

Acct ID: 536997 MTL: 103W01A001100 Date: 11/3/26 Appr: GHT Prop Class: 559 RMV Prop Class: 459
 Situs: 15408 WIED RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 75289 Year: 2025

Last Date Appraised: 04/11/2025 Appraiser: MATT LORD Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Residence)
 Owner: CASWELL, GARY R & CASWELL, ROSANNA L Last Sales Date: 07/11/2017 Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 82084
 RMV Land: 351190 RMV Imp: 91440 RMV Total: 442630 MAV: 37990 MSAV: 44094 SAV: 90509
 Comment: 25-26: L3 MDL 4.11.25 CYCLE 24-008837

Notations 26.27: 100% complete Replacement MH 100%, Update inv

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

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: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 82070	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 81400130					
Site: 3	Code Area: 14530	Size: 2.67 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 219120	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1985 / 81400130					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 456	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 1440	% Complete: 100.00
Desc:	MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE	Dimensions: 60x24	RMV: 43810			
Func Obsc:	100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Subtype: R

Floors old MH gone

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1440	3	FB-2	1974	1974	BATH - 2, FP - 1, ROOF+, HVAC, SKIRT, KIT	Y N

Accessories

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

Bldg: 1	Code Area: 14530	Stat Class: 441	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100.00
Desc:	MANUF STRUCT, CLASS 4, 8' WIDE SINGLE	Dimensions:	RMV: 0			
Func Obsc:	100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Subtype: R

Floors 611334 - new MH 100%

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

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

Bldg: 4	Code Area: 14530	Stat Class: 138	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 0	% Complete: 100.00
Desc:	Res other improvements	Dimensions:	RMV: 22610			
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
Carport Detached	3	Unfinished	600	0	0	1979	1979	ROOF	Y N

Accessories

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

Bldg: 6	Code Area: 14530	Stat Class: 107	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 0	% Complete: 100.00
Desc:	Yard Improvements <u>Gone</u>	Dimensions:	RMV: 15920			
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	
No floor data available									
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
YARD IMPROVEMENTS AVERAGE	3	0	1979	15023	1	Exception: Y N			

Improvements - Accessory Buildings

Bldg: 1	Code Area: 14530	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100.00
Desc: Multi Purpose Shed (MP)				Dimensions: 8x6		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	
Multi-Purpose Bldg	4	Finished	48	0	0	0	0	Exception: Y N	

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

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 720	% Complete: 100.00
Desc: General Purpose Building (GB)				Dimensions: 30x24		RMV: 3280
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	
General Purpose Bldg	4	Finished	720	0	0	1988	1988	FAIR	Exception: Y N

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

Bldg: 3	Code Area: 14530	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 264	% Complete: 100.00
Desc: Multi Purpose Shed (MP)				Dimensions: 22x12		RMV: 1600
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	
Multi-Purpose Bldg	4	Finished	264	0	0	1988	1988	FAIR	Exception: Y N

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

Bldg: 5	Code Area: 14530	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 128	% Complete: 100.00
Desc: Multi Purpose Shed (MP)				Dimensions: 16x8		RMV: 1040
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	
Multi-Purpose Bldg	5	Finished	128	0	0	1988	1988	FAIR	Exception: Y N

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

Bldg: 7	Code Area: 14530	Stat Class: 321	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 192	% Complete: 100.00
Desc: Hay Cover (HC)				Dimensions: 24x8		RMV: 1340
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	
Hay Cover	4	Finished	192	0	0	2018	2018	FAIR	Exception: Y N

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

Bldg: 8	Code Area: 14530	Stat Class: 354	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 220	% Complete: 100.00
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 250
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	220	0	0	1988	1988	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 14530 Stat Class: 354 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 220 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 250
 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	220	0	0	1988	1988	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 14530 Stat Class: 321 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 192 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: RMV: 1340
 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
Hay Cover	4	Finished	192	0	0	2018	2018	FAIR Exception: Y N

Accessories

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

Farm Notes

2025FARM

25-26: MDL inspected L3 on 4-11-25 for cycle. Per WW, sending farm inquiry letter 6-5-25.
 6/10/25 SPW MRS CASWELL. FARM USE: MICRO DAIRY, FRUITS, VEGGIES, TURKEY, CHICKEN, SHEEP, EGGS ETC FARM USE OK WW.

