

Summary

Lead Appr: WW 11/4 Clerk: _____ Lead Clerk: _____ Appr: MDL Input 11/3/25

Print Date: 9/29/2025

Acct ID: 560753 MTL: 093W14C000200 Date: 10/22/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409

Situs: 1949 STEIWER RD SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 107856 Year: 2025

Last Date Appraised: 08/14/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2023 - Tags/Permit (Condition)

Owner: NEMECEK, JEFFREY Last Sales Date: 06/02/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 196630

RMV Land: 320770 RMV Imp: 178140 RMV Total: 498910 MAV: 196630 MSAV: 0 SAV: 0

Comment: 25-26: L3 MDL 8.14.25 CYCLE 23-24: L2 02.10.23 MDL 33 Sales Letter

OSDs 26-27 SALES MLS 825531 DOM 111

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

Land

Site: 1	Code Area: 14530	Size: 1.72 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 202010	Exception: Y N
Adjustment(s):	FSOIL, VWFR	Fire Patrol:	Description:			
Comments: 19-20: PER #10 CHG OSD, ADD VIEW ADJ / 2003-04 REAPPRAISAL. //03-04:F03-244 SEPM FROM R60753 TO R332116 /04-05: ADDED OSD //04-05: CHG OF LAND SCHEDULE PER #29						

Site: 2	Code Area: 14530	Size: 0.66 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL			RMV: 68760	Exception: Y N
Adjustment(s):	FSOIL, VWFR	Fire Patrol:	Description:			
Comments: 19-20: PER #10 CHG OSD, ADD VIEW ADJ / 2003-04 REAPPRAISAL. //03-04:F03-244 SEPM FROM R60753 TO R332116 /04-05: ADDED OSD //04-05: CHG OF LAND SCHEDULE PER #29						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 467	Year Blt: 1999	Eff Year Blt: 2012	Sq.Ft: 1650	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE				Dimensions:	RMV: 160170	
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: Y N
First Floor	6	Finished	1650	3	FB-2	1999	2012	HVAC, KIT, SKRT+, ROOF, BATH - 2	

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 107	Year Blt:	Eff Year Blt: 1999	Sq.Ft: 0	% Complete: 100.00
Desc: Yard Improvements				Dimensions:	RMV: 17970	
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								

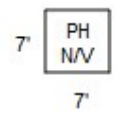
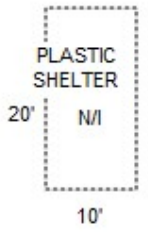
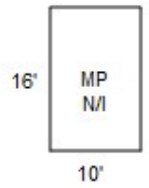
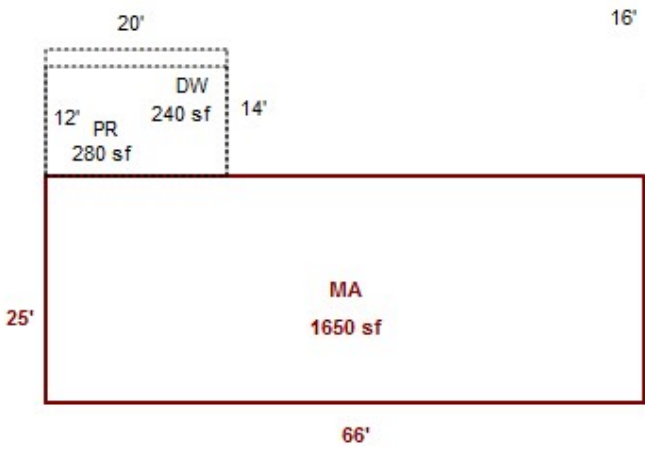
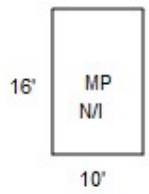
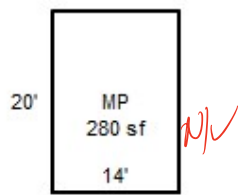
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1999	16949	1
					Exception: Y N

R60753

093W14C 00200

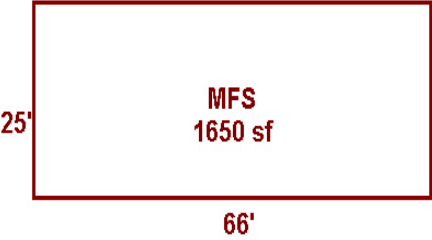
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R60753
093W14C 00200



