

Acct ID: 560429 MTL: 093W24D004800 Date: 11/18/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 3337 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100496 Year: 2025

Last Date Appraised: 08/04/2025 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
 Owner: HENDERSON, MILES ABBOTT JAMES Last Sales Date: 08/30/2024 Roll Type: R  
 Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 274670  
 RMV Land: 317490 RMV Imp: 273590 RMV Total: 591080 MAV: 274670 MSAV: 0 SAV: 0  
 Comment: 25-26: L4 MDL 8.4.25 CYCLE 25-002066  
 25-26: L4 MDL 3.7.25 SV 15,400  
 25-26: L2 MDL 1.22.25 TAG

**OSDs** 26-27' 16x30 carport 100% complete

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

**Land**

Site: 1 Code Area: 14530 Size: 1.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 245340 Exception: Y N  
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:  
 Comments: 25-26 ADDED LAND CLASS // 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Site: 2 Code Area: 14530 Size: 0.18 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 22150 Exception: Y N  
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1080 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 193940  
 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	1080	3	FB-1/ HB-1	1985	1985	HVAC, ROOF, FP - 1, KIT, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	630	0	0	1985	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1985	15601	1

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 64650  
 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
Garage Detached	3	Unfinished	900	0	0	1991	1991	FP - 1, ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 15000  
 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	1200	0	0	2003	2003	FAIR	Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002060	83597	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	15403	0	R	16X30 CARPORT

Ac  
400 SF  
3  
2025  
AV6 Roof

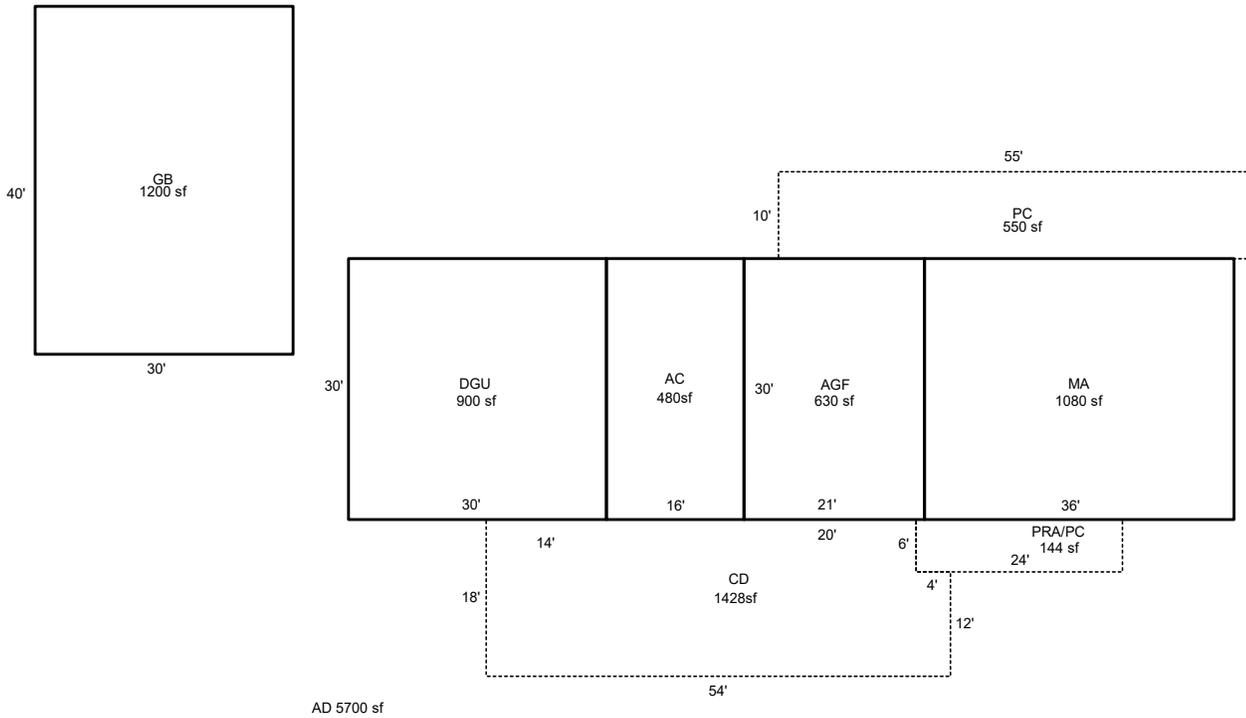
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560429 Parcel No.: 093W24D 04800  
 Property Address: 3337 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

560429  
093W24D 04800  
SCALE=1:20



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	
	AC	1.0	480.0	92.0	2010.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1428.0	204.0	
	PRA/PC	1.0	144.0	60.0	2122.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

### COMMENT TABLE 1

DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19  
 UPDATED BY CLOBERG 01/24/2025  
 UPDATED BY CLOBERG 06/04/25 25-002060 AC

### COMMENT TABLE 2

MDL 01/22/24

### COMMENT TABLE 3

TAGS L2



11/10/25

093W24D 04800  
401 01E F31  
81400130

R60429

ADER, MICHAEL D &  
2.05 Acres  
3337 WINTERCREEK RD SE  
1/30/02

R60429 093W24D 04800 Prop Class: 401 Prop Code: F31S Fran: 35 Appr #: 10 Date: 4-3-19  
 Situs Address 3337 WINTERCREEK RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner CLANCY,MYRON A &  Pictom Other: \_\_\_\_\_

RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: COMP *ARCMP* Int Comp: DSP;DW;H&F Adj: RLCM3  
 Class: 3 Roof: \_\_\_\_\_  
 Area: 1080 Eff 1080 Flooring: \_\_\_\_\_  
 Dimens: x Plumbing: BATH1.5 Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Found: Heat/AC: FA Bedrooms: 3 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: HRTH-P Year: 1985 Eff: 1985 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 84,170  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: COMP *ARCMP* Int Comp: \_\_\_\_\_ Adj: RLCM3  
 Class: 3 Roof: \_\_\_\_\_  
 Area: 630 Eff 630 Flooring: \_\_\_\_\_  
 Dimens: 30 x 21 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: 1985 Eff: 1985 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 28,000  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4G 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: 18,600  
 AddFactor1: AddFactor2: AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 DGU DETACHED GARAGE**  
 Method: R05 Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: RLCM3  
 Class: 3 Roof Style: GABLE  
 Area: 900 Eff: 900 Flooring: CONC  
 Dimens: 30 x 30 Plumbing: \_\_\_\_\_ Electrical: 110V % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall LAP;10FT Fireplace: \_\_\_\_\_ Year: 1991 Eff: 1991 Value: 38,840  
 AddFactor1: AddFactor2: AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: 5 Roof Style: GABLE  
 Area: 1200 Eff: 1200 Flooring: *DIRT-conc*  
 Dimens: 30 x 40 Plumbing: \_\_\_\_\_ Electrical: 110 % Comp: \_\_\_\_\_  
 Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall BKENAM;12FT Fireplace: \_\_\_\_\_ Year: 2003 Eff: 2003 Value: 8,620  
 AddFactor1: AddFactor2: AddFactor3: \_\_\_\_\_  
 Exc Code: *110* Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**R60429 093W24D 04800** Prop Class: 401 Prop Code: F31S Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 3337 WINTERCREEK RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner CLANCY,MYRON A &  Pictom Other: \_\_\_\_\_  
 RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020  
 Notes: \_\_\_\_\_

Segment	CD	PC	P12A	PC	AD	PRF	Land
Class							
Dim/Size	FRAGS 1338A	6x24 144	6x24 144	10x55 550	5700 A	10x12/120	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover			ALUM			METAL	
Roof Style			SHED			HIP	
Flooring	CONC	CONC	.	CONC	ASPH		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1985	1985	1985	1985	2010	2017	
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	NEW	NEW	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.05	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres \_\_\_\_\_ Companion Accounts \_\_\_\_\_

