

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inpt

Print Date: 9/29/2025

Acct ID: 556960

MTL: 103W02BA04000

Date: 10/23/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 15252 PINE ST SE JEFFERSON OR 97352

MaSaNh: 07 06 000

Unit: 133077

Year: 2025

Last Date Appraised: 04/10/2025

Appraiser: MATT LORD

Tag: Y N

Tag info:

Owner: FEREDINOS, RICHARD

Last Sales Date: 07/21/2025

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 266470

RMV Land: 269770

RMV Imp: 304770

RMV Total: 574540

MAV: 266470

MSAV: 0

SAV: 0

Comment: 25-26: L3 MDL 4.10.25 CYCLE

30

Condition issues

OSDs 26-27 sales MLS 829243 Down 81

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

Land

Site: 1	Code Area: 14530	Size: 0.19 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDSS	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 38630	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 25-26: UPDATED LAND CLASS // 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // .03-04 REAPPRAISAL. //05-06: CHG OF RECALCULATION LAND TABLE PER #29						

Site: 2	Code Area: 14530	Size: 0.81 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BDSS	Value Source: Rural at MKT	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 181140	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						

Improvements - Residence / Manufactured Structures 1957

Bldg: 1	Code Area: 14530	Stat Class: 131	Year Blt: 1957	Eff Year Blt: <u>1984</u>	Sq.Ft: 2904	% Complete: 100.00
Desc: One Story Only	Dimensions:	RMV: 282790				
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	2904	2	FB-2	1957	<u>1984</u>	KIT, HVAC, ROOF, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS <u>Average Fail</u>	3	0	1984	15408	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 14530	Stat Class: 342	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 3240	% Complete: 100.00
Desc: Metal Component Building (MC)	Dimensions: 90x36	RMV: 21250				
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:
Metal Componet Bldg	4	Finished	3240	0	0	1970	1970	<u>AVG Fair</u>	Y N

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 72	% Complete: 100.00
Desc: Multi Purpose Shed (MP)	Dimensions: 8x9	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	72	0	0	2014	2014		Y N

Accessories

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

Bldg: 4	Code Area: 14530	Stat Class: 354	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 99	% Complete: 100.00
Desc: Lean-to Light (LTL)	Dimensions:	RMV: 320				
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	99	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 14530	Stat Class: 354	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 126	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 410
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