MP
N/V





Summary

Acct ID: 560753

MTL: 093W14C000200

Date: 2/10/23

Appr: MDL

Prop Class: 409

RMV Prop Class: 409

Situs: 1949 STEIWER RD SE JEFFERSON OR 97352

MaSaNh: 07 06 000

Unit: 107856

Year: 2022

Owner: OVERTON, WILLIAM

Roll Type: R

Cycle: Tag

Permits

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

PICT

MLS

AV: 179960

RMV Land: 251630

RMV Imp: 151800

RMV Total: 403430

MAV: 179960

MSAV: 0

SAV: 0

Comment:

Notations 23-24: per MLS house remodeled

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	14530	0

Land

Code Area: 14530

Site: 1

Size: 2.38 Acres

Use Code: 004

Zone: AR

SAV Use:

Exception: 0

Class:

Description:

RMV: 220630

Adjustment(s): VWFR, NOZNE, 07IMP

Fire Patrol:

Description:

Comments: 19-20: PER #10 CHG OSD, ADD VIEW ADJ / 2003-04 REAPPRAISAL. //03-04:F03-244 SEPM FROM R60753 TO R332116 /04-05: ADDED OSD //04-05: CHG OF LAND SCHEDULE PER #29

Improvements - Residence / Manufactured Structures

Imp ID: 34392

Bldg 1

Code Area: 1453

Year Blt: 1999

Eff Year Blt: 1999

Dimensions:

% Complete: 100

Stat Class: 467

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Sq.Ft: 1650

RMV: 145930

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
First Floor	1650	0	0	3	FB-2	6	1999	1999	FA, BATH - 2, CBLCK, H&F, DRYWL, COMP

PER AERIAL 4/26/23 ROOF UPDATED NO EBY CHANGE

Accessories

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

Imp ID: 349351

Bldg 3

Code Area: 1453

Year Blt:

Eff Year Blt:

Dimensions:

% Complete: 100

Stat Class: 107

Desc: Yard Improvements

Sq.Ft: 0

RMV: 3650

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	0	2700	1

Improvements - Accessory Buildings

Imp ID: 349344

Bldg 2

Code Area: 14530

Year Blt: 1987

Eff Year Blt: 1987

Dimensions: 14x20

% Complete: 100

Stat Class: 341

Desc: Multi Purpose Shed (MP)

Sq.Ft: 280

RMV: 2220

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	280	0	0	0		5	1987	1987	8FT, PLYWD, COMP, GABLE, WDFL, POST, 110V

Accessories

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

Comments: _____

Segment:_____ Class:_____ Area:_____

Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other:_____

Plumbing:_____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other:_____

Bedrooms:_____ Qlty:_____ Year Blt:_____ Eff Yr Blt:_____

% Good:_____ % Complete:_____ Functional:_____

Economic:_____ Exception:_____ Lump Sum:_____

Comments: _____

Interior Walls: PANEL DRYWALL

Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

Tag: Y N _____

Segment:_____ Class:_____ Area:_____

Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other:_____

Plumbing:_____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other:_____

Bedrooms:_____ Qlty:_____ Yr Blt:_____ Eff Yr Blt:_____

% Good:_____ % Complete:_____ Functional:_____

Economic:_____ Exception:_____ Lump Sum:_____

Comments: _____

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

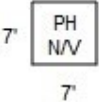
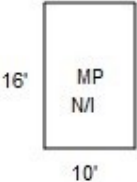
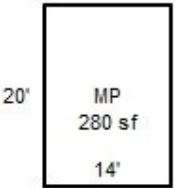
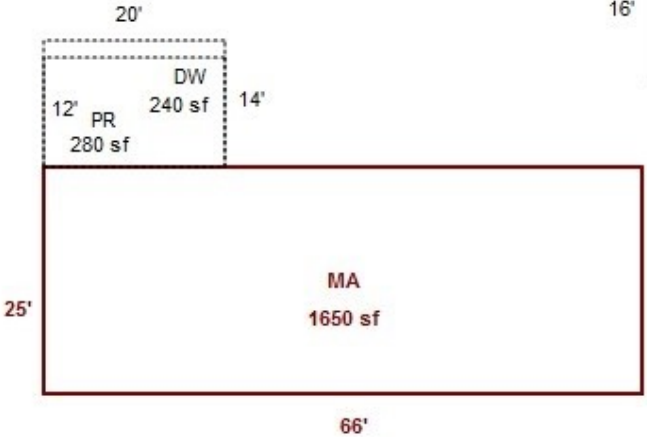
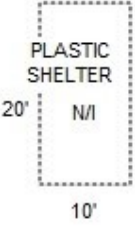
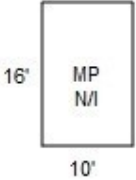
Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

