

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date:
3/9/2026

Acct ID: 562521 MTL: 093W10A001000 Date: 03.16.26 Appr: GRH Prop Class: 541 RMV Prop Class: 401
Situs: 1399 TWIN HILLS DR SE JEFFERSON OR 97352 MaSaNh: 06 06 003 Unit: 97740 Year: 2026

Last Date Appraised: 09/10/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: BGRS RELOCATION INC Last Sales Date: 01/06/2026 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 CB TTO INSP AV: 369858

RMV Land: 257230 RMV Imp: 460880 RMV Total: 718110 MAV: 369520 MSAV: 338 SAV: 1169

Comment: 25-26 L3 9/10/24 WW

RESET MAV PROPERTY SOLD veterans exemption removed

MLS 832902

DOM 189

Notation **SALE CODE 30**

update inv

| RP/MS | Code | Description |
|-------|------|--------------------|
| RP | FUZ | FARM NON-EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 55000 | 92530 | 0 |

Land

Site: 1 Code Area: 92530 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Market Homesite Description: SIX HILL RMV: 61660 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL

Site: 2 Code Area: 92530 Size: 0.20 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - Non EFU Description: SIX HILL RMV: 24660 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2024

Site: 3 Code Area: 92530 Size: 0.94 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 115910 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2024

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92530 Stat Class: 143 + Year Blt: 1995 Eff Year Blt: 2000 Sq.Ft: 2488 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 440480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors **SPLIT LEVEL KITCHEN IS LOCATED ON THE FIRST FLOOR**

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-----------------|-------|---------------|------------|------|------------------|--------|------------|---|------------|
| First Floor | 4 + | Finished | 1547 | 3 | FB-2 | 1995 | 2000 | FP - 2, HVAC+, ROOF, BATH+, KIT, BATH - 2 | Y N |
| Basement | 4 + | Finished | 941 | 0 | HALF BATH | 1995 | 2000 | BTH - 1, HVAC+ | Y <u>N</u> |
| Garage Basement | 4 + | Unfinished | 550 | 0 | 0 | 1995 | 2000 | | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|--------------------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY | 4 | 4500 | 2000 | 11880 | 0 | Y N |
| OUTDOOR AMENITIES FP / KITCHEN | 4 | 0 | 2000 | 8800 | 1 | Y N |
| YARD IMPROVEMENTS GOOD | 4 | 0 | 2000 | 31856 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92530 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 864 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 18830
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|------------|-----------|
| General Purpose Bldg | 5 | Finished | 864 | 0 | 0 | 2005 | 2005 | EXCLT, AVG | Y N |

Accessories

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

Bldg: 5 Code Area: 92530 Stat Class: 356 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 160 % Complete: 100.00
 Desc: Lean-to Excellent (LTE) Dimensions: 10x16 RMV: 650
 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 Excellent | 4 | Finished | 160 | 0 | 0 | 1992 | 1992 | | | Exception: Y N |

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

Bldg: 6 Code Area: 92530 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 192 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 920
 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 Heavy Duty | 5 | Finished | 192 | 0 | 0 | 2007 | 2007 | | | Exception: Y N |

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

Farm Notes

2024FARM

3/7/24: Rec'd non-EFU app. Approved for 1.14 acres per CWO - Grapes and woodlot.