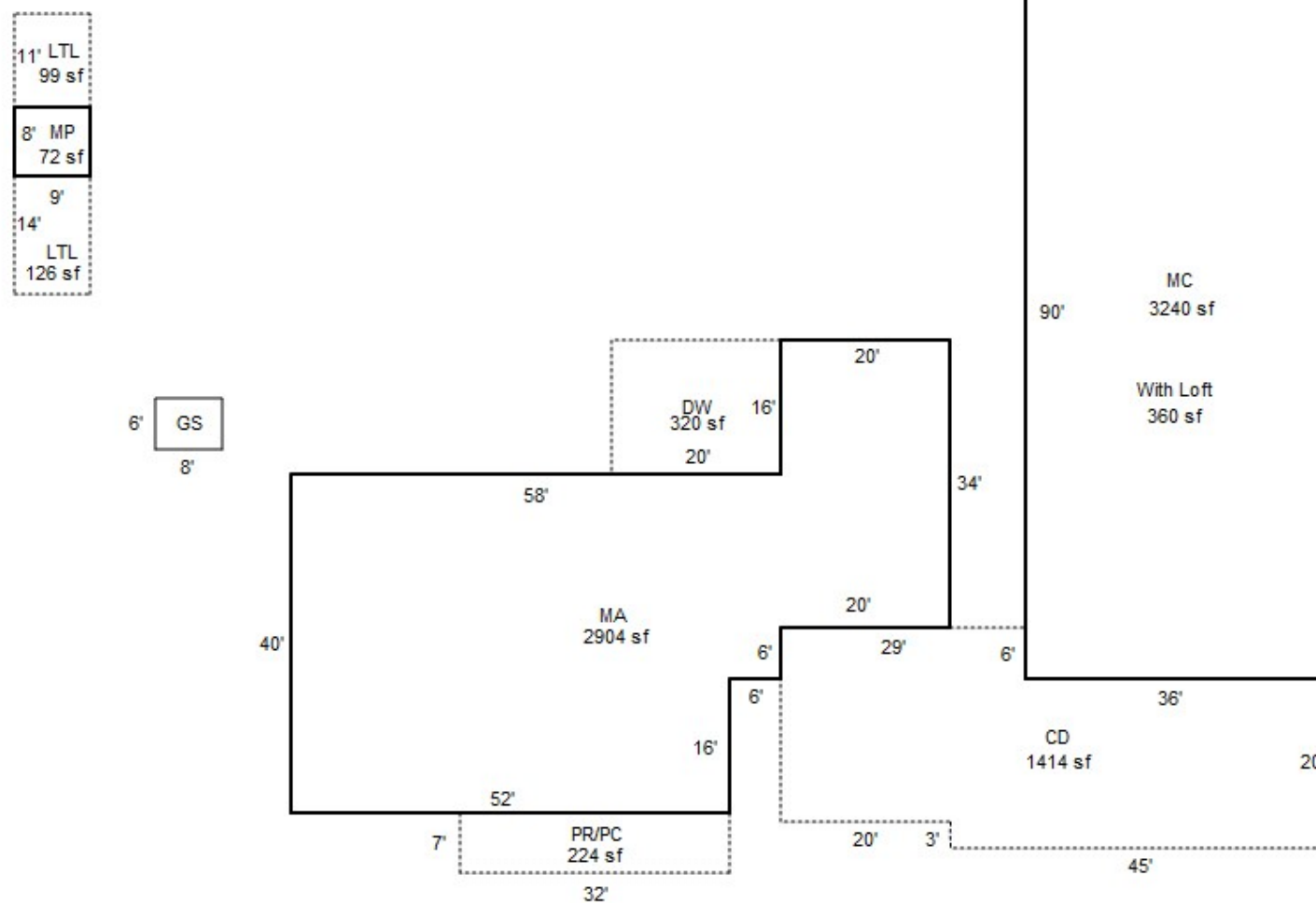
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	126	0	0	2014	2014		Exception: Y N