R60753

093W14C 00200

SCALE=1:30



093W14C 00200

R60753

401

F420

F09R

81400130

WIPPERT, MERLIN L &

2.3800 Acres

P.P. 2003-013, PARCEL 1, ACRES 2.38, / 96-97: 2.38
AC DISQ FARM USE

1949 STEIWER RD SE JEFFERSON

1/9/2009

BUILDING DIAGRAM AND OUTBUILDINGS

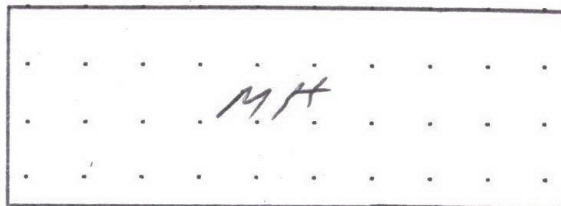
ACCT NO: *R60753*

MAP NO: *093W14*

TAX LOT: *19A0*

*MP
8x8
NW*

25



66 *MP*
D8 = 12x14

12
MP
12

6
PH
6

CALCULATIONS:

$$MH (25 \times 66) = 1650$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: *2003*

ADDRESS: *1949 Steiwer Rd*

SALES
Date Amt.

DATE

BY

BUILDER:

REMARKS:

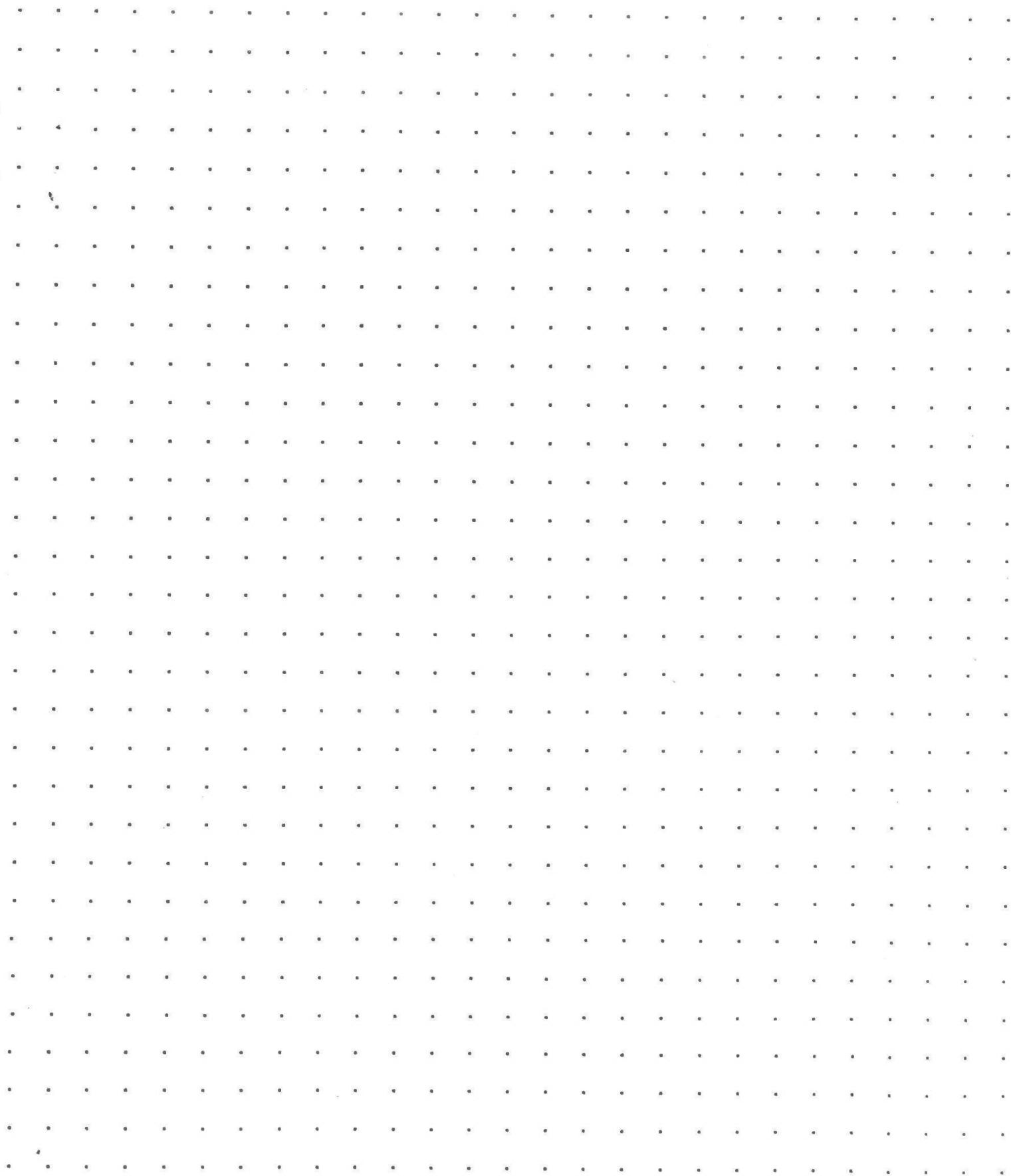
Steiwer Rd

1-28-04
7-10-09
10-4-18

17

42
610

W
CYCLE



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W14C 00200

File No R60753

Property Address 1949 STEIWER RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