Zone: AR

Date: 4/24 Clerk: Amy **Routing Slip**  
 Clerk Comments: \_\_\_\_\_

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

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

610  
 4/24/19



**R60429 View to South**

4/3/2019  
**04/3/19**

1-29-09







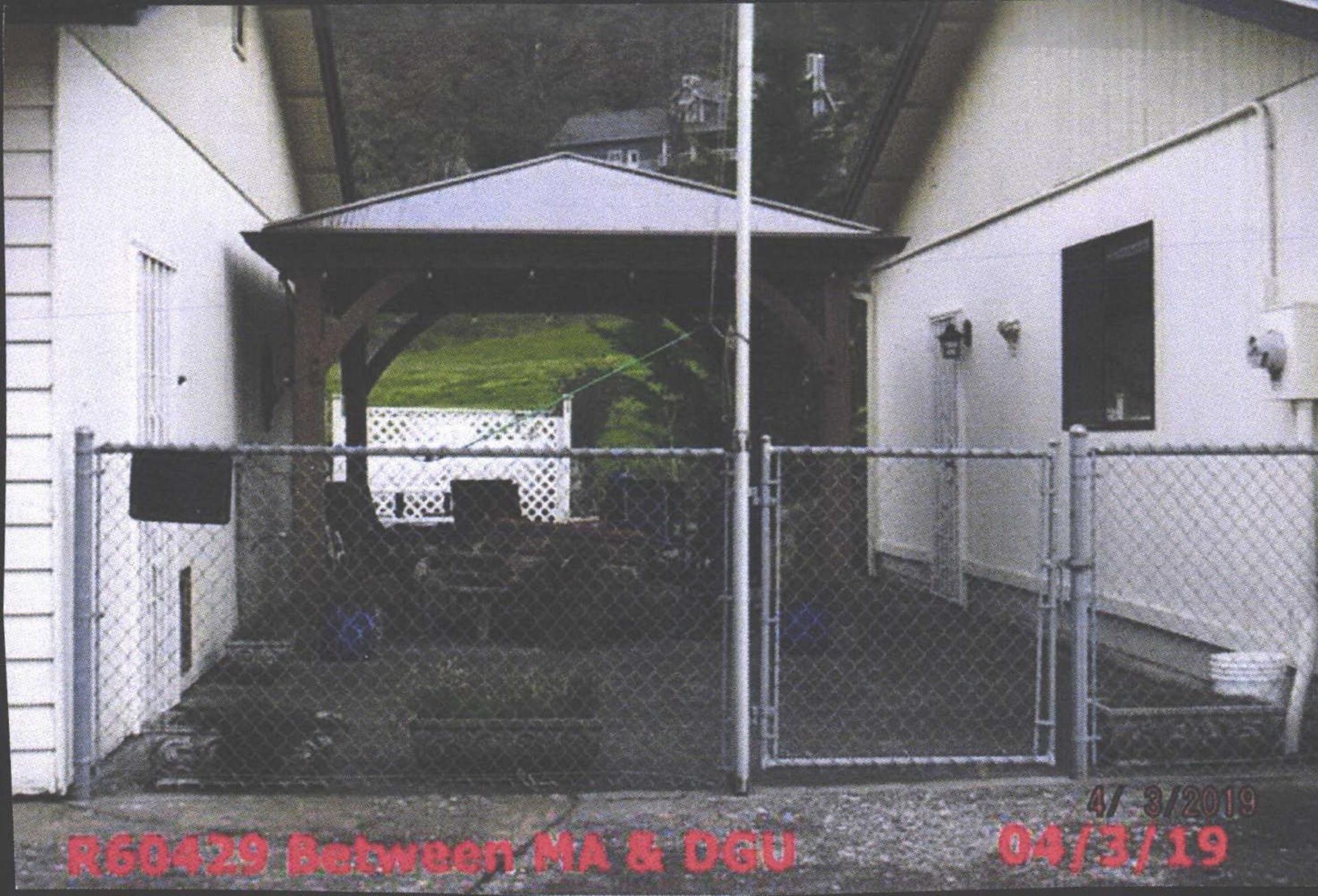
R60429 MA Front S Side

4/3/2019  
04/3/19



R60429 MA Rear E End

4/ 3/2019  
04/3/19



R60429 Between MA & DGU

4/3/2019  
04/3/19



R60429 DGU W End S Side

4/3/2019  
04/3/19



D

R60429 DGU S Side E End

4/ 3/2019

04/3/19



DSCF9432

4/ 3/2019  
04/3/19

Acct ID: 560429 MTL: 093W24D004800 Date: 3/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 3337 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100496 Year: 2025

Last Date Appraised: 04/03/2018 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Alt Energy System)  
 Owner: HENDERSON, MILES ABBOTT JAMES Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 274670  
 RMV Land: 305730 RMV Imp: 266800 RMV Total: 572530 MAV: 274670 MSAV: 0 30 SAV: 0  
 Comment: MLS 818861  
Dom 57

Notations 25-26: SV

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 14530 Size: 2.05 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: HHD Value Source: Rural at MKT Description: RMV: 255730 Exception: Y N  
 Adjustment(s): VWAR Fire Patrol: Description:  
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1080 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 180730  
 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	1080	3	FB-1/ HB-1	1985	1985	ROOF, HVAC, KIT, BTH - 1, BATH - 1, FP - 1	Y N
Garage Attached	3	Finished	630	0	0	1985	1985	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1338	1985	3522	1	Y N
PATIO	3	144	1985	642	1	Y N
PATIO	3	550	1985	2450	1	Y N
ROOF EXTENSION OR PATIO COVER	3	120	2017	3376	1	Y N
ROOF EXTENSION OR PATIO COVER	3	144	1985	3383	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 56750  
 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
Garage Detached	3	Unfinished	900	0	0	1991	1991	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 15000  
 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	1200	0	0	2003	2003	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 301 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 5700 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions:

RMV: 14320

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
Building Structure	0	Finished	5700	0	0	2010	2010	Exception: Y N