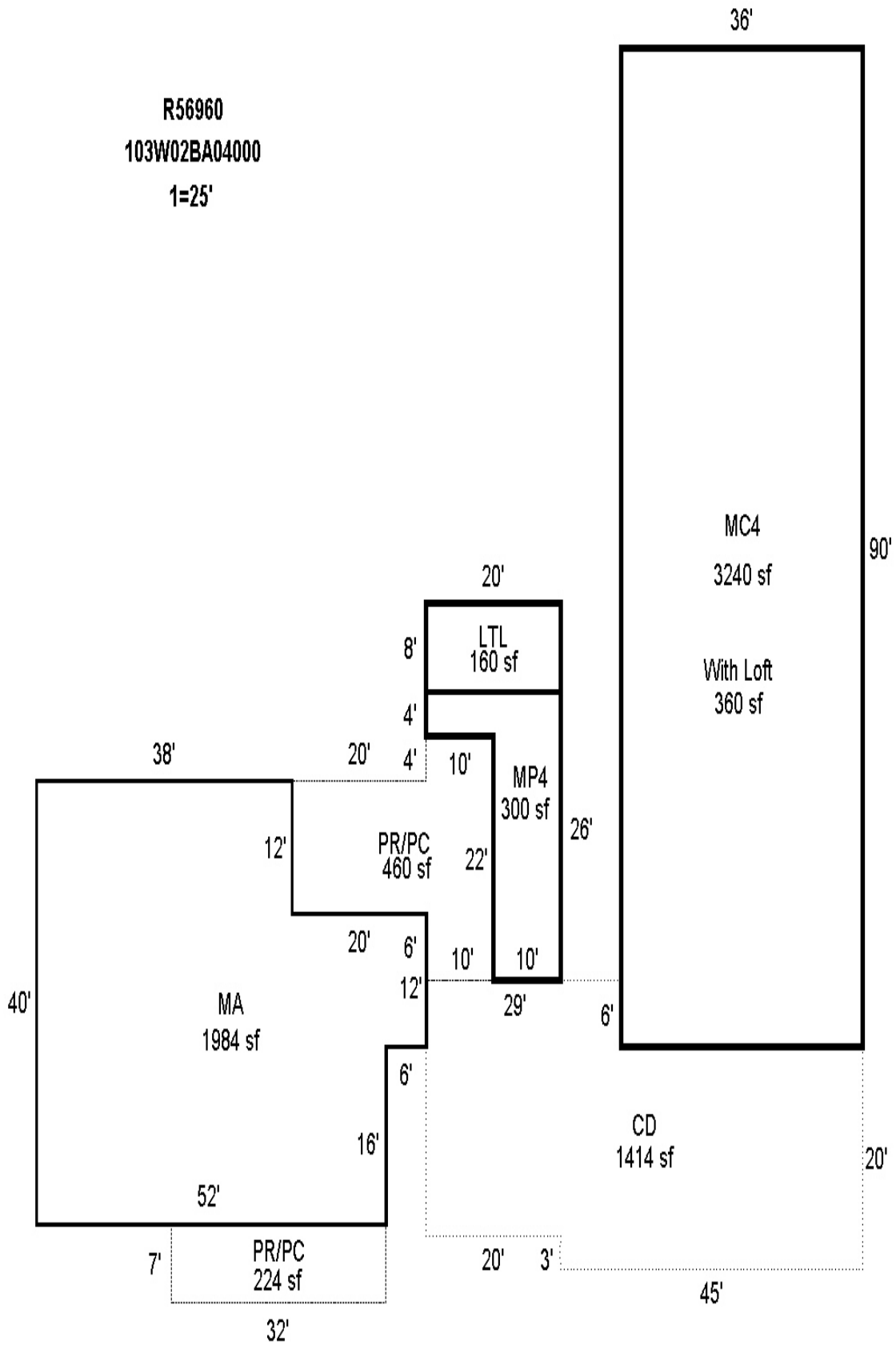
Accessories

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

N



R56960
103W02BA04000
1=25'





R56960
GS N/I

6-18-18



R56960
MA BACK

6-18-18



R56960
MA

6-18-18



R56960
MC

6-18-18



R56960
MC

6-18-18



R56960
MP, LTL x2

6-18-18

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 1/25/2024

Acct ID: 556960 MTL: 103W02BA04000

Date: 4/10/25 Appr: MDL

Prop Class: 401 RMV Prop Class: 401

Situs: 15252 PINE ST SE JEFFERSON OR 97352

MaSaNh: 07 06 000

Unit: 133077

Last Date Appraised: 06/18/2018 Appraiser: MATT LORD

Retag: Y (N)

Tag info:

Owner: PETERSON, ERIK

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 258710

RMV Land: 215000 RMV Imp: 259360 RMV Total: 474360

MAV: 258710 MSAV: 0

SAV: 0

Comment:

Year: 2024 2025

Notations 24-25: cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

4BDS, .19

Description:

RMV: 170000

Exception: Y N

Adjustment(s):

2BDS, .81

2501

Fire Patrol:

Description:

Comments: 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // .03-04 REAPPRAISAL. //05-06: CHG OF RECALCULATION LAND TABLE PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 131

