

Acct ID: 536387 MTL: 093W190000800 Date: 2/2/26 Appr: GRH Prop Class: 551 RMV Prop Class: 501
 Situs: 3062 WINTEL RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 150769 Year: 2025

Last Date Appraised: 03/07/2014 Appraiser: MATT LORD Tag: Y N Tag info: _____
 Owner: DEJAGER, ROBERT Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 191243
 RMV Land: 581680 RMV Imp: 331490 RMV Total: 913170 MAV: 129100 MSAV: 62143 SAV: 159135

Comment: ~~03-04-2025 PER OWNER - CALL BEFORE ENTERING PROPERTY TO GO THROUGH PROPER DECONTAMINATION PROCEDURES. THIS IS A DAIRY AND DO NOT WANT TO SPREAD DISEASE OR CONTAMINATE AREA. / - 25-005876~~

not comfortable entering

Notations 26-27; NSFD 3 TSD / 3 TBA \$732,400 (10/25 Foundation) New MA 451/ Fam-grass seed

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

CWO 3/27/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	14530	0

Land

Site: 2 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 9260 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 81400130

Site: 3 Code Area: 14530 Size: 17.02 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 165320 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130: 01-02; COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 20.0 ACRES TOTAL

Site: 4 Code Area: 14530 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 64760 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR

Site: 5 Code Area: 14530 Size: 13.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 138310 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130 //08-09: 8BENCH PROJECT - CHG OF 8BHILL TO 2BENCH AND MOVE 18 ACRES TO WOOD//

Site: 6 Code Area: 14530 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 92510 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130 //08-09: 8BENCH PROJECT - CHG OF 8BHILL TO 2BENCH AND MOVE 18 ACRES TO WOOD//

Site: 7 Code Area: 14530 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Woodlot Description: SIX BENCH RMV: 61520 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 81400130 //08-09: 8BENCH PROJECT - CHG OF 8BHILL TO 2BENCH AND MOVE 18 ACRES TO WOOD//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 134 + Year Blt: 1920 Eff Year Blt: 1953 Sq.Ft: 2784 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 331490 on site
 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
First Floor	3 +	Finished	1536	1	FB-1	1920	1953	KIT, ROOF, HVAC, BATH - 1	Y N
Second Floor	3 +	Finished	864	3	FB-1	1998	1998	HVAC, BATH - 1	Y N
Basement	3 +	Finished	384	0	0	1920	1953	HVAC	Y N
Garage Attached	3	Finished	480	0	0	2000	2000	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK - PART OF YIF	3	192	1998	3675	1	Y N



Percent Complete Form

Account # 536387

Additions

New Homes

No Basement

Basement

% Item		% Sum	% Item		% Sum	% Item		% Sum
3%			Plans/Survey	3%		3%		
2%	0%		Excavation	2%	0%	4%	0%	
3%			Foundation	3%		10%		
35%		45%	Framing	14%		20%		16%
8%	50%		Trusses	7%	30%	7%	40%	
7%	60%		Roofing	7%	35%	7%	45%	
7%	65%		Windows/Ext Doors	7%	45%	6%	55%	
5%	70%		Siding	5%	50%	5%	60%	
4%	75%		Plumbing Rough-In	4%		3%		
3%			Electrical Rough-In	3%	55%	2%	65%	
2%	80%		Heating Rough-In	2%		1%		
			Heating Unit	1%		60%		1%
3%			Insulation	3%	65%	2%	70%	
5%	85%		Drywall (Finished)	5%	70%	2%	75%	
2%	90%		Paint Interior	2%	70%	2%	75%	
2%			Paint Exterior	2%		2%		
			Cabinets	6%	75%	5%	80%	
2%	95%		Electrical Fixtures	3%	80%	2%	85%	
2%			Plumbing Fixtures	4%	85%	3%		
3%			Floor Coverings & Countertops	7%	90%	6%		90%
2%	100%		Interior Trim Carpentry	7%	95%	6%	95%	
			Porch/Entry/Stoop	2%	100%	2%	100%	
			Finish Grade	1%		1%		

APPR GH Date 2/2/25 YR For 26-27 % COMP 45
 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%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: ADD YI WHEN 100%

