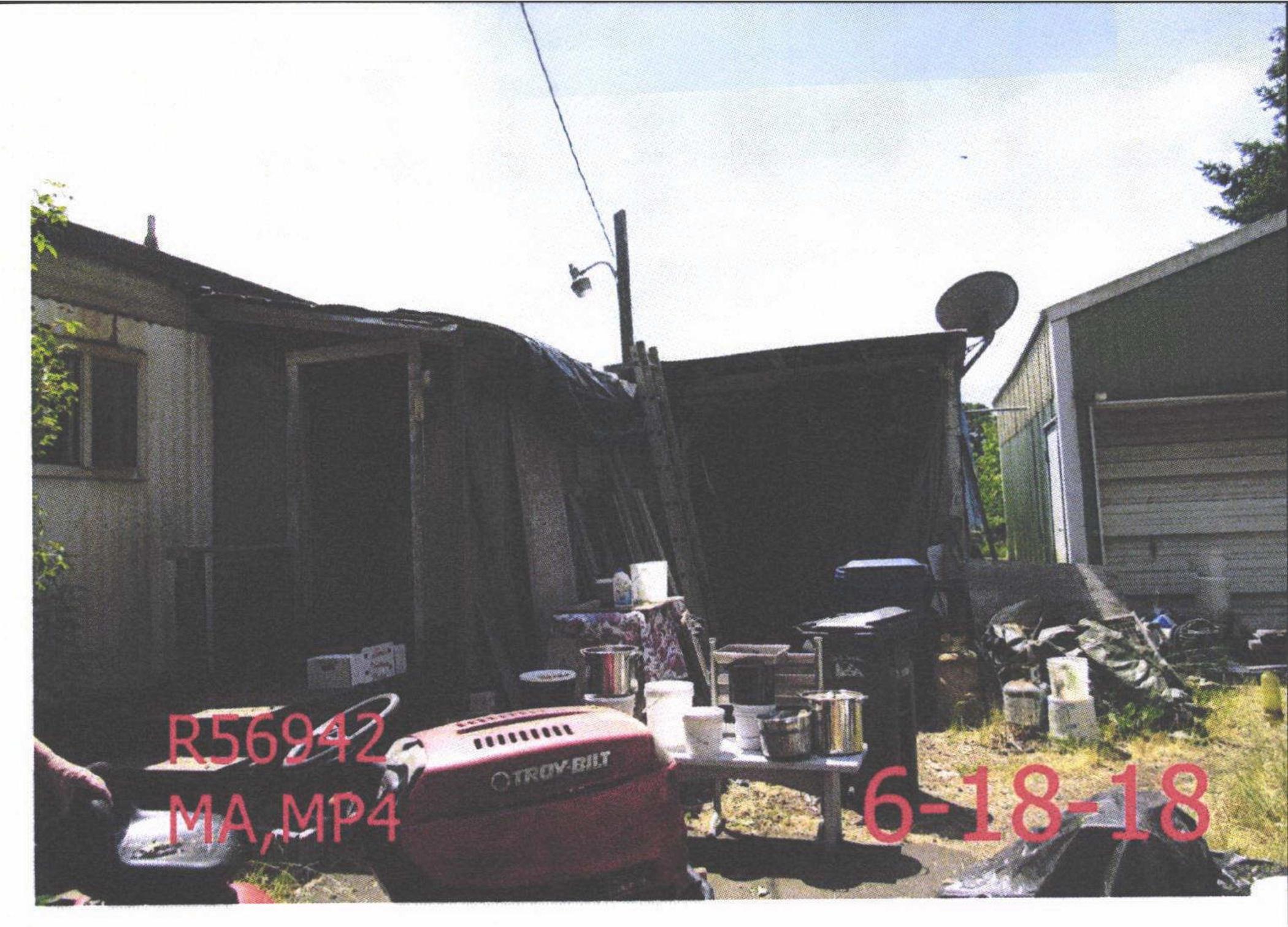
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6-18-18



R56942  
MP6

6-18-18



R56942  
MA, MP4

6-18-18