Year Blt: 1957

Eff Year Blt: 1984

Sq.Ft: 2904

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 236870

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	
First Floor	3	Finished	2904	2	FB-2	1957	1984	BATH - 2, KIT-, HVAC, ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	3	1414	1970	3400	1	Exception: Y N
DECK	3	320	2014	6758	1	Exception: Y N
PATIO	3	224	1970	912	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	224	1970	4807	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 342

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 3600

% Complete: 100

Desc: Metal Component Building (MC)

Dimensions: 90x36

RMV: 21740

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	
Loft	4	Finished	360	0	0	1970	1970		Exception: Y N
Metal Componet Bldg	4	Finished	3240	0	0	1970	1970	AVG ✓	Exception: 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: 2014

Eff Year Blt: 2014

Sq.Ft: 72

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 8x9

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	
Multi-Purpose Bldg	4	Finished	72	0	0	2014	2014		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: 2014

Eff Year Blt: 2014

Sq.Ft: 99

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 330

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	99	0	0	2014	2014	Exception: Y N

Accessories

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

Bldg: 5Code Area: 14530Stat Class: 354Year Blt: 2014Eff Year Blt: 2014Sq.Ft: 126% Complete: 100

Desc: Lean-to Light (LTL)Dimensions:RMV: 420

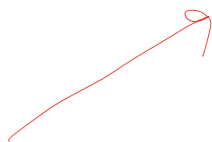
Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	126	0	0	2014	2014	Exception: Y N