**Accessories**

WAS AD / PART OF YIS

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04800

File No R60429

Property Address 3337 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

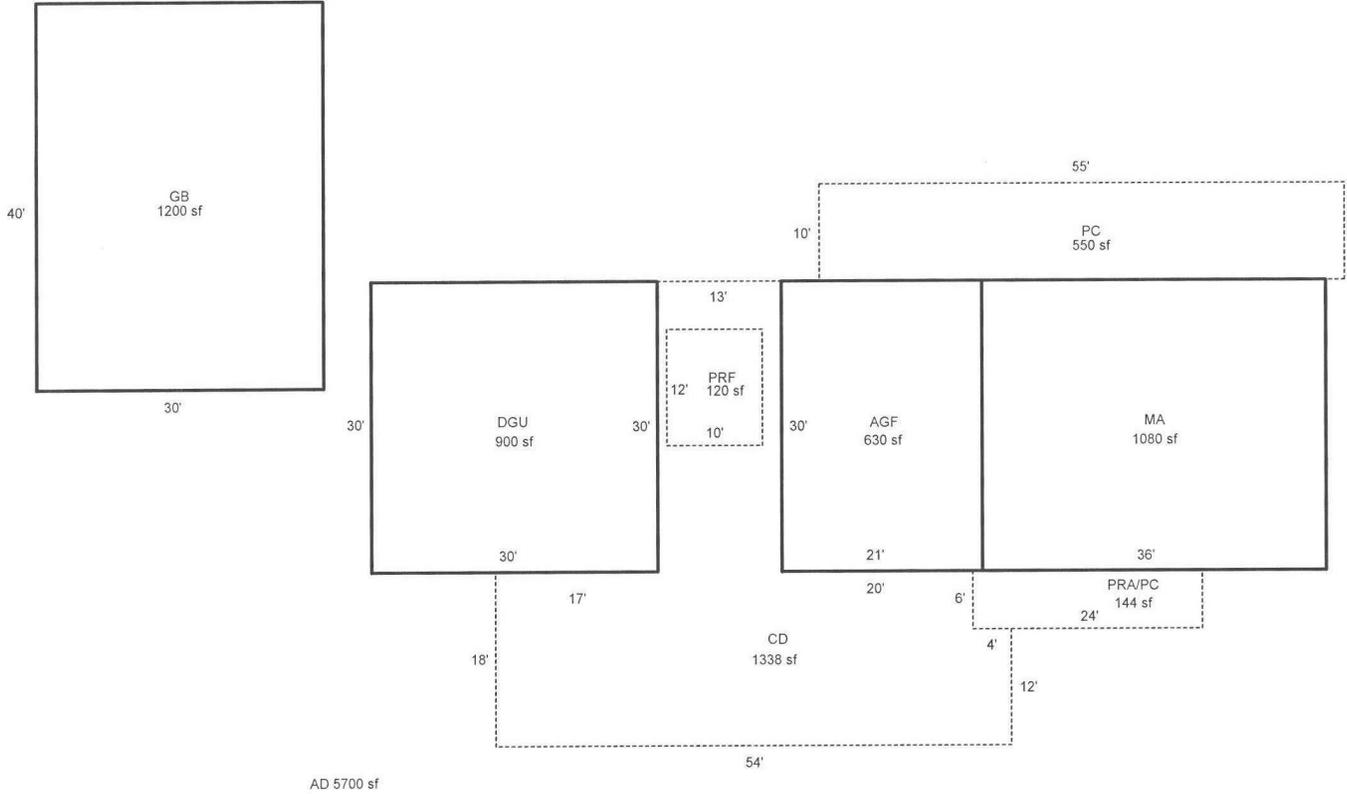
Zip 97352

Owner

Client

Appraiser Name

R60429  
093W24D 04800  
SCALE=1:20



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080	132	1080
GBA1	GB	1.00	1200	140	1200
GAR	AGF	1.00	630	102	
	DGU	1.00	900	120	1530
P/P	PC	1.00	550	130	
	CD	1.00	1338	204	
	PRF	1.00	120	44	
	PRA/PC	1.00	144	60	2152
Net LIVABLE Area		(rounded w/ factors)			1080
Net BUILDING Area		(rounded w/ factors)			1200

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19  
UPDATED BY JRONDEMA 4/15/19

### Comment Table 2

### Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT



4/ 3/2019  
**R60429 View to South 04/3/19**



4/ 3/2019  
**R60429 DGU W End S Side 04/3/19**



4/ 3/2019  
**R60429 MA Rear E End 04/3/19**



4/ 3/2019  
**R60429 DGU S Side E End 04/3/19**



4/ 3/2019  
**R60429 MA Front E Side 04/3/19**



4/ 3/2019  
**R60429 Between MA & DGU 04/3/19**





Acct ID: 560429 MTL: 093W24D004800 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 3337 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100496 Year: 2025  
 Last Date Appraised: 03/07/2025 Appraiser: MATT LORD Retag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
 Owner: HENDERSON, MILES ABBOTT JAMES Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 274670  
 RMV Land: 305730 RMV Imp: 258950 RMV Total: 564680 MAV: 274670 MSAV: 0 SAV: 0  
 Comment: 25-26: L4 MDL 3.7.25 SV  
 25-26: L2 MDL 1.22.25 TAG

**Notations**

No notation data available.

25-26 cycle

**OSDs**

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

**Land**

Site: 1 Code Area: 14530 Size: 2.05 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT 4HD 1.87 Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 255730 Exception: Y N  
S 6H .18 FSo 1  
 Adjustment(s): VWAR Fire Patrol: Description:  
 Comments: 25-26 ADDED LAND CLASS // 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1080 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 182960  
 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	1080	3	FB-1/ HB-1	1985	1985	ROOF, FP - 1, HVAC, KIT, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	630	0	0	1985	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1985	15601	1

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 60990  
 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
Garage Detached	3	Unfinished	900	0	0	1991	1991	ROOF, FP - 1	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 15000  
 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	1200	0	0	2003	2003	FAIR	Y N

**Accessories**

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

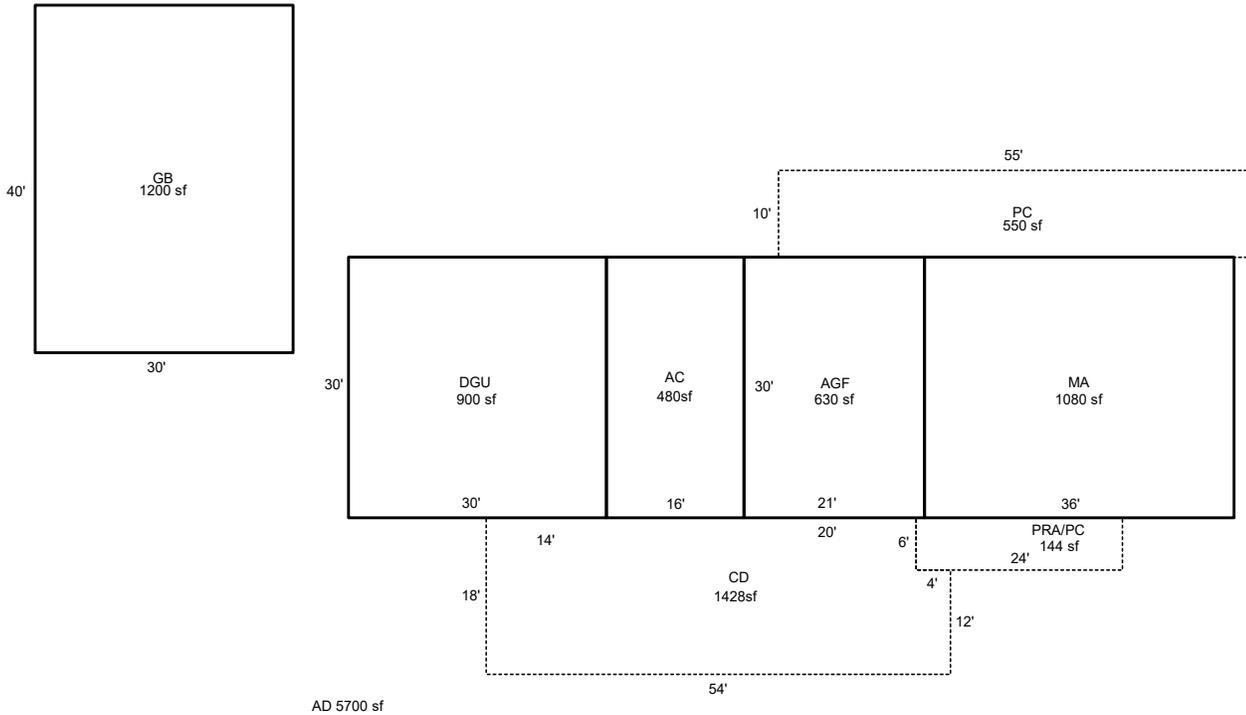
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560429 Parcel No.: 093W24D 04800  
 Property Address: 3337 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

560429  
093W24D 04800  
SCALE=1:20



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	
	AC	1.0	480.0	92.0	2010.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1428.0	204.0	
	PRA/PC	1.0	144.0	60.0	2122.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

