

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Inspect

Print Date: 9/26/2025

Acct ID: 606427 MTL: 093W14D002100 Date: 12/12/25 Appr: MDL Prop Class: 400 401 RMV Prop Class: 400

Situs: 12121 HAPPY WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 146891 Year: 2025

Last Date Appraised: 07/18/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: WISSEMAN, DANA Last Sales Date: 10/11/2022 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 77460

RMV Land: 235300 RMV Imp: 0 RMV Total: 235300 MAV: 77460 MSAV: 0 SAV: 0

Comment: 25-26: L4 MDL 7.18.25 CYCLE 25-002047

Land

26-27: NSFD 100% complete ✓ 1/1/27 For landscape

Site: 0 Code Area: 14530 Size: 0.38 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 40920 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: 1.90 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 194380 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
25-002047	83769	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	576026	0	R	NSFD 3BD 3BA WITH STUDY

ACCOUNT # 606 427 DATE: 12/12/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR M12 TAG CY N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 51 QLTY + - FLOOR HA
AREA 3017 EFF AREA 3017 BED 3
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: 2 2.5 +
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 100 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: Roof +
YI CLASS A 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 AGF
STAT / CLASS 5
SIZE 932
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2025
EFF YR 2025
% COMP 100
EXCEPT Y N
MISC: Roof +

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 _____

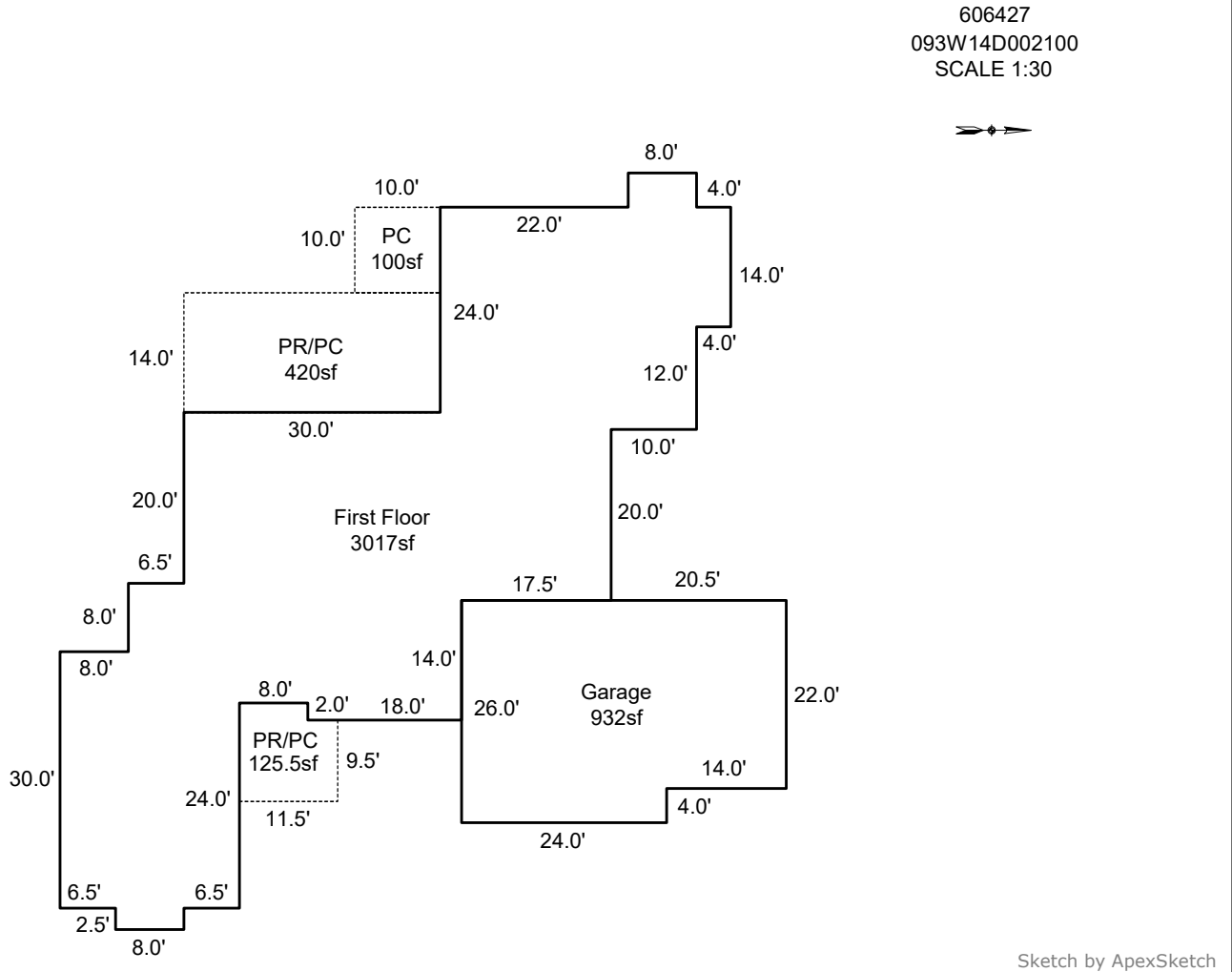
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 606427		Parcel No.: 093W14D002100	
Property Address: 12121 HAPPY WAY SE			
City: JEFFERSON	County: Marion	State: OR	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by ApexSketch