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1658 EFF AREA 1658 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: 1
KITCHEN 0 +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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: _____

STAT 142 QLTY + - FLOOR MAZ
 AREA 2028 EFF AREA 2025 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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: _____

STAT 142 QLTY + - FLOOR AGF
 AREA 864 EFF AREA 864 BED _____
ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

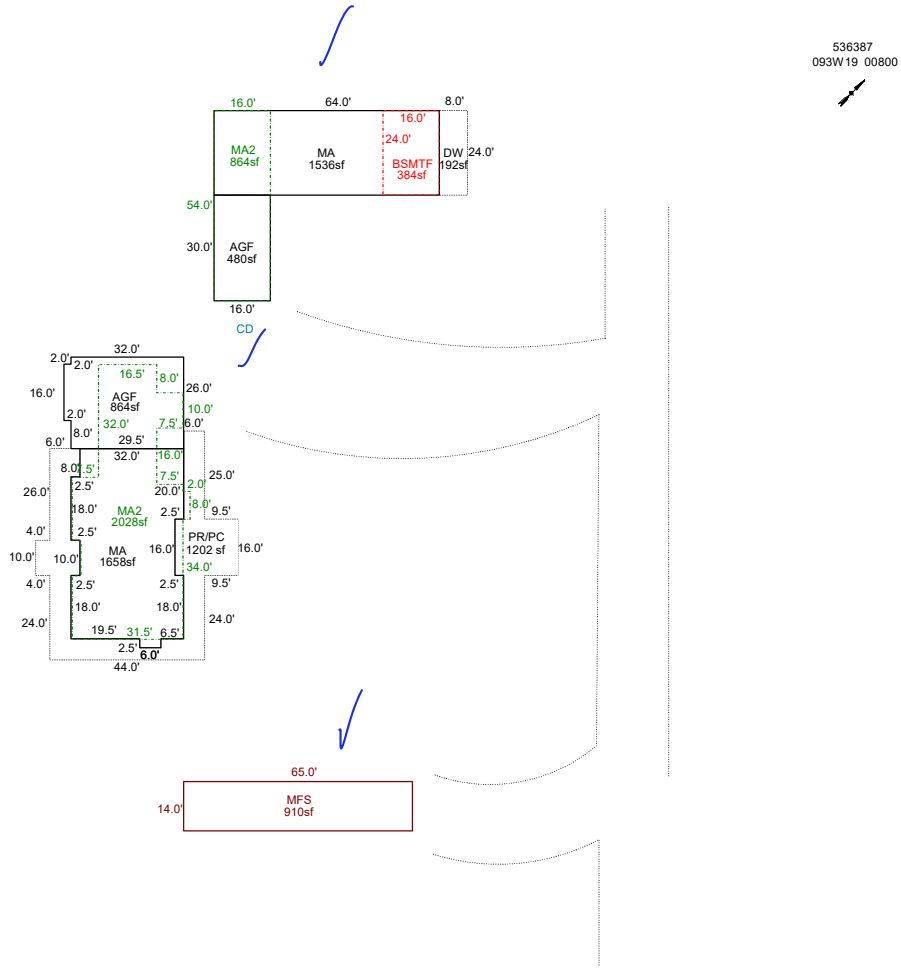
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536387 Parcel No.: 093W19 00800
 Property Address: 3292 Wintel Rd
 City: Jefferson County: State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1536.0	176.0	
	MFS	1.0	910.0	158.0	2446.0
GLA2	MA2	1.0	864.0	140.0	864.0
	MA2	1.0	2028.0	243.0	2028.0
BSMT	BSMTF	1.0	384.0	80.0	384.0
GAR	AGF	1.0	480.0	92.0	
	AGF	1.0	864.0	120.0	1344.0
MA	MA	1.0	1658.0	187.0	1658.0
P/P	DW	1.0	192.0	64.0	
	PR/PC	1.0	1202.1	372.9	1394.1
Net LIVABLE		cnt	2 (rounded)		6,996

APEX 1/29/2010 Jane
 UPDATED BY CLOBERG 09/03/25 25-005876 MA

COMMENT TABLE 2

COMMENT TABLE 3