### COMMENT TABLE 1

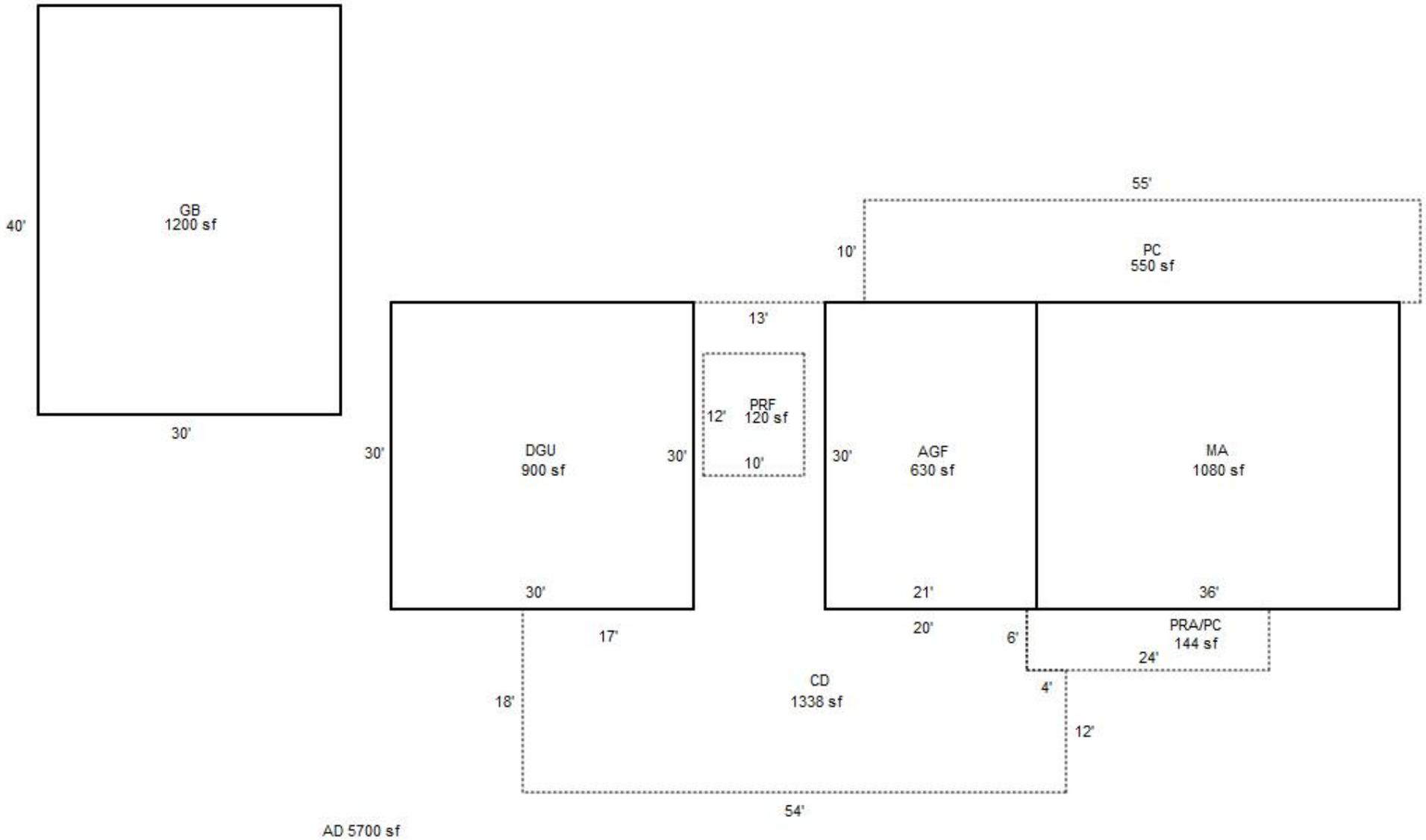
DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19  
 UPDATED BY CLOBERG 01/24/2025  
 UPDATED BY CLOBERG 06/04/25 25-002060 AC

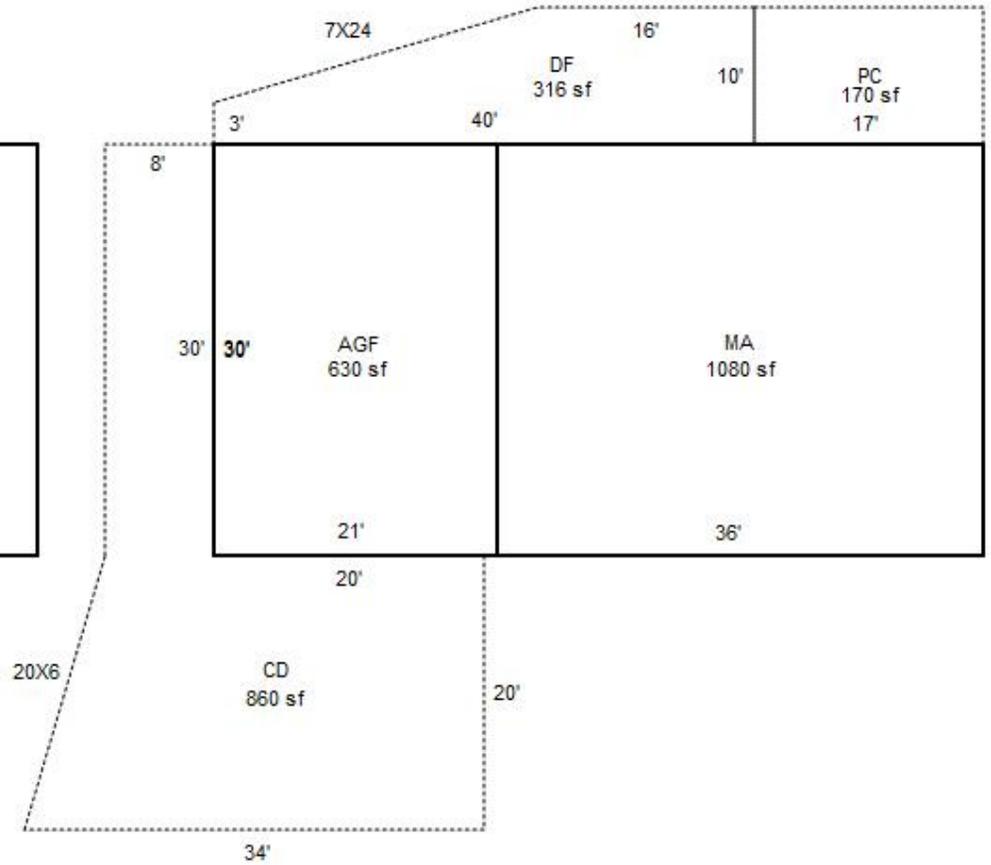
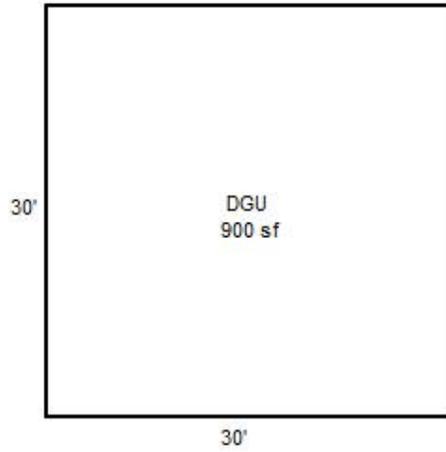
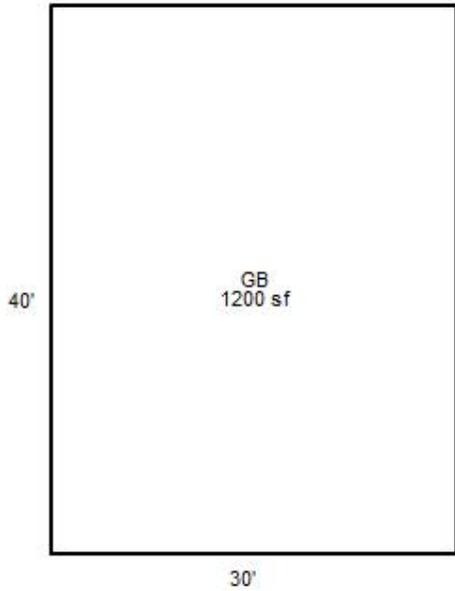
### COMMENT TABLE 2

