

Summary

Lead Appr: WW 12/3 Clerk: _____ Lead Clerk: _____ Appr: WOL Tapest

Print Date: 9/26/2025

Acct ID: 606426 MTL: 093W14D002000 Date: 11/18/25 Appr: MAL Prop Class: 400 401 RMV Prop Class: 400

Situs: 12091 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146890 Year: 2025

Last Date Appraised: 03/29/2024 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: PARKER, BILLY D Last Sales Date: 10/27/2023 Roll Type: R

Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 77720

RMV Land: 236160 RMV Imp: 0 RMV Total: 236160 MAV: 77720 MSAV: 0 SAV: 0

Comment: 24-25: L4 MDL 3.29.24 SV 24-008215

Land

26-27: NSFD 100% Complete

Site: 0 Code Area: 14530 Size: 0.54 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 58150 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: 1.74 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 178010 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)

OSD A

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3611 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 0

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	5	Finished	2564	2	FB-2/ HB-1	2024	2024	HVAC+, KIT+, BATH - 2, BTH - 1, BATH+, FP - 1, ROOF+	Exception: Y N
Second Floor	5	Finished	<u>1047</u> <u>1040</u>	2	FB-1	2024	2024	HVAC+, BATH - 1, BATH+	Exception: Y N
Garage Attached	5	Finished	1100	0	0	2024	2024	ROOF+	Exception: Y N

Accessories

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

ACCOUNT # 606426 DATE: 11/18/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR 1102 TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS	
STAT <u>5</u>	QLTY + -	FLOOR <u>MA</u>	TYPE <u>ABF</u>	TYPE _____	
AREA <u>2564</u>	EFF AREA <u>2564</u>	BED <u>2</u>	STAT / CLASS <u>5</u>	STAT / CLASS _____	
ROOF +	HVAC +		SIZE <u>1100</u>	SIZE _____	
BATH PKG: _____	BATH _____	BATH + <u>2.5+</u> 1/2 BTH	FAIR	FAIR	
FIREPLACE: <u>1</u>			<u>AVERAGE</u>	AVERAGE	
KITCHEN - +			GOOD	GOOD	
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____	EXCELLENT	EXCELLENT	
% COMP <u>100</u>	% GOOD _____	FUNC _____			
EXCEPT <u>Y</u> N	LUMP SUM: _____		BATH _____	BATH _____	
MISC: _____			YR BLT <u>2025</u>	YR BLT _____	
YI CLASS _____ F G <u>A</u> E			EFF YR <u>2025</u>	EFF YR _____	
SKIRT +	LIN FT _____		% COMP <u>100</u>	% COMP _____	
COMMENT: _____			EXCEPT <u>Y</u> N	EXCEPT Y N	
			MISC: _____	MISC: _____	
			COMMENT: _____	COMMENT: _____	
STAT <u>5</u>	QLTY + -	FLOOR <u>MA2</u>	TYPE _____	TYPE _____	
AREA <u>1040</u>	EFF AREA <u>1040</u>	BED <u>2</u>	STAT / CLASS _____	STAT / CLASS _____	
ROOF +	HVAC +		SIZE _____	SIZE _____	
BATH PKG: _____	BATH <u>1BA</u>	BATH + _____ 1/2 BTH	FAIR	FAIR	
FIREPLACE: _____			AVERAGE	AVERAGE	
KITCHEN - +			GOOD	GOOD	
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____	EXCELLENT	EXCELLENT	
% COMP <u>100</u>	% GOOD _____	FUNC _____			
EXCEPT <u>Y</u> N	LUMP SUM: _____		BATH _____	BATH _____	
MISC: _____			YR BLT _____	YR BLT _____	
YI CLASS _____ F G A E			EFF YR _____	EFF YR _____	
SKIRT +	LIN FT _____		% COMP _____	% COMP _____	
COMMENT: _____			EXCEPT Y N	EXCEPT Y N	
			MISC: _____	MISC: _____	
			COMMENT: _____	COMMENT: _____	
STAT _____	QLTY + -	FLOOR _____	TYPE _____	TYPE _____	
AREA _____	EFF AREA _____	BED _____	STAT / CLASS _____	STAT / CLASS _____	
ROOF +	HVAC +		SIZE _____	SIZE _____	
BATH PKG: _____	BATH _____	BATH + _____ 1/2 BTH	FAIR	FAIR	
FIREPLACE: _____			AVERAGE	AVERAGE	
KITCHEN - +			GOOD	GOOD	
YR BLT _____	EFF YR _____	ECON _____	EXCELLENT	EXCELLENT	
% COMP _____	% GOOD _____	FUNC _____			
EXCEPT Y N	LUMP SUM: _____		BATH _____	BATH _____	
MISC: _____			YR BLT _____	YR BLT _____	
YI CLASS _____ F G A E			EFF YR _____	EFF YR _____	
SKIRT +	LIN FT _____		% COMP _____	% COMP _____	
COMMENT: _____			EXCEPT Y N	EXCEPT Y N	
			MISC: _____	MISC: _____	
			COMMENT: _____	COMMENT: _____	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606426