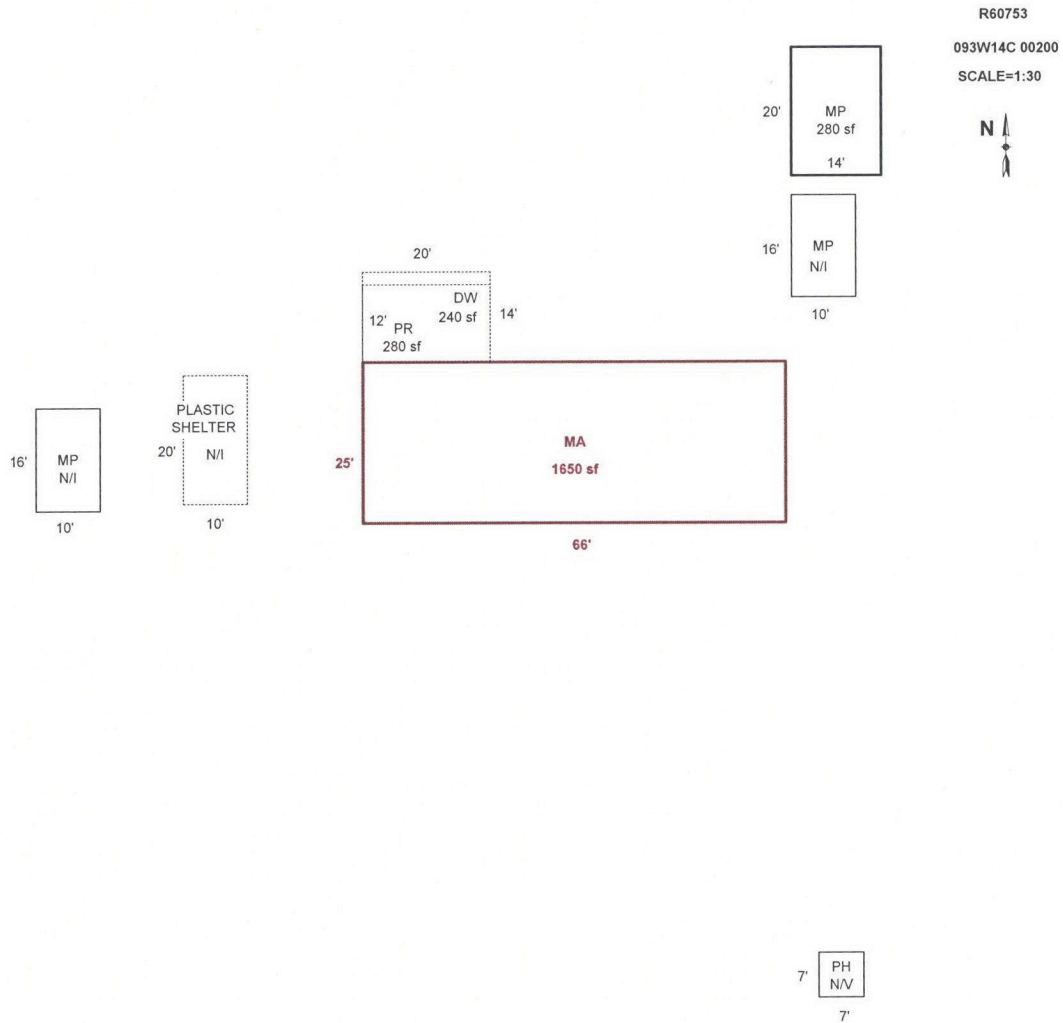
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1650	182	1650
GBA1	MP	1.00	280	68	280
P/P	PR	1.00	280	68	
	DW	1.00	240	64	520

Net LIVABLE Area (rounded w/ factors) 1650
Net BUILDING Area (rounded w/ factors) 280