MDL 01/22/24

### COMMENT TABLE 3

TAGS L2





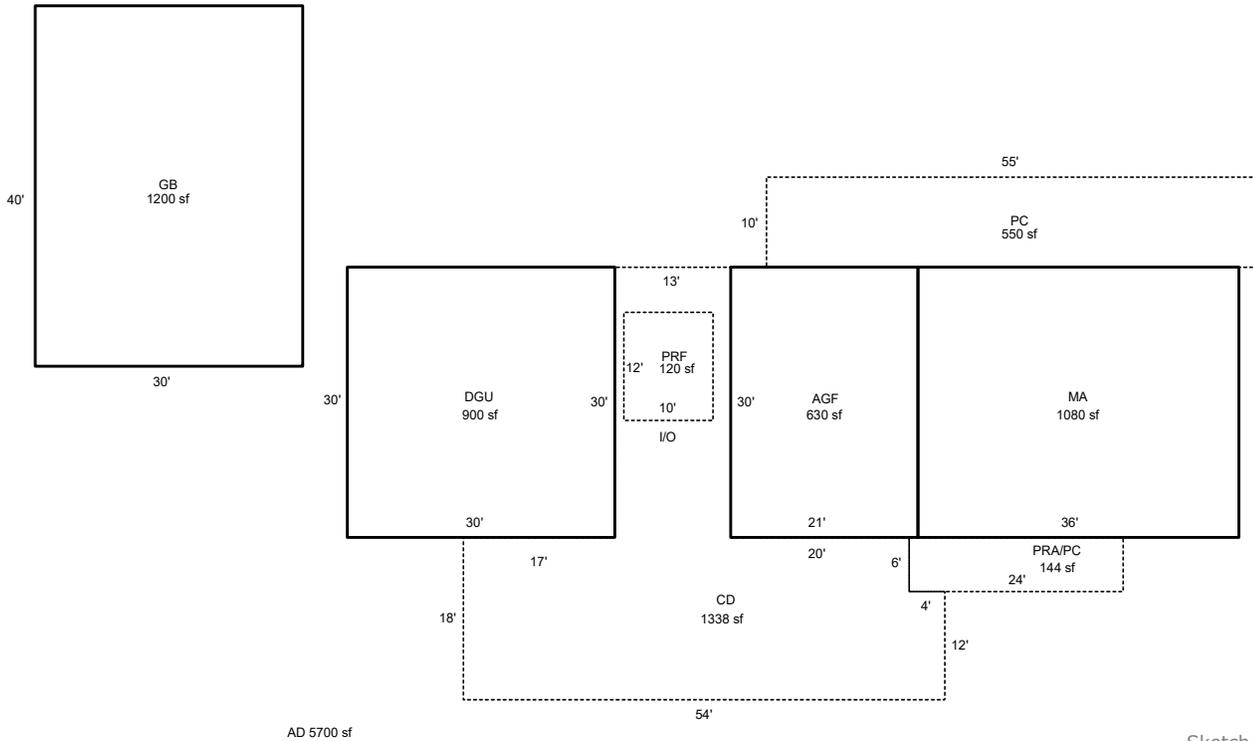
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560429 Parcel No.: 093W24D 04800  
 Property Address: 3337 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

560429  
093W24D 04800  
SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	1530.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1338.0	204.0	
	PRF	1.0	120.0	44.0	
	PRA/PC	1.0	144.0	60.0	2152.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

### COMMENT TABLE 1

DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19  
 UPDATED BY CLOBERG 01/24/2025

### COMMENT TABLE 2

MDL 01/22/24

### COMMENT TABLE 3

TAGS L2



4/ 3/2019  
**R60429 View to South 04/3/19**



4/ 3/2019  
**R60429 DGU W End S Side 04/3/19**



4/ 3/2019  
**R60429 MA Rear E End 04/3/19**



4/ 3/2019  
**R60429 DGU S Side E End 04/3/19**



4/ 3/2019  
**R60429 MA Front E Side 04/3/19**



4/ 3/2019  
**R60429 Between MA & DGU 04/3/19**

093W24D 04800  
401 01E F31  
81400130

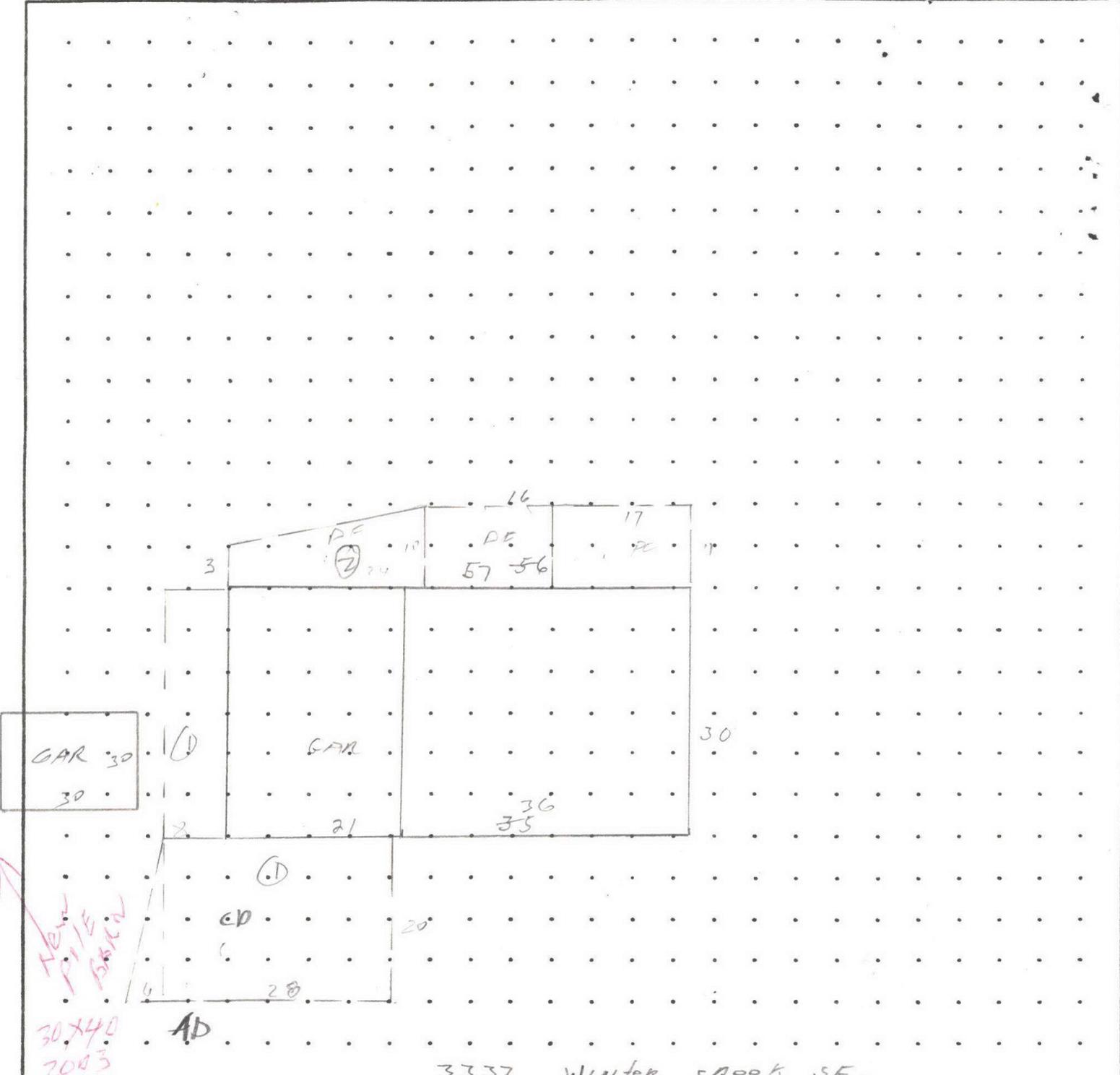
R60429

ADER, MICHAEL D &  
2.05 Acres  
3337 WINTERCREEK RD SE  
1/30/02

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74590 - 210

MAP NO. 24-9-3W



3337 WINTER CREEK SE.

MEASUREMENT VERIFIED		REMARKS: B1985
DATE	BY	
11/6/85	LB52	<del>(30x35) = 1050</del>
5-7-92	Reyer	30x36 = 1080
8-19-02	King <sup>31</sup>	Not Ver.
9-25-08	BB44	
4-3-19	G10	CYCLES-VERIFIED



# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04800

File No R60429

Property Address 3337 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

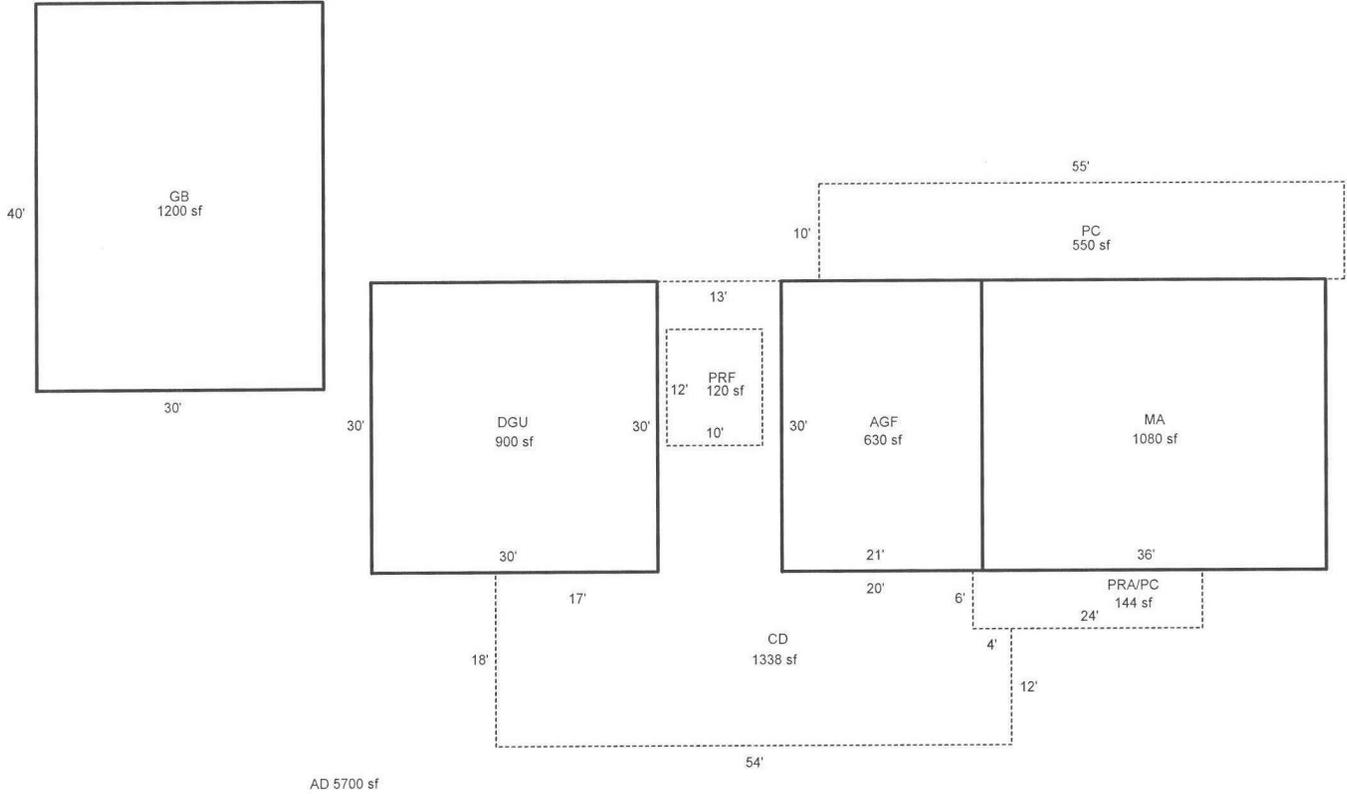
Zip 97352

Owner

Client

Appraiser Name

R60429  
093W24D 04800  
SCALE=1:20



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080	132	1080
GBA1	GB	1.00	1200	140	1200
GAR	AGF	1.00	630	102	
	DGU	1.00	900	120	1530
P/P	PC	1.00	550	130	
	CD	1.00	1338	204	
	PRF	1.00	120	44	
	PRA/PC	1.00	144	60	2152
Net LIVABLE Area		(rounded w/ factors)			1080
Net BUILDING Area		(rounded w/ factors)			1200

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19  
UPDATED BY JRONDEMA 4/15/19

### Comment Table 2

### Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

R60429 093W24D 04800 Prop Class: 401 Prop Code: F31S Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 3337 WINTERCREEK RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner CLANCY,MYRON A &  Pictom Other: \_\_\_\_\_

RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: COMP *ARCMP* Int Comp: DSP;DW;H&F Adj: RLCM3  
Class: 3 Roof: \_\_\_\_\_  
Area: 1080 Eff 1080 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: BATH1.5 Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
Found: Heat/AC: FA Bedrooms: 3 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: HRTH-P Year: 1985 Eff: 1985 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 84,170  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
Method: R05 Roof Cover: COMP *ARCMP* Int Comp: \_\_\_\_\_ Adj: RLCM3  
Class: 3 Roof: \_\_\_\_\_  
Area: 630 Eff 630 Flooring: \_\_\_\_\_  
Dimens: 30 x 21 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: \_\_\_\_\_ Year: 1985 Eff: 1985 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 28,000  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4G RESIDENTIAL** *BROKE OUT ON BRICK*  
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: 18,600  
AddFactor1: AddFactor2: AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 DGU DETACHED GARAGE**  
Method: R05 Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: RLCM3  
Class: 3 Roof Style: GABLE  
Area: 900 Eff: 900 Flooring: CONC  
Dimens: 30 x 30 Plumbing: \_\_\_\_\_ Electrical: 110V % Comp: \_\_\_\_\_  
Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex. Wall LAP;10FT Fireplace: \_\_\_\_\_ Year: 1991 Eff: 1991 Value: 38,840  
AddFactor1: AddFactor2: AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCM  
Class: 5 Roof Style: GABLE  
Area: 1200 Eff: 1200 Flooring: *DIRT-conc*  
Dimens: 30 x 40 Plumbing: \_\_\_\_\_ Electrical: 110 % Comp: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex Wall BKENAM;12FT Fireplace: \_\_\_\_\_ Year: 2003 Eff: 2003 Value: 8,620  
AddFactor1: *1/0* AddFactor2: AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R60429 093W24D 04800 Prop Class: 401 Prop Code: F315 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 3337 WINTERCREEK RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner CLANCY,MYRON A &  Pictom Other: \_\_\_\_\_

RMV Land: 241,940 RMV Imps: 178,230 RMV Total: 420,170 M50 Total: 219,880 For: 2019-2020

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

Segment	CD	PC	P12A	PC	AD	PRF	Land
Class		6x24	6x24	10x55			
Dim/Size	FRAGS 1338	144	144	550	5700	10x12/120	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover			ALUM			METAL	
Roof Style			SHED			HIP	
Flooring	CONC	CONC	.	CONC	ASPH		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1985	1985	1985	1985	2010	2017	
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	NEW	NEW	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.05	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres \_\_\_\_\_ Companion Accounts \_\_\_\_\_