Parcel No.: 093W14D002000

Property Address: 12091 HAPPY WAY SE

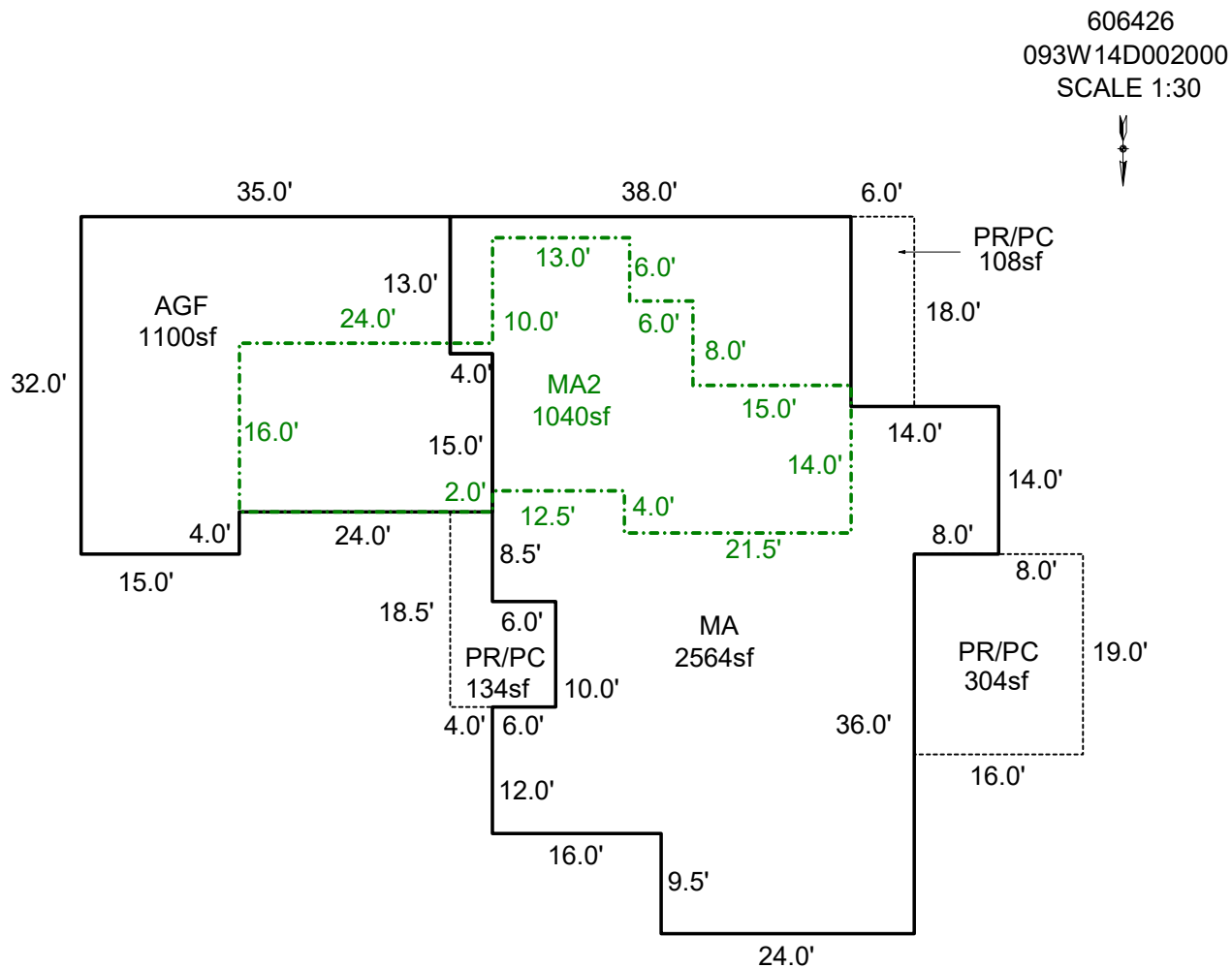
ZipCode:

Owner:

Client Address:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MA2	MA2	1.0	1040.0	176.0	1040.0
GAR	AGF	1.0	1100.0	142.0	1100.0
MA	MA	1.0	2564.0	252.0	2564.0
P/P	PR/PC	1.0	108.0	48.0	
	PR/PC	1.0	304.0	70.0	
	PR/PC	1.0	134.0	57.0	546.0

COMMENT TABLE 1

APEX BY CLOBERG 01/09/25 24-008215 MA
UPDATED BY CLOBERG 12/01/25 MA2

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	3,604
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Assessor Monthly Issued Permit Report

For 12/1/2024 to 12/31/2024

PERMIT#: 555-24-008215-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 10/17/2024
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 12/5/2024
CATEGORY: Comprehensive EXPIRES: 6/16/2025

OFFICE: MC
PARCEL#: 093W14D002000 606426
ACRES: 2.28
SUBDIV: HAPPY ESTATES
LOT/BLOCK: 3 /
ADDRESS: 12091 HAPPY WAY SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	503-931-5824
CCB	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	9715993125
OWNER	PARKER, BILLY D	835 NW FRED ST SUBLIMITY, OR 97385	
SITE CONTACT	BANNER HOMES LLC	2547 AERIAL WAY SE SALEM, OR 97302	503-931-5824

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NEW 4 BED / 4 BATH SFD

VALUATION: \$684,524.64

STORIES: 2

BATHS: 4

KITCHENS: 1

SQUARE FEET

HABITABLE: 0

EXISTING:

NEW:

TOTAL SQ. FT.: 4679

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3609 Sq Ft
U Utility, misc.	VB	1070 Sq Ft
U Utility, misc. - half rate	VB	559 Sq Ft