Comment Table 1

Apex by JA 7/20/09
UPDATED BY JRONDEMA 10/16/18

Comment Table 2 Comment Table 3

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No R60753

File No 093W14C 00200

Property Address 1949 Steiwer Rd SE

City Jefferson

State OR

Zip 97352

Owner

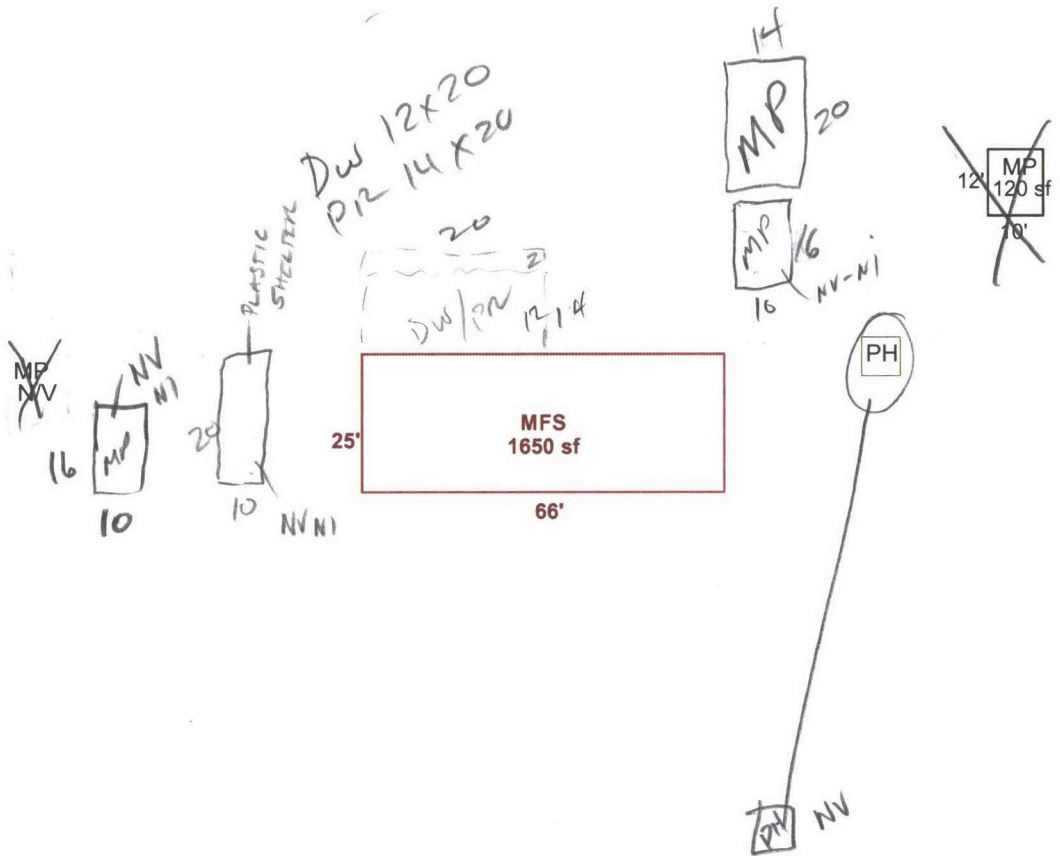
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60753
093W14C 00200



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1650	182	1650
OTH	MP	1.00	120	44	120

Net LIVABLE Area (Rounded w/ Factors) 1650

Comment Table 1

Apex by JA 7/20/09

Comment Table 2

7/20/09 by JA 7/20/09

Comment Table 3

R60753093W14C 00200Prop Class: 409Prop Code: F09R Fran: 24Appr #: 10Date: 10-4-18

Situs Address 1949 STEIWER RD SE

☐ TTO☐ LCB☐ InspCycleTagsFarm ForestSales Verif

Owner MILLER,LEVI

☐ PictomOther:

RMV Land: 231,590RMV Imps: 62,590RMV Total: 294,180M50 Total: 159,910For: 2018-2019

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1MA

MFD STRUCT

Method: M04

Roof Cover: COMP

Int Comp: H&F

Adj: MSLCMD

Class: 6D

Roof:

Area: 1650Eff 1650

Flooring:

Dimens: 25x 66

Plumbing: BATH2

Electrical:

Qty:

Found:

Heat/AC: FA

Bedrooms: 3

% Comp:

Ex Wall:

Fireplace:

Year: 1999Eff: 1999

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 52,730

Exc Code:

Comment/Adj:

L/S: 48,650

Accessory Improvements

Seg: 1.3YI3A

MFD STRUCT

Method: R05

Roof Cover: DW 12x20

Int Comp:

Adj:

Class:

Roof Style: PR 14x20

Area: 1Eff: 1

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: Eff:

RMV: 6,000

AddFactor1:

AddFactor2:

AddFactor3:

L/S: 8370

Exc Code:

Comment/Adj:

Out Buildings

Seg: 1.2MHSK

MFD STRUCT

Method: M04

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 186Eff: 186

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Func:

Ex. Wall CBLOCK

Fireplace:

Year: 2003Eff: 2003

Value: 1,480

AddFactor1:

AddFactor2:

AddFactor3:

L/S:

Exc Code:

Comment/Adj:

Seg: 2.1MPMP

Method: F09

Roof Cover: COMP

Int Comp:

Adj: FLCM

Class: 5280280

Roof Style: GAMBREL GABLE

Area: 120Eff: 120

Flooring: WOOD

Dimens: 12 14 x 18 20

Plumbing:

Electrical: 110V1987

% Comp:

Found: POST

Heat/AC:

Bedrooms:

Func:

Ex. Wall 8FT;PLYWD

Fireplace:

Year: Eff: 2000

Value: 2,380

AddFactor1: 1/0

AddFactor2:

AddFactor3:

L/S: 2040

Exc Code:

Comment/Adj:

R60753093W14C 00200

Prop Class: 409Prop Code: F09RFran: 24

Appr #: _____Date: _____

Situs Address 1949 STEIWER RD SE

☐ TTO☐ LCB☐ InspCycleTagsFarm ForestSales Verif

Owner MILLER,LEVI

☐ PictomOther: _____

RMV Land: 231,590RMV Imps: 62,590RMV Total: 294,180M50 Total: 159,910For: 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

1RURAL AT MKT0052.38VIEW F, RUA

2ON SITE DEVELOPMENTOSDA.RURF

Eff Acres

Companion Accounts

Zone: AR

Date: 10/23

Clerk: Amy

Clerk Comments: _____

Routing Slip

Appraiser Response: _____

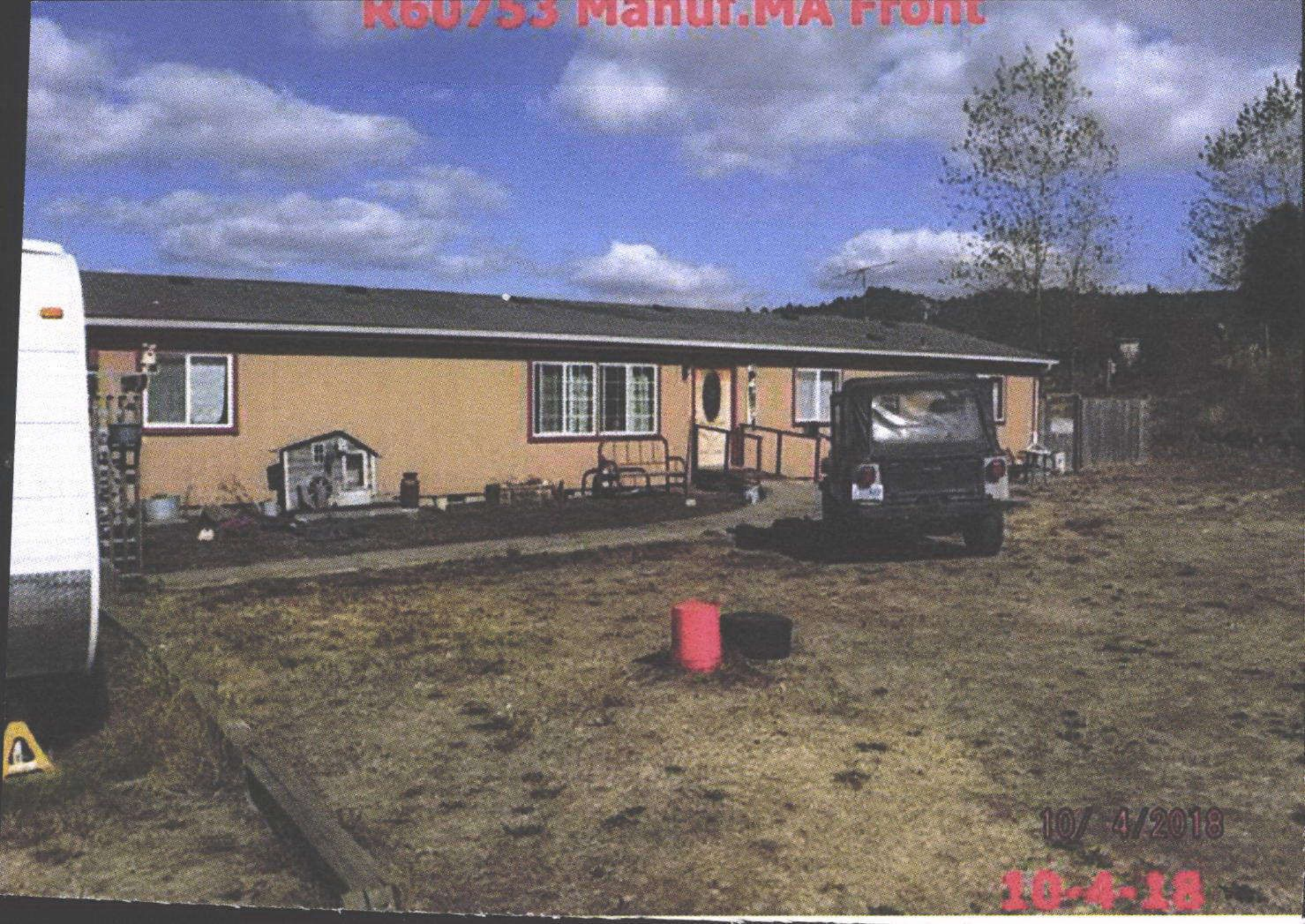
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☐ Review by lead appraiser _____