ACCOUNT # 611334 DATE: 1/13/26 RMV CLASS 559 PROP CLASS 449
 MTL _____ APPR GH TAG Y (N)
 COMMENTS: Real property

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 468 QLTY + ⊖ FLOOR MA
 AREA 2780 EFF AREA 2780 BED 4
ROOF + HVAC +
 BATH PKG: 3 BATH 1 BATH + 1/2 BTH
 FIREPLACE: _____
KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____

YI CLASS 4 F G (A) E
SKIRT + LIN FT 250
 COMMENT: palm Harbor Casita Home

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: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE 16X20
 GOOD _____
 EXCELLENT _____
 BATH _____

YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT Y (N)
 MISC: _____

missed last appraisal
 COMMENT: _____

B15 Laundry_room_only_MS

	A	B	C	D	E	F
1	Account Number					
2	Design	Average_plus_MS				
3	Siding	Beveled_MS				
4	Trim	All_Sides_MS				
5	Overhang	Wide				
6	Windows & Doors	Transom_or_Sidelights_average_windows_MS				
7	Entry	Additional_covered_deck				
8	Roof	Multiple_Gables_MS				
9	Floor	Medium_weight_carpet_wood_MS				
10	Kitchen Size	Large_MS				
11	Cupboards	Wood_throughout_MS				
12	Counters	Formica_MS				
13	Kitchen features	Pantry_MS				
14	Bathroom Component	Soaking_tub_MS				
15	Built ins	Laundry_room_only_MS				
16	Interior Walls	Plant_shelves_MS				
17	Interior components	Flat_Ceilings_MS				
18						
19						
20	CLASS	6-				
21		5.64				
22						
23						
24	To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.					
25	To save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to. the file name should be the account number.					
26						
27						

Design



Overhang



Roof



Cupboards



COMMENT: _____



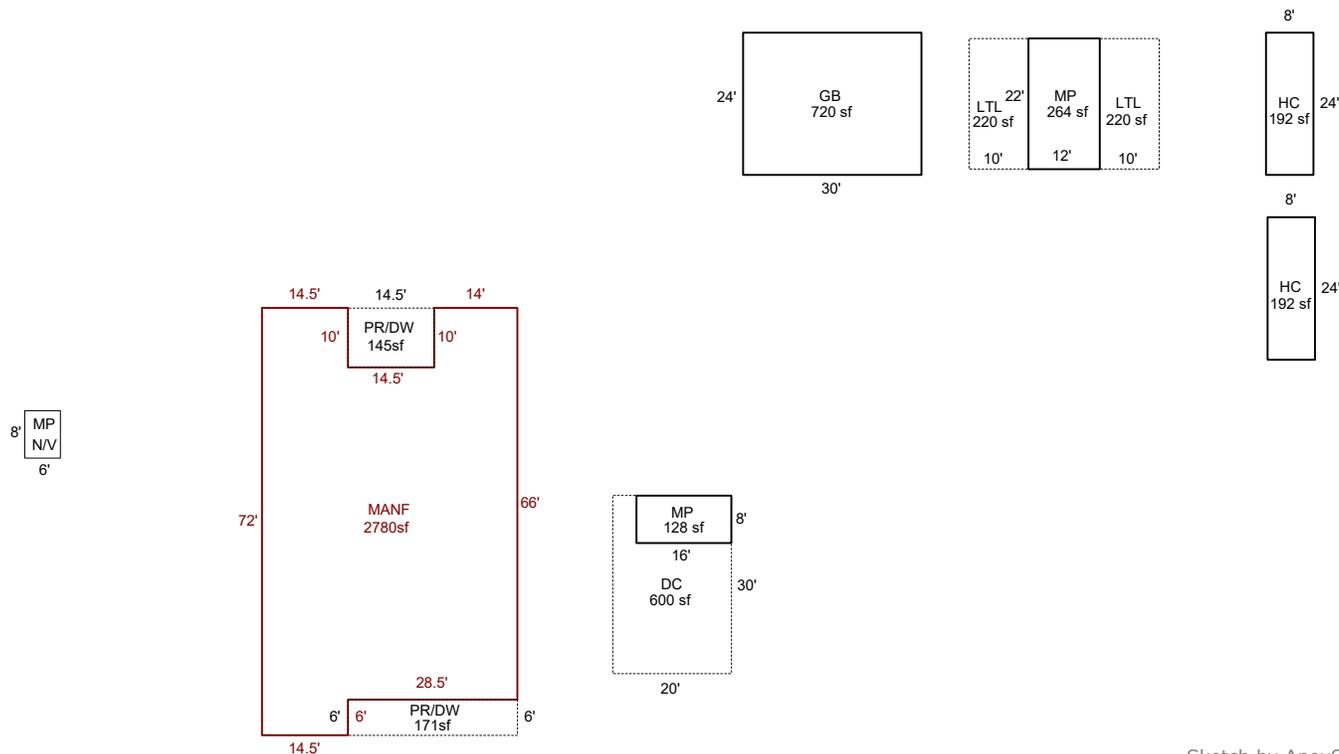
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536997 Parcel No.: 103W01A 01100
 Property Address: 15408 WIED RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536997
103W01A 01100
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	720.0	108.0		DRAWN BY JRONDEMA 5/2/18 UPDATED BY CHRIS 10/31/19 UPDATED BY CLOBERG 01/10/25 24-008837 MANF UPDATED BY CLOBERG 05/15/25 UPDATED BY CLOBERG 05/29/25 UPDATED BY CLOBERG 03/12/26	
	MP	1.0	264.0	68.0			
	LTL	1.0	220.0	64.0			
	LTL	1.0	220.0	64.0			
	MP	1.0	128.0	48.0			
	HC	1.0	192.0	64.0			
	HC	1.0	192.0	64.0	1936.0		
GAR	DC	1.0	600.0	100.0	600.0	COMMENT TABLE 2 MDL 04/11/25 GRH 01/13/26	
MANF	MANF	1.0	2780.0	250.0	2780.0		
P/P	PR/DW	1.0	171.0	69.0			
	PR/DW	1.0	145.0	49.0	316.0		
	Net LIVABLE	cnt	2 (rounded)		3,380		
	Net BUILDING	cnt	0 (rounded)		1,936		

