

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MSL Tinkel

Print Date: 6/27/2025

Acct ID: 605176 MTL: 093W14D000301 Date: 8/17/25 Appr: MSL Prop Class: 401 RMV Prop Class: 401

Situs: 2269 STEIWER RD SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 146545 Year: 2025

Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Addition)

Owner: TITUS, NICHOLAS J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 464310

RMV Land: 275450 RMV Imp: 696940 RMV Total: 972390 MAV: 464310 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.8.24 TAG
23-24: L4 4.6.23 MDL

Notations

No notation data available.

W/C

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

Land

Site: 0	Code Area: 14530	Size: 0.35 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 34860	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: 08-09: LAND SEG CONSOLIDATION// 00-01: NEW FOREST APPLICATION, ONLY PART OF LAND IS UNDER DEFERRAL 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND						
Site: 0	Code Area: 14530	Size: 2.12 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL			RMV: 200590	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: 23-24 SV N/C PER ML08-09: LAND SEG CONSOLIDATION// 00-01: NEW FOREST APPLICATION, ONLY PART OF LAND IS UNDER DEFERRAL /03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 144 +	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3309	% Complete: 100
Desc: Multi Story above grade with basement				Dimensions:	RMV: 696940	
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	4 +	Finished	2822	3	FB-3/ HB-1	2023	2023	HVAC, KIT, ROOF, BATH - 3, BTH - 1	Exception: Y N
Attic	4 +	Finished	487	0	0	2023	2023	HVAC	Exception: Y N
Attic	4 +	Unfinished	182	0	0	2023	2023		Exception: Y N
Basement	4 +	Unfinished	170	0	0	2023	2023		Exception: Y N
Garage Attached	4	Finished	728	0	0	2023	2023	ROOF	Exception: Y N
Carport Attached	4	Unfinished	305	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1	Exception: Y N

Improvements - Accessory Buildings

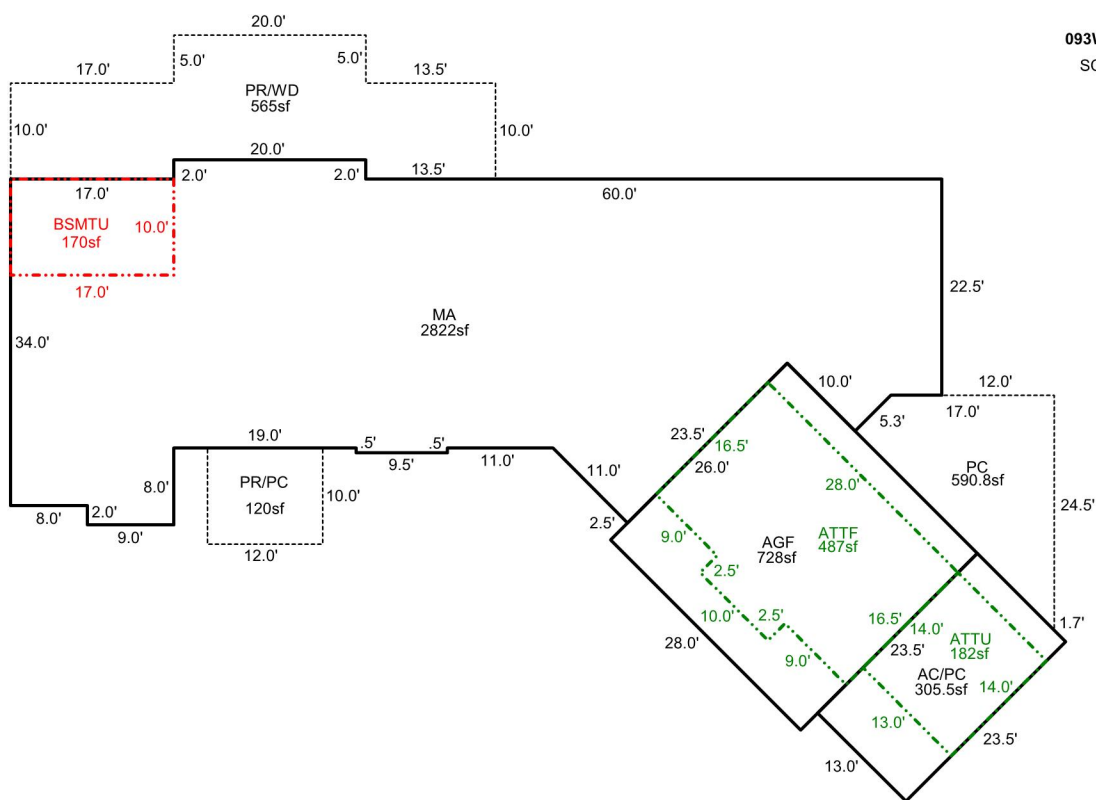
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 605176 Parcel No.: 093W14DC 00301
 Property Address: 2269 STEIWER ROAD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2822.0	280.1	2822.0
GLA2	ATTU	1.0	487.0	94.0	
	ATTU	1.0	182.0	54.0	669.0
BSMT	BSMTU	1.0	170.0	54.0	170.0
GAR	AGF	1.0	728.0	108.0	
	AC/PC	1.0	305.5	73.0	1033.5
P/P	PR/PC	1.0	120.0	44.0	
	PR/WD	1.0	565.0	135.0	
	PC	1.0	590.8	126.4	1275.8
Net LIVABLE		cnt	3 (rounded)		3,491