10-29-18

GLW

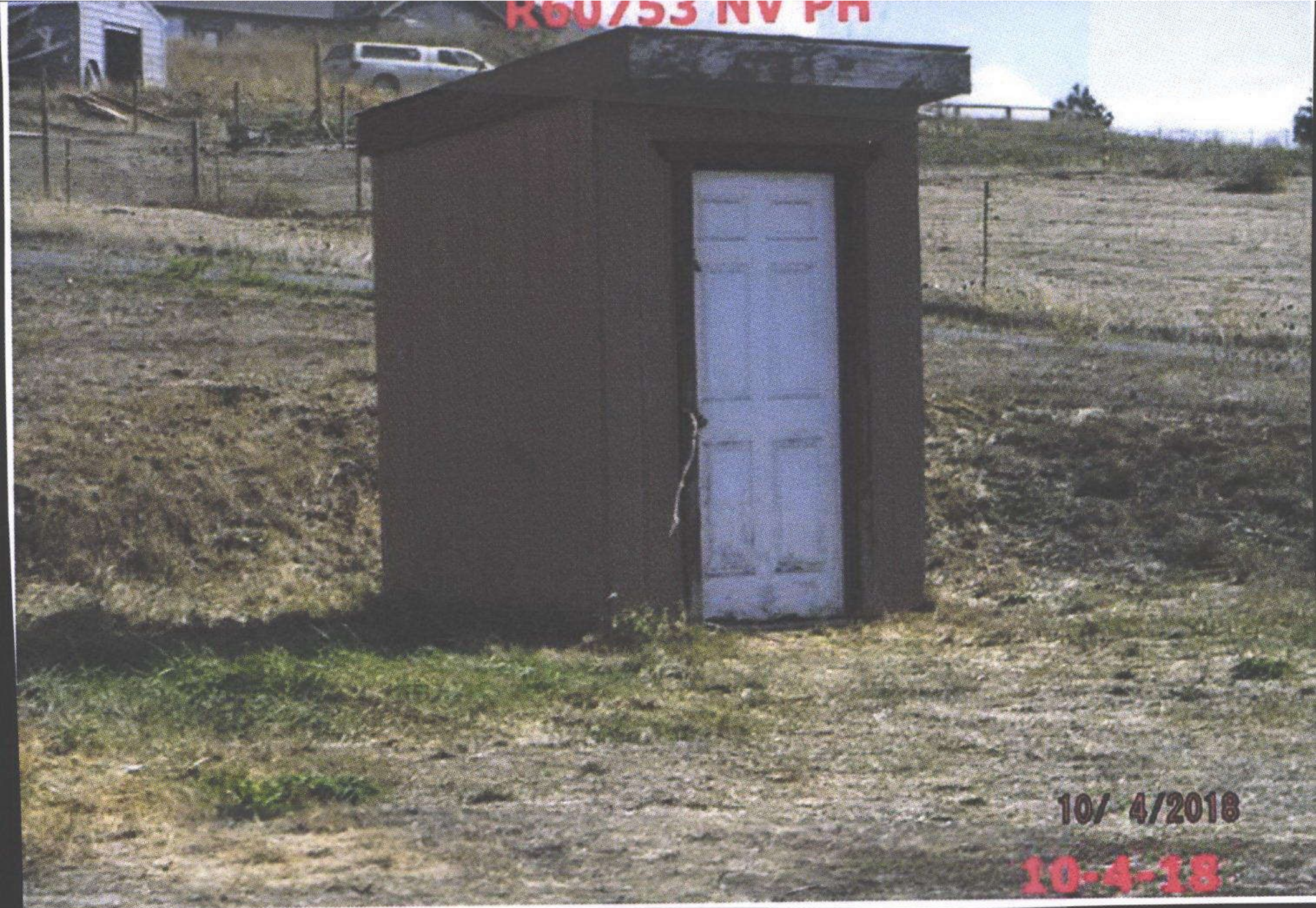
R60753 Mainst.MA Front



10/4/2018

10-4-18

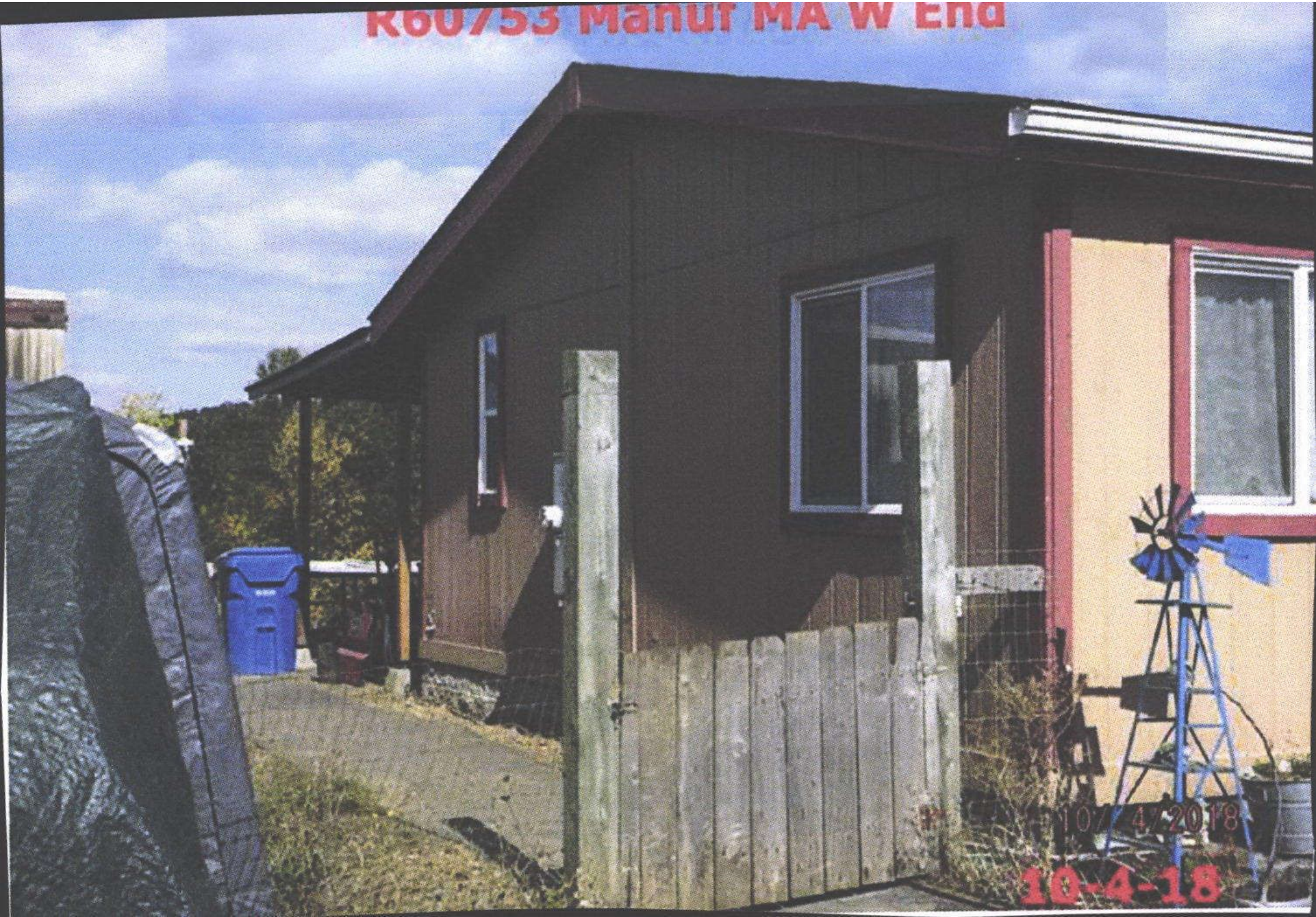
R60/53 NV PH



10/ 4/2018

10-4-13

R60753 Manut MA W End



10-4-18

1.28.04

MH moved in before

1-1.04

