

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: hol Input

Print Date: 9/26/2025

Acct ID: 606424 MTL: 093W14D001800 Date: 12/12/25 Appr: hol Prop Class: 400 RMV Prop Class: 400

Situs: 12031 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146888 Year: 2025

Last Date Appraised: 07/18/2025 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: STEIWER COALITION LLC Last Sales Date: Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 77890

RMV Land: 236750 RMV Imp: 0 RMV Total: 236750 MAV: 77890 MSAV: 0 SAV: 0

Comment: 25-26: L4 MDL 7.18.25 CYCLE 25-003331

OSDN

Land

26-27: NSFD 60% complete

Site: 0 Code Area: 14530 Size: 0.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 74560 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: 20-21: DISQ FOREST USE//00-01: NEW FOREST APPLICATION ON PART OF PROPERTY /: 03-04:REAPPRAISAL - 7/16/03 - SENT LTR ON FORESTRY PRACTICES//\ 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND (5AC)

Site: 0 Code Area: 14530 Size: 1.58 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 162190 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: 20-21: DISQ FOREST USE//00-01: NEW FOREST APPLICATION ON PART OF PROPERTY /: 03-04:REAPPRAISAL - 7/16/03 - SENT LTR ON FORESTRY PRACTICES//\ 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND (5AC)

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003331	83727	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	325870	0	R	NSFD 3 BED/2 BATH

ACCOUNT # 606424 DATE: 12/12/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR MOE TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 141 QLTY + - FLOOR MA
AREA 1647 EFF AREA 1647 BED 3
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 60 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ABF
STAT / CLASS 141
SIZE 564
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2025
EFF YR 2025
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

Percent Complete Form

Account # 606424

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	55%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	60%	
3%	85%	Insulation	3%	2%	70%
5%		Drywall (Finished)	5%	65%	
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	75%	
		Cabinets	6%	80%	80%
2%	95%	Electrical Fixtures	3%	85%	
2%		Plumbing Fixtures	4%	90%	90%
3%	100%	Floor Coverings & Countertops	7%	95%	
2%		Interior Trim Carpentry	7%	100%	95%
		Porch/Entry/Stoop	2%	100%	
		Finish Grade	1%	100%	100%

APPR MDL Date 12/12/15 YR For 26-27 % COMP 60
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606424

Parcel No.: 093W14D001800

Property Address: 12031 HAPPY WAY SE

City: JEFFERSON

County: Marion

State: OR

ZipCode:

Owner:

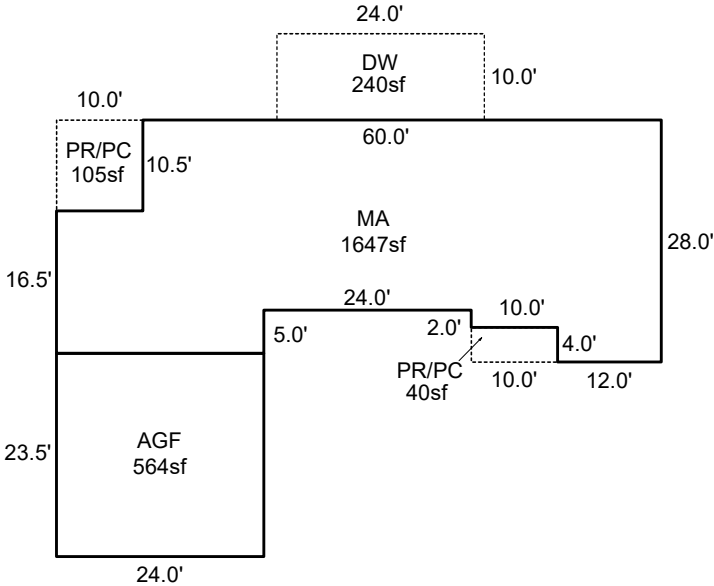
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



606424
093W14D001800
SCALE 1:30



HAPPY WAY

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	564.0	95.0	564.0
MA	MA	1.0	1647.0	206.0	1647.0
P/P	PR/PC	1.0	105.0	41.0	
	PR/PC	1.0	40.0	28.0	
	DW	1.0	240.0	68.0	385.0

COMMENT TABLE 1

APEX BY CLOBERG 08/06/25 25-003331 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE

cnt

1 (rounded)

1,647



12/12/25



12/14/25

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDL Input 7/18/25

Print Date: 6/27/2025

Acct ID: 606424 MTL: 093W14D001800 Date: 7/18/25 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: 12031 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146888 Year: 2025

Last Date Appraised: Appraiser: MATT LORD Retag: Y N Tag info:

Owner: STEIWER COALITION LLC Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 77890

RMV Land: 221260 RMV Imp: 0 RMV Total: 221260 MAV: 77890 MSAV: 0 SAV: 0

Comment:

Notations25-26 cycle

No notation data available.

OSDs

No OSD data available.

Land

Site: 0	Code Area: 14530	Size: 0.69 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 69680	Exception: Y	N	
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments: 20-21: DISQ FOREST USE//00-01: NEW FOREST APPLICATION ON PART OF PROPERTY /; 03-04:REAPPRAISAL - 7/16/03 - SENT LTR ON FORESTRY PRACTICES//\ 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND (5AC)						

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Class: 6H	Value Source: Rural at MKT	Description: SIX HILL	RMV: 151580	Exception: Y	N	
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments: 20-21: DISQ FOREST USE//00-01: NEW FOREST APPLICATION ON PART OF PROPERTY /; 03-04:REAPPRAISAL - 7/16/03 - SENT LTR ON FORESTRY PRACTICES//\ 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: DISQ FORESTLAND (5AC)						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Assessor Monthly Issued Permit Report**For 7/1/2025 to 7/31/2025**

PERMIT#: 555-25-003331-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/5/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/11/2025
 CATEGORY: Comprehensive EXPIRES: 1/26/2026

OFFICE: MC
 PARCEL#: 093W14D001800 606424
 ACRES: 2.27
 SUBDIV: HAPPY ESTATES
 LOT/BLOCK: 1 /
 ADDRESS: 12031 HAPPY WAY SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	BRANDON FAHLMAN	295 PATTERSON ST NW SALEM, OR 97304	5039302786
CCB	FAHLCON LLC	295 PATTERSON ST NW SALEM, OR 97304	5039302786
OWNER	STEIWER COALITION LLC	295 PATTERSON ST NW SALEM, OR 97304	

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 3 BED/2 BATH

VALUATION: \$325,869.68

STORIES: 1

BATHS: 2

KITCHENS: 1

SQUARE FEET

HABITABLE: 0

EXISTING:

NEW:

TOTAL SQ. FT.: 2090

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1632 Sq Ft
U Utility, misc.	VB	564 Sq Ft
U Utility, misc. - half rate	VB	380 Sq Ft