Accessories

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





R56960
GS N/I

6-18-18



R56960
MA BACK

6-18-18



R56960
MA

6-18-18



R56960
MC

6-18-18



R56960
MC

6-18-18



R56960
MP, LTL x2

6-18-18

103W02BA04000

R56960

401

02F

F31

81400130

BANKS,RUSSELL K &

1 Acres

OAK DALE LOT 6 BLK 5 ANNEXATION NO 83-14

15252 PINE ST SE

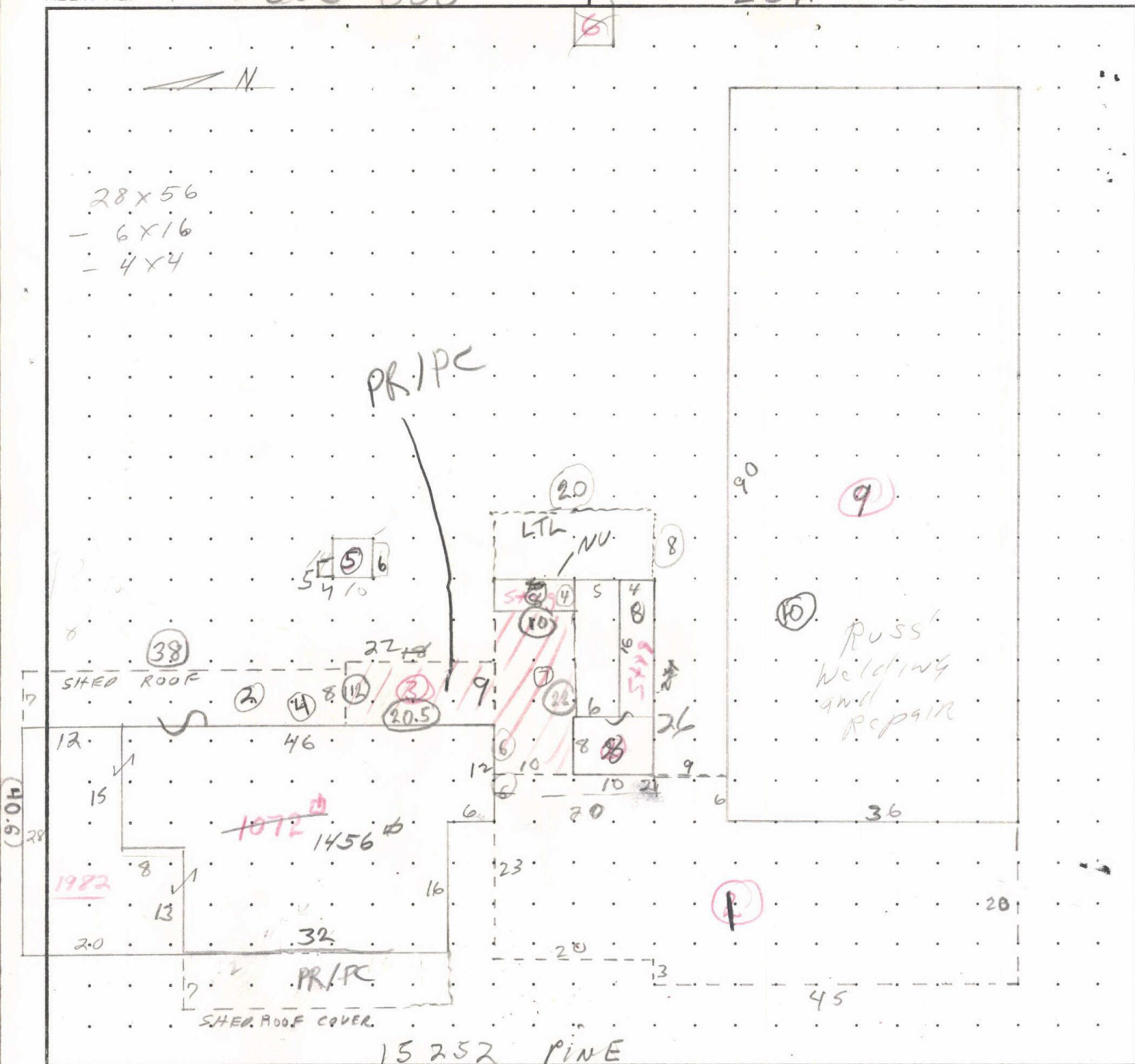
4000

73690-630 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

21305-000

MAP NO.

$$2BA = 10^{-3} W$$


MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-11-72	AB	Box 239 Jefferson B1957 New Sketch Cords ADDITION NEW SIDING NEW ROOF COVER <u>1982</u>
10-21-77	DRG	
1-6-83	RU	
10-10-84	Allan	
7/23/93	52	
5/17/03	P 29	$ \begin{array}{r} 1456 \\ 1456 \quad 72 \\ (28 \times 52) (6 \times 12) = 1528 \end{array} $

6/18/18 24 cch

File No **R56960**

Appraiser Name _____

N



Apx7100-w Apex v5

R56960103W02BA04000

Situs Address15252 PINE ST SE

OwnerPETERSON,ERIK

Prop Class: 401

Prop Code: F31

Fran: 24

Appr #:

Date:

☐ TTO☐ LCB☐ Insp

CycleTagsFarm ForestSales Verif

☐ Pictom

Other:

RMV Land: 155,000

RMV Imps: 153,560

RMV Total: 308,560

M50 Total: 193,020

For: 2018-2019

Notes:

Segment	DW	PR	P.C	LTL	LTL	mp	Land
Class						4	
Dim/Size	16X20	7x32	7x32	9x11	9x14	8x9	
Foundation				Post	Post	Post	
Exter Wall						wood	
Wall Height				6'	6'	6'	
Inter Finish							
Roof Cover				Bkenam	Bkenam	Bkenam	
Roof Style				Shed	Shed	Shed	
Flooring				dirt	wood	wood	
Plumbing							
Electric							
Misc.							
Yr Blt	2014			2014	2014	2014	
Eff Yr	2014	1970	1970	2014	2014	2014	
Cond.							
% Good							
% Comp	100	100	100	100	100	100	
Lump Sum							
Except.Code	I/o	I/o	I/o	New	New	New	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Routing Slip

Date: 6/28/18

Clerk: Chris

Clerk Comments:

Appraiser Response:

