

Summary

input WW 3/18/24

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 12/26/2025

Acct ID: 556960 MTL: 103W02BA04000 Date: 1-14-26 Appr: WW Prop Class: 401 RMV Prop Class: 401
Situs: 15252 PINE ST SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 133077 Year: 2026

Last Date Appraised: 10/23/2025 Appraiser: MATT LORD Tag: Y N Tag info: 4/2

Owner: FEREDINOS, RICHARD Last Sales Date: 07/21/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 274460

RMV Land: 271200 RMV Imp: 209500 RMV Total: 480700 MAV: 274460 MSAV: 0 SAV: 0

Comment: 26-27: L3 MDL 10.23.25 SV
25-26: L3 MDL 4.10.25 CYCLE

ma to 65%

acct in full reset due to Vet DA 65% on 26-27

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	14530	0

Remaining 30% plus C/b change will be exception 27-28

Land

Site: 1 Code Area: 14530 Size: 0.19 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 38000 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 25-26: UPDATED LAND CLASS // 09-10: FAIR NEIGHBORHOOD CLEANUP PROJECT REMOVED ADJ // .03-04 REAPPRAISAL. //05-06: CHG OF RECALCULATION LAND TABLE PER #29

fine July 15, 2025

Site: 2 Code Area: 14530 Size: 0.81 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 178200 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 2904 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 186870
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

65

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	2904	2	FB-2	1957	1957	ROOF, KIT, HVAC, BATH - 2	Y N

insulation 12/4

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1957	6154	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 342 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 3240 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 90x36 RMV: 21840
 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	Exception
Metal Componet Bldg	4	Finished	3240	0	0	1970	1970	FAIR, LOFTF	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 72 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x9 RMV: 0
 Func Obsc: 0 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	Exception
Multi-Purpose Bldg	4	Finished	72	0	0	2014	2014		Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 354 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 99 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 350
 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
Lean-to Light Duty	4	Finished	99	0	0	2014	2014	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 354 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 126 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 440
 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
Lean-to Light Duty	4	Finished	126	0	0	2014	2014	Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007877	85583	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	62000	0	R	REPAIR BURNED 4BD 2BTH HOME, NO CHANGE TO # OF BDS, BTHS OR FOOTPRINT



SKETCH/AREA TABLE ADDENDUM

Parcel No 103W02BA04000

File No R56960

Property Address 15252 PINE ST SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

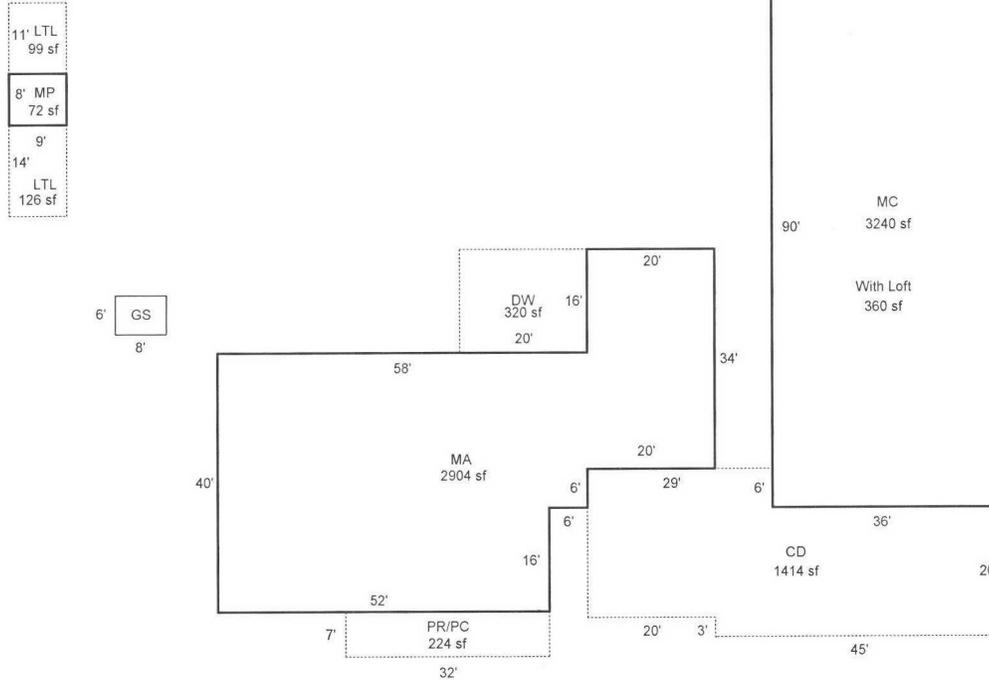
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R56960
103W02BA04000
SCALE=1:30
N



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2904	268	2904
GBA1	MC	1.00	3240	252	
	MP	1.00	72	34	
	LTL	1.00	126	46	
	LTL	1.00	99	40	3537
P/P	PR/PC	1.00	224	78	
	DW	1.00	320	72	544
OTH	CD	1.00	1414	182	1414
Net LIVABLE Area			(rounded w/ factors)		2904
Net BUILDING Area			(rounded w/ factors)		3537

Comment Table 1

Apex by RW 07/16/08
UPDATED BY JRONDEMA 6/21/18

Comment Table 2

Comment Table 3

AREA CALCULATIONS