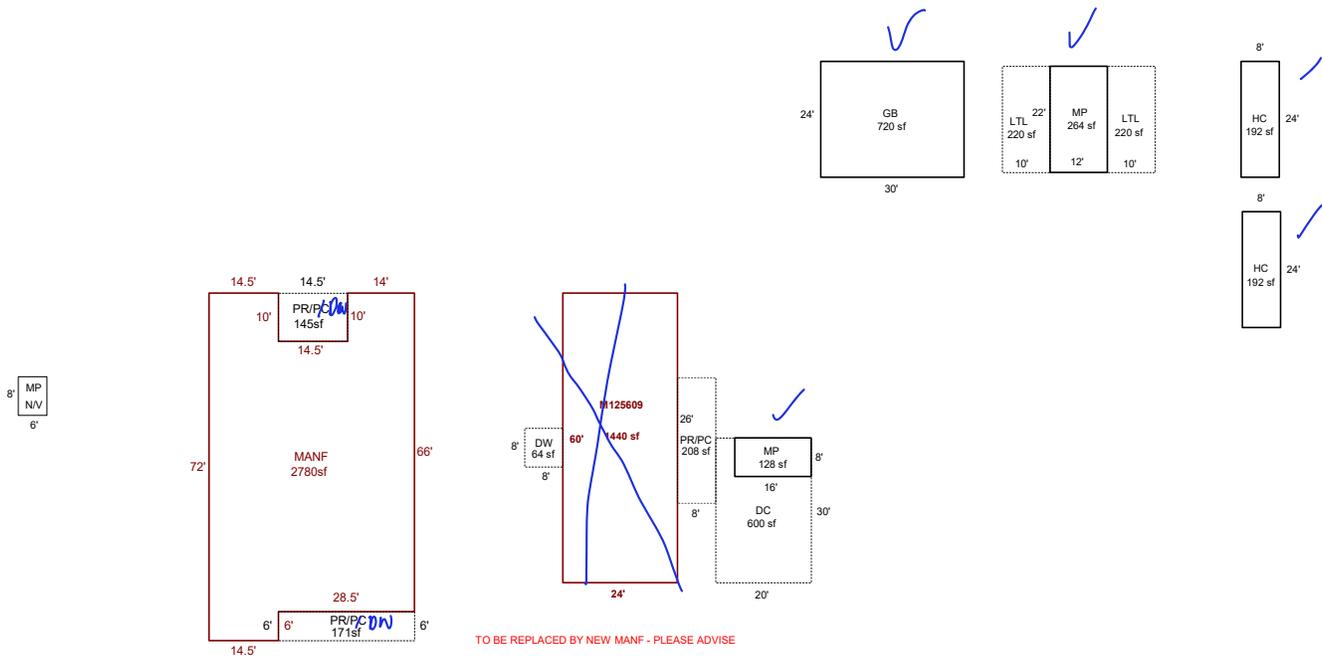
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SKETCH

536997
103W01A 01100
SCALE=1:30



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	720.0	108.0	
	MP	1.0	264.0	68.0	
	LTL	1.0	220.0	64.0	
	LTL	1.0	220.0	64.0	
	MP	1.0	128.0	48.0	
	HC	1.0	192.0	64.0	
	HC	1.0	192.0	64.0	1936.0
GLA1	MA	1.0	1440.0	168.0	1440.0
GAR	DC	1.0	600.0	100.0	600.0
MANF	MANF	1.0	2780.0	250.0	2780.0
P/P	PR/PC	1.0	208.0	68.0	
	DW	1.0	64.0	32.0	
	PR/PC	1.0	171.0	69.0	
	PR/PC	1.0	145.0	49.0	588.0
	Net LIVABLE	cnt	1 (rounded)		4,220
	Net BUILDING	cnt	7 (rounded)		1,936

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/2/18
 UPDATED BY CHRIS 10/31/19
 UPDATED BY CLOBERG 01/10/25 24-008837 MANF
 UPDATED BY CLOBERG 05/15/25
 UPDATED BY CLOBERG 05/29/25

COMMENT TABLE 2

MDL 04/11/25

COMMENT TABLE 3

CYCLE L3