[illegible]



12/12/25



12/12/25

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

MOE Input

Print Date: 6/27/2025

Acct ID: 606427

MTL: 093W14D002100

Date: 7/10/25

Appr: MOE

Prop Class: 400

RMV Prop Class: 400

Situs: 12121 HAPPY WAY SE JEFFERSON OR 97352

MaSaNh: 07 06 000

Unit: 146891

Year: 2025

Last Date Appraised:

Appraiser: MATT LORD

Retag: Y

N

Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: WISSEMAN, DANA

Roll Type: R

Cycle

TagSales VerificationOther:Inspection level: 1 2 3

4

LCBTTOINSPAV: 77460

RMV Land: 219900

RMV Imp: 0

RMV Total: 219900

MAV: 77460

MSAV: 0

SAV: 0

Comment:

Notations

25-26 cycle

No notation data available.

OSDs

No OSD data available.

Land

Site: 0	Code Area: 14530	Size: 0.38 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 38240	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: 1.90 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL	RMV: 181660	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 4/1/2025 to 4/30/2025

PERMIT#: 555-25-002047-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 3/21/2025
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/23/2025
CATEGORY: Comprehensive EXPIRES: 10/20/2025

OFFICE: MC
PARCEL#: 093W14D002100 606427
ACRES: 2.28
SUBDIV: HAPPY ESTATES
LOT/BLOCK: 4 /
ADDRESS: 12121 HAPPY WAY SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
(QP) QUALIFIED PERSON	PARR LUMBER - TRUS-WAY HARRISBURG OR.	3901 NE 68TH HARRISBURG, OR 97446	541 995-6311
APPLICANT	MJ TALLAN CONSTRUCTION INC	1620 MARQUETTE LANE S SALEM, OR 97306	5039323509
CCB	MJ TALLAN CONSTRUCTION INC	1620 MARQUETTE LANE S SALEM, OR 97306	5033390179
ENGINEER	DAN GREEN ENGINEERING, INC,	3230 TRIANGLE DR. SE SALEM, OR	
ENGINEER	MITEK USA, INC.	400 SUNRISE AVE STE #270 ROSEVILLE,, CA	916 755-3571
OWNER	WISSEMAN, DANA M.	3490 NW DEER RUN ST CORVALLIS, OR 97330	541 752-1568
SITE CONTACT	MJ TALLAN CONSTRUCTION INC	1620 MARQUETTE LANE S SALEM, OR 97306	5039323509

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 3BD 3BA WITH STUDY

VALUATION: \$576,025.64

STORIES: 1

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 0

EXISTING:

NEW:

TOTAL SQ. FT.: 3900

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3031 Sq Ft
U Utility, misc.	VB	869 Sq Ft
U Utility, misc. - half rate	VB	564 Sq Ft