☐ Return to appraiser after input

☒ Review by lead appraiser

6/25/18 (3)

R56960103W02BA04000

Prop Class: 401

Prop Code: F31

Fran: 24

Appr #: 24

Date: 6-18-18

Situs Address15252 PINE ST SE

☒TTO

☐LCB

☐Insp

☐Cycle

Tags

Farm Forest

Sales Verif

OwnerPETERSON,ERIK

☐Pictom

Other:

RMV Land: 155,000

RMV Imps: 153,560

RMV Total: 308,560

M50 Total: 193,020

For: 2018-2019

Notes: Update Inv, Add Segs

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: COMP

Int Comp:

Adj: RLCM3

Class: 3

Roof:

Area: 1984

Eff 1984

Flooring:

Dimens: 2904 x 2904

Plumbing: BATH2

Electrical:

Qty:

Found:

Heat/AC: ZONAL

Bedrooms: 2

% Comp:

Ex Wall:

Fireplace:

Year: 1957

Eff: 1970

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 124,690

Exc Code: I/O

Comment/Adj: Update area + E4B

L/S:

Accessory Improvements

Seg: 1.2

CD

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 1414

Eff: 1414

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year:

Eff: 1970

RMV: 5,760

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: N/C

L/S:

Seg: 1.3

YI3A

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

L/S:

Out Buildings

Seg: 2.1

MP

MULTI/MISC PURPOSE BUILDING

Method: F09

Roof Cover: ROLL

Int Comp:

Adj: FLCM

Class: 4

Roof Style: SHED

Area: 300

Eff: 300

Flooring: CONC

Dimens: x

Plumbing:

Electrical:

% Comp:

Found: CONC

Heat/AC:

Bedrooms:

Func:

Ex. Wall PLYWD;8FT

Fireplace:

Year:

Eff: 1992

Value: 2,540

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: Delete

L/S:

Seg: 3.1

MC

METAL COMPONENT BUILDING

Method: F09

Roof Cover: METAL

Int Comp:

Adj: FLCMMC

Class: 4

Roof Style: Gable

Area: 3240

Eff: 3240

Flooring: CONC

Dimens: 90 x 36

Plumbing:

Electrical: 220V

% Comp:

Found: CONC

Heat/AC:

Bedrooms:

Func:

Ex. Wall 16FT;METAL

Fireplace:

Year:

Eff: 1970

Value: 13,670

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: Update E4B + Roof style

L/S:

Seg: 4.1

LOFT

LOFT

Method: F;LS

Roof Cover:

Int Comp:

Adj: FLCM

Class:

Roof Style:

Area: 360

Eff: 360

Flooring:

Dimens: 20 x 18

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Func:

Ex. Wall

Fireplace:

Year:

Eff: 1970

Value: 490

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: N/C

L/S:

Seg: 5.1

LTL

LEAN-TO LIGHT

Method: F09

Roof Cover: METAL

Int Comp:

Adj: FLCM

Class:

Roof Style: SHED

Area: 160

Eff: 160

Flooring: DIRT

Dimens: 8 x 20

Plumbing:

Electrical:

% Comp:

Found: POST

Heat/AC:

Bedrooms:

Func:

Ex. Wall 8FT

Fireplace:

Year:

Eff: 2007

Value: 410

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: Delete

L/S:

% 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: R56960

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:	1,984	77%	68%	0.53
2nd Floor:			0%	0
Attic Finished:			0%	0
Addition:	920	99%	32%	0.31
Total Sq.Ft.:	2,904		100%	0.84



R56960
MA

6-18-18



R56960
MA BACK

6-18-18



R56960
MC

6-18-18



R56960
GS N/I

6-18-18



R56960

MC

6-18-18



R56960
MP, LTL x2

6-18-18







TSS TRADESMAN
SPECIALTY
SERVICE
FABRICATION & WELDING
15262 PINE SE 466-3224
JEFFERSON