

Summary

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

Print Date: 9/29/2025

Acct ID: 606425 MTL: 093W14D001900 Date: 12/12/25 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: 12061 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146889 Year: 2025

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

Owner: OLENICH, ALEKSANDER I Last Sales Date: 03/21/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 78180

RMV Land: 280310 RMV Imp: 0 RMV Total: 280310 MAV: 78180 MSAV: 0 SAV: 0 819,290

Comment: 25-26: L4 MDL 7.18.25 CYCLE 25-006005

24-25: L4 MDL 11.24.23 SV

Land

26-27 SALES NEW MSFD @ 50% complete MLS 826112 DOM 17

Site: 0 Code Area: 14530 Size: 0.79 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 99910 Exception: Y N

Adjustment(s): FSOIL, VWGR 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: 1.49 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 180400 Exception: Y N

Adjustment(s): FSOIL, VWGR 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)

OSDN

ACCOUNT # 606425 DATE: 12/12/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR MDL TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 153 QLTY + - FLOOR MA
AREA 2775 EFF AREA 2775 BED 1
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: 1 1.5 +
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 50% % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT 153 QLTY + - FLOOR BstF
AREA 1003 EFF AREA 1003 BED 2
ROOF + HVAC +
BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 50 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT 153 QLTY + - FLOOR BstF
AREA 693 EFF AREA 693 BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 50% % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: Storage

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE AGF
STAT / CLASS 153
SIZE 1335

FAIR
AVERAGE

GOOD
EXCELLENT

BATH _____

YR BLT 2025
EFF YR 2025
% COMP 50%
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 # 606425

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%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%	85%	Insulation	3%	2%	70%
5%		Drywall (Finished)	5%	4%	
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%	95%	Electrical Fixtures	3%	2%	
2%		Plumbing Fixtures	4%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR MR Date 12/12/25 YR For 26-27 % COMP 50%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

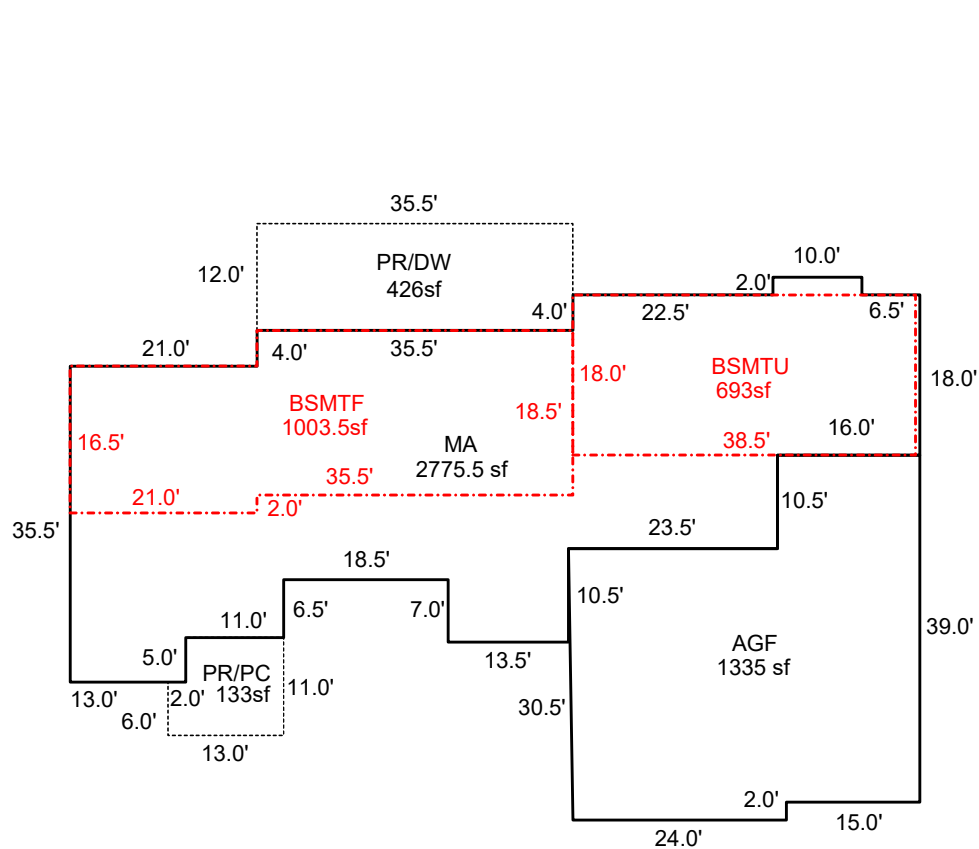
Gut & Remodels

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.: 606425	Parcel No.: 093W14D001900		
Property Address: 12061 HAPPY WAY SE			
City: JEFFERSON	County: Marion	State: OR	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



606425
093W14D001900
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CLOBERG 09/04/25 25-006005 MA UPDATED BY CLOBERG 12/15/25 BSMTF/U	
BSMTF	BSMTF	1.0	1003.3	154.0	1003.3		
BSMTU	BSMTU	1.0	693.0	113.0	693.0		
GAR	AGF	1.0	1335.1	160.5	1335.1		
MA	MA	1.0	2775.3	296.0	2775.3		
P/P	PR/PC	1.0	133.0	48.0			
	PR/DW	1.0	426.0	95.0	559.0		
						COMMENT TABLE 2	COMMENT TABLE 3
Net LIVABLE							



12/12/25



Summary

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

Print Date: 6/27/2025

Acct ID: 606425 MTL: 093W14D001900 Date: 7/18/25 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: 12061 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146889 Year: 2025

Last Date Appraised: 11/24/2023 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: OLENICH, ALEKSANDER I Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 78180

RMV Land: 261970 RMV Imp: 0 RMV Total: 261970 MAV: 78180 MSAV: 0 SAV: 0

Comment: 24-25: L4 MDL 11.24.23 SV

Notations 25-26 cycle

No notation data available.

OSDs

No OSD data available.

Land

Site: 0	Code Area: 14530	Size: 0.79 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 93370	Exception: Y	N	
Adjustment(s): FSOIL, VWGR		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: 1.49 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL	RMV: 168600	Exception: Y	N	
Adjustment(s): FSOIL, VWGR		Fire Patrol:	Description:			
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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.