Zone: AR

Date: 4/24 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

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

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

610  
4/24/19



**R60429 View to South**

4 3/2019  
**04/3/19**

1/29/09







4/3/2019

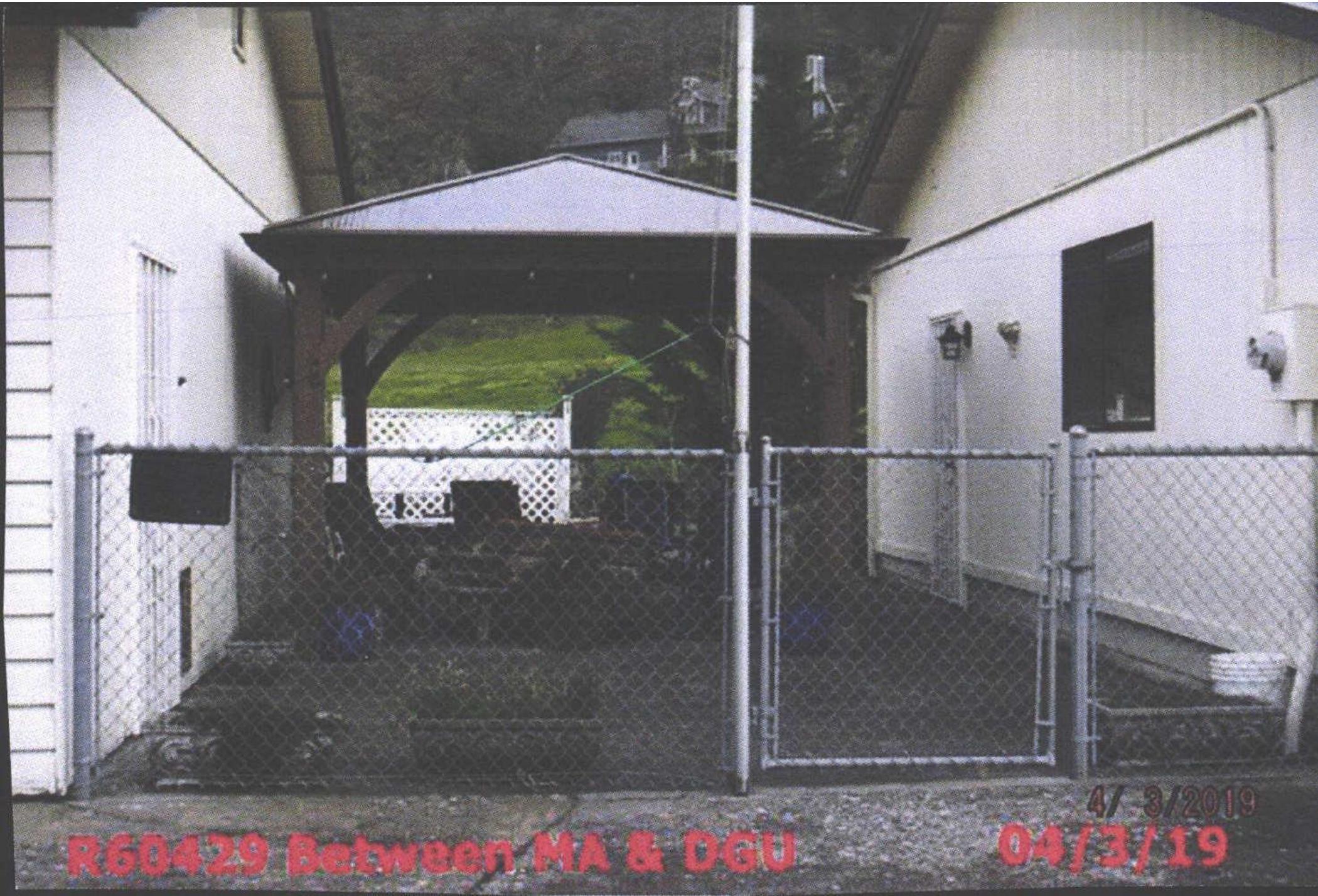
**R60429 MA Front S Side**

**04/3/19**



R60429 MA Rear E End

4/ 3/2019  
04/3/19



R60429 Between MA & DGU

4/ 3/2019  
04/3/19



R60429 DGU W End S Side

4/3/2019  
04/3/19



0

R60429 DGU S Side E End

4/ 3/2019

04/3/19



DSCF9432

4/ 3/2019  
04/3/19

Acct ID: 560429 MTL: 093W24D004800 Date: 1/22/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 3337 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100496 Year: 2025

Last Date Appraised: 04/03/2018 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Alt Energy System)  
 Owner: HENDERSON, MILES ABBOTT JAMES Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 274670  
 RMV Land: 305730 RMV Imp: 266800 RMV Total: 572530 MAV: 274670 MSAV: 0 SAV: 0  
 Comment: 24-007796 SOLAR

**Notations**

No notation data available.

**OSDs**

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

**Land**

Site: 1 Code Area: 14530 Size: 2.05 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 255730 Exception: Y N  
 Adjustment(s): VWAR Fire Patrol: Description:  
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1080 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 180730  
 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	1080	3	FB-1/ HB-1	1985	1985	FP - 1, ROOF, HVAC, KIT, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	630	0	0	1985	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1338	1985	3522	1	Y N
PATIO	3	144	1985	642	1	Y N
PATIO	3	550	1985	2450	1	Y N
ROOF EXTENSION OR PATIO COVER	3	120	2017	3376	1	Y N
ROOF EXTENSION OR PATIO COVER	3	144	1985	3383	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 138 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 56750  
 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
Garage Detached	3	Unfinished	900	0	0	1991	1991	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 15000  
 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	1200	0	0	2003	2003	FAIR	Y N

**Accessories**

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

Bldg: 4 Code Area: 14530 Stat Class: 301 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 5700 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions:

RMV: 14320

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: Y N
Building Structure <i>AD</i>	0	Finished	5700	0	0	2010	2010		

*AD part of IJ*

**Accessories**

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

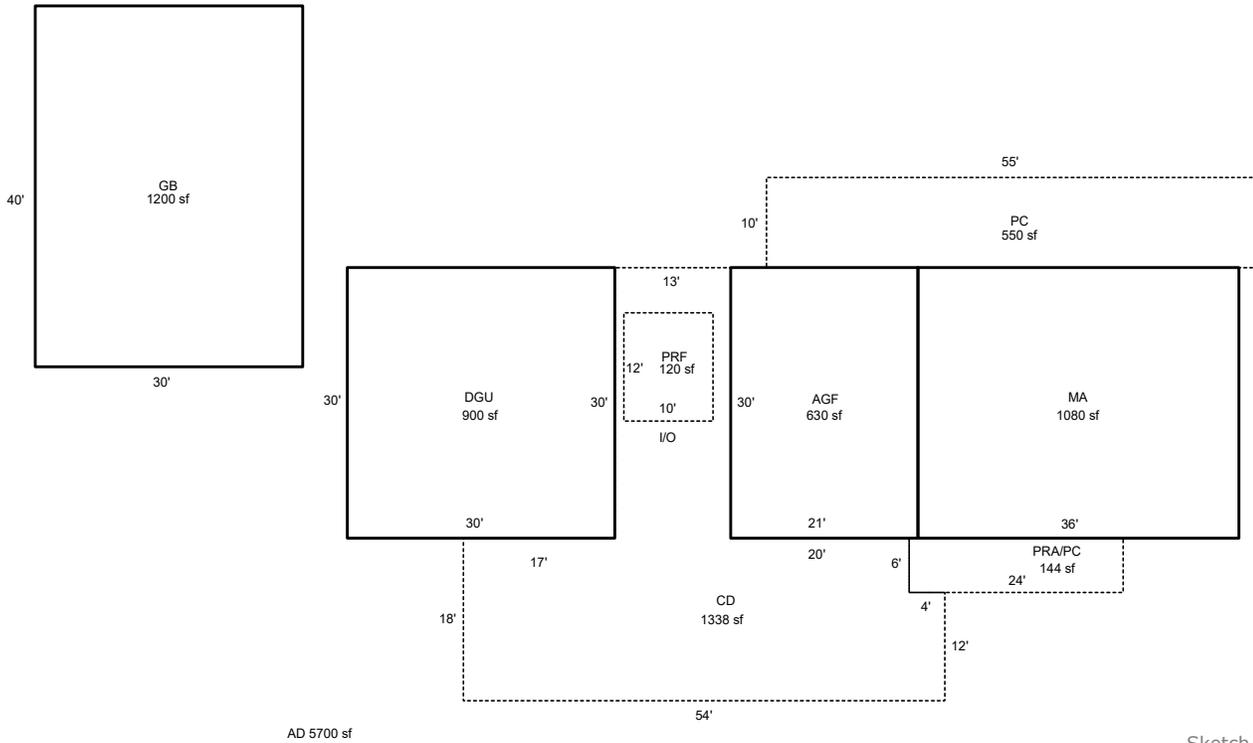
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560429 Parcel No.: 093W24D 04800  
 Property Address: 3337 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