COMMENT TABLE 1

APEX BY CJURAN 07/20/2022 555-22-003056
 UPDATED BY CJURAN 10/04/2023 22-003056 REV AD

COMMENT TABLE 2

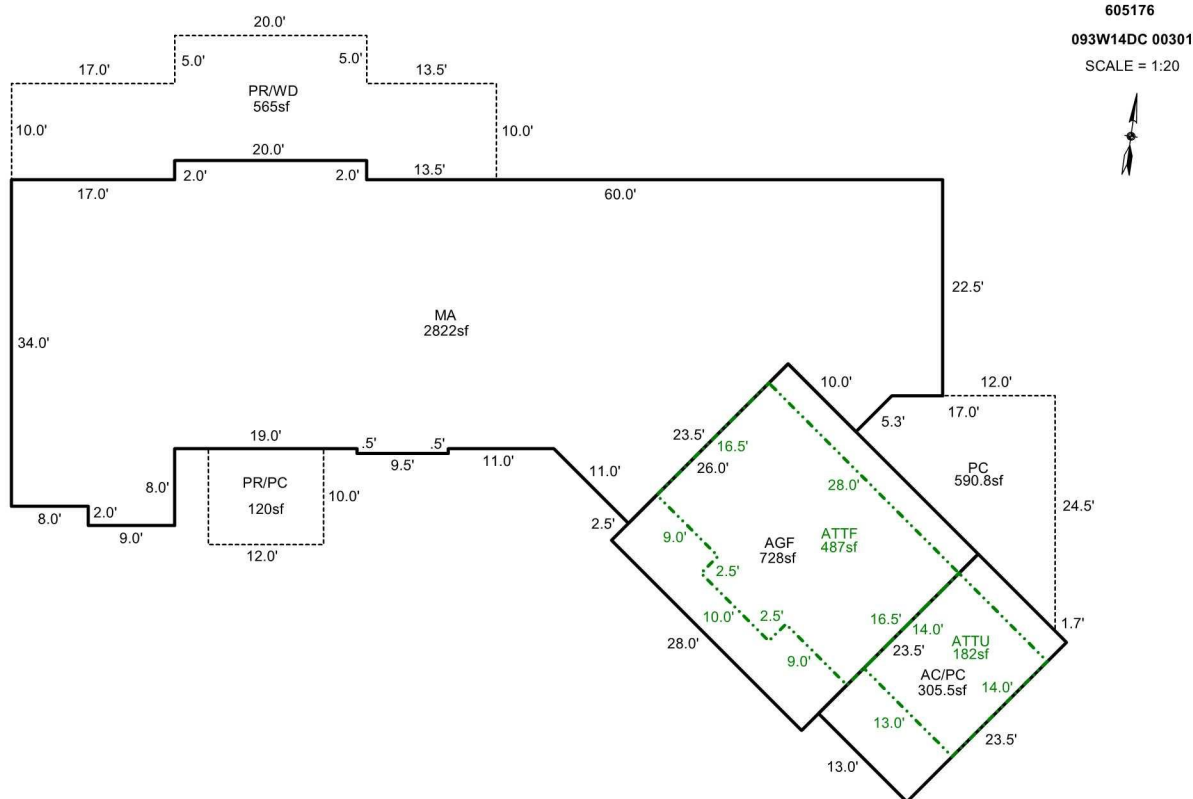
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 2269 STEIWER ROAD SE
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SKETCH



Sketch by Apex Sketch

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	ATTU	1.0	182.0	54.0	669.0
GAR	AGF	1.0	728.0	108.0	
	AC/PC	1.0	305.5	73.0	1033.5
P/P	PR/PC	1.0	120.0	44.0	
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COMMENT TABLE 2

COMMENT TABLE 3

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