560429  
093W24D 04800  
SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	1200.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GAR	AGF	1.0	630.0	102.0	
	DGU	1.0	900.0	120.0	1530.0
P/P	PC	1.0	550.0	130.0	
	CD	1.0	1338.0	204.0	
	PRF	1.0	120.0	44.0	
	PRA/PC	1.0	144.0	60.0	2152.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		1,200

### COMMENT TABLE 1

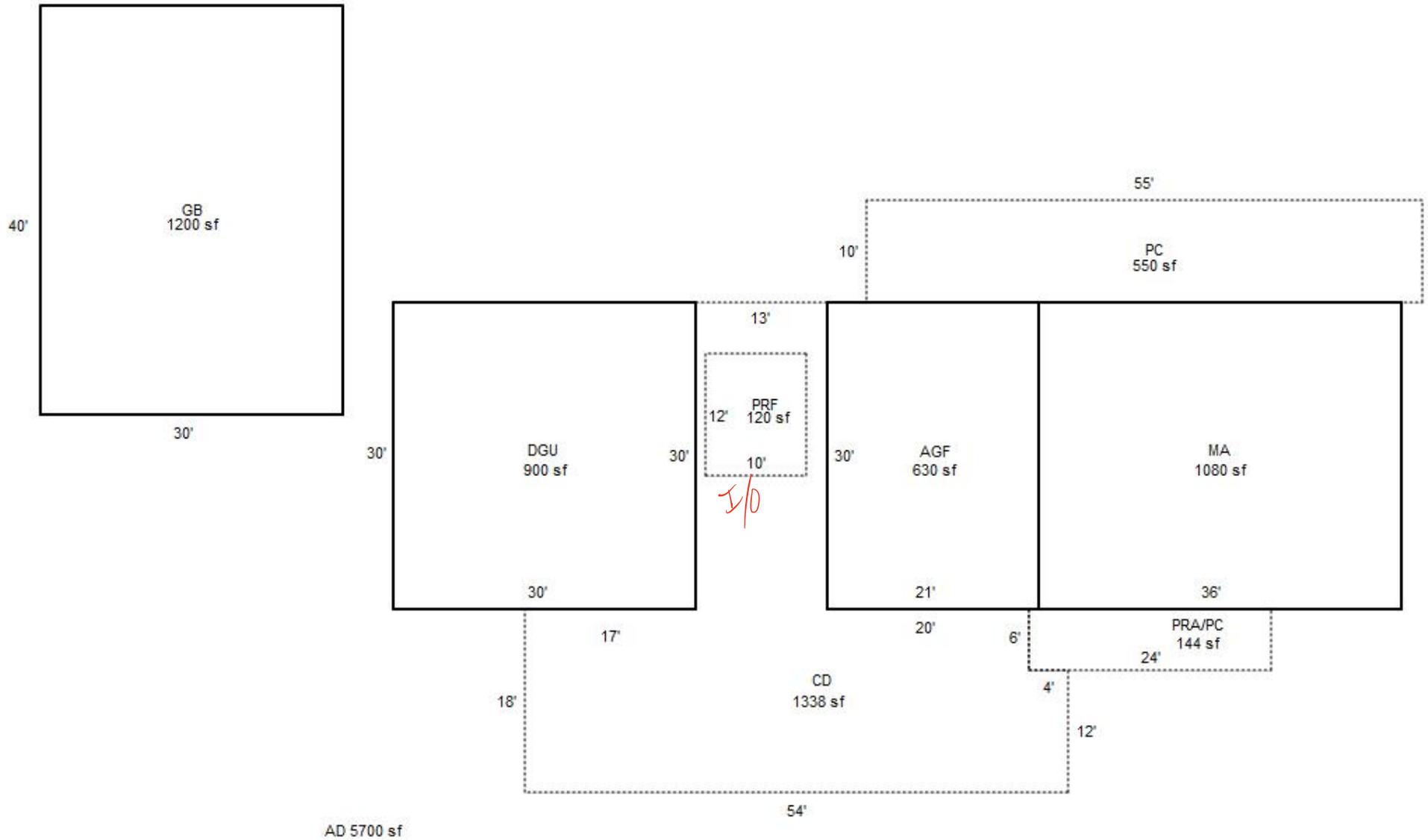
DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19  
 UPDATED BY CLOBERG 01/24/2025

### COMMENT TABLE 2

MDL 01/22/24

### COMMENT TABLE 3

TAGS L2



# Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-002060-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 3/21/2025  
 SUB-TYPE: Structural ISSUED: 4/2/2025  
 CATEGORY: Comprehensive EXPIRES: 9/29/2025

OFFICE: MC  
 PARCEL#: 093W24D004800 R60429  
 ACRES: 2.05  
 SUBDIV: SOUTHVIEW WOODS  
 LOT/BLOCK: 26 /  
 ADDRESS: 3337 WINTERCREEK RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	HENDERSON, MILES ABBOTT JAMES	3337 WINTERCREEK RD SE JEFFERSON, OR 97352	5417309899
OWNER	HENDERSON, MILES ABBOTT JAMES	3337 WINTERCREEK RD SE JEFFERSON, OR 97352	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	HENDERSON, MILES ABBOTT JAMES	3337 WINTERCREEK RD SE JEFFERSON, OR 97352	5417309899

CONST CAT: Detached Accessory Structure

WORK TYPE: Addition

WORK DESC: 16X30 CARPORT

VALUATION: \$15,403.20

STORIES: 0

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 480

**TOTAL SQ. FT.: 480**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	480 Sq Ft

# Assessor Monthly Issued Permit Report

For 10/1/2024 to 10/31/2024

PERMIT#: 555-24-007796-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 10/3/2024  
 SUB-TYPE: Structural ISSUED: 10/3/2024  
 CATEGORY: Comprehensive EXPIRES: 4/1/2025

OFFICE: MC

PARCEL#: 093W24D004800 R60429

ACRES: 2.05

SUBDIV: SOUTHVIEW WOODS

LOT/BLOCK: 26 /

ADDRESS: 3337 WINTERCREEK RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5413274090
APPLICANT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524
CCB	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
OWNER	CLANCY, MYRON A & CLANCY, CAROL	3337 WINTERCREEK RD SE JEFFERSON, OR 97352	
SITE CONTACT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524

CONST CAT: Detached Accessory Structure

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE Add 9.9kW Roof-mounted Prescriptive Path PV Solar Array

VALUATION: \$17,400.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

**TOTAL SQ. FT.:**