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W10A 01000**

File No **R62521**

Property Address **1399 TWIN HILLS DR SE**

City **JEFERSON**

County **MARION**

State **OR**

Zip **97352**

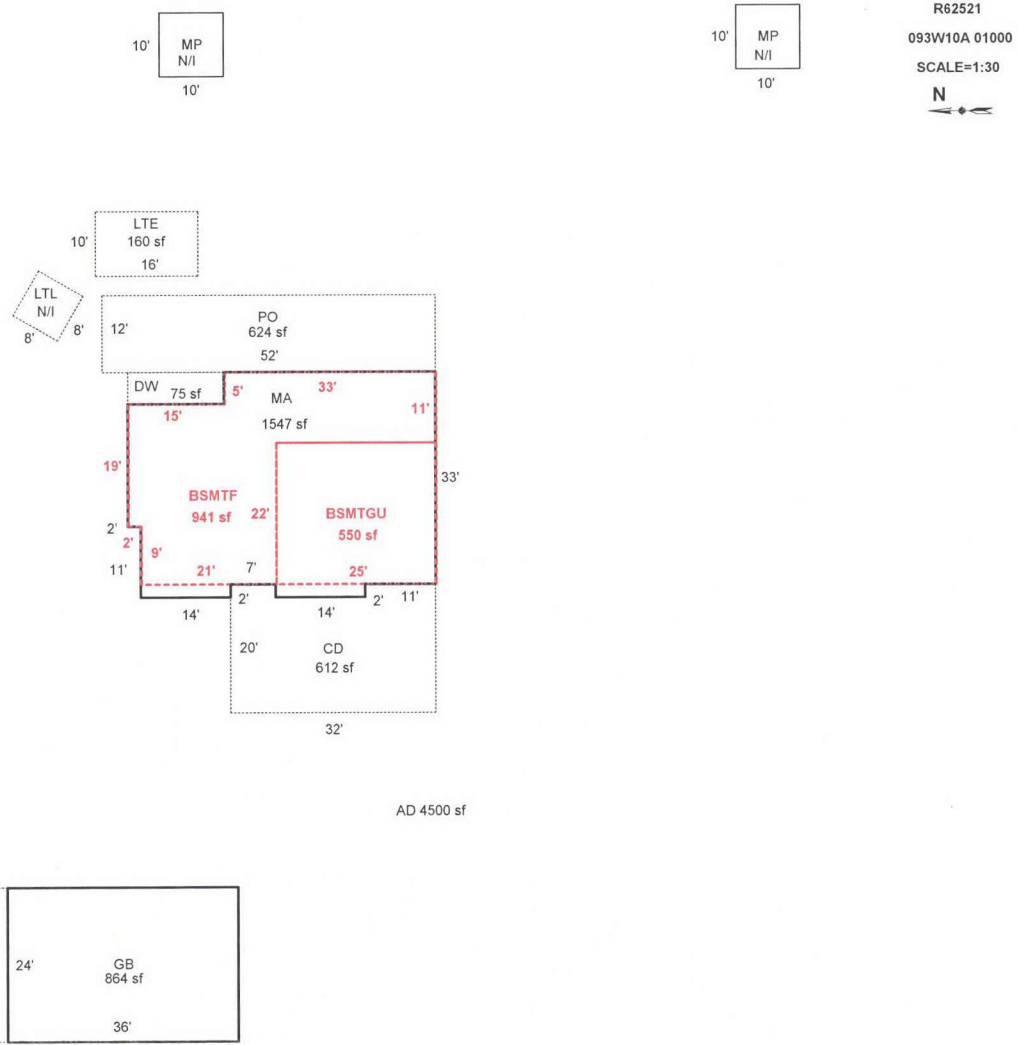
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

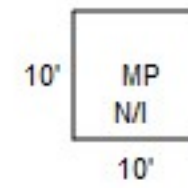
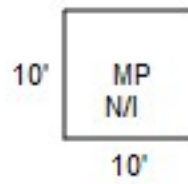
| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------------------|-------------|--------|----------------------|-----------|------------|
| GLA1 | MA | 1.00 | 1547 | 170 | 1547 |
| GBA1 | LTH | 1.00 | 192 | 64 | |
| | GB | 1.00 | 864 | 120 | |
| | LTE | 1.00 | 160 | 52 | 1216 |
| | BSMTGU | 1.00 | 550 | 94 | |
| BSMT | BSMTF | 1.00 | 941 | 162 | 1491 |
| | PO | 1.00 | 624 | 128 | |
| P/P | DW | 1.00 | 75 | 40 | |
| | CD | 1.00 | 612 | 108 | 1311 |
| | | | | | |
| Net LIVABLE Area | | | (rounded w/ factors) | | 1547 |
| Net BUILDING Area | | | (rounded w/ factors) | | 1216 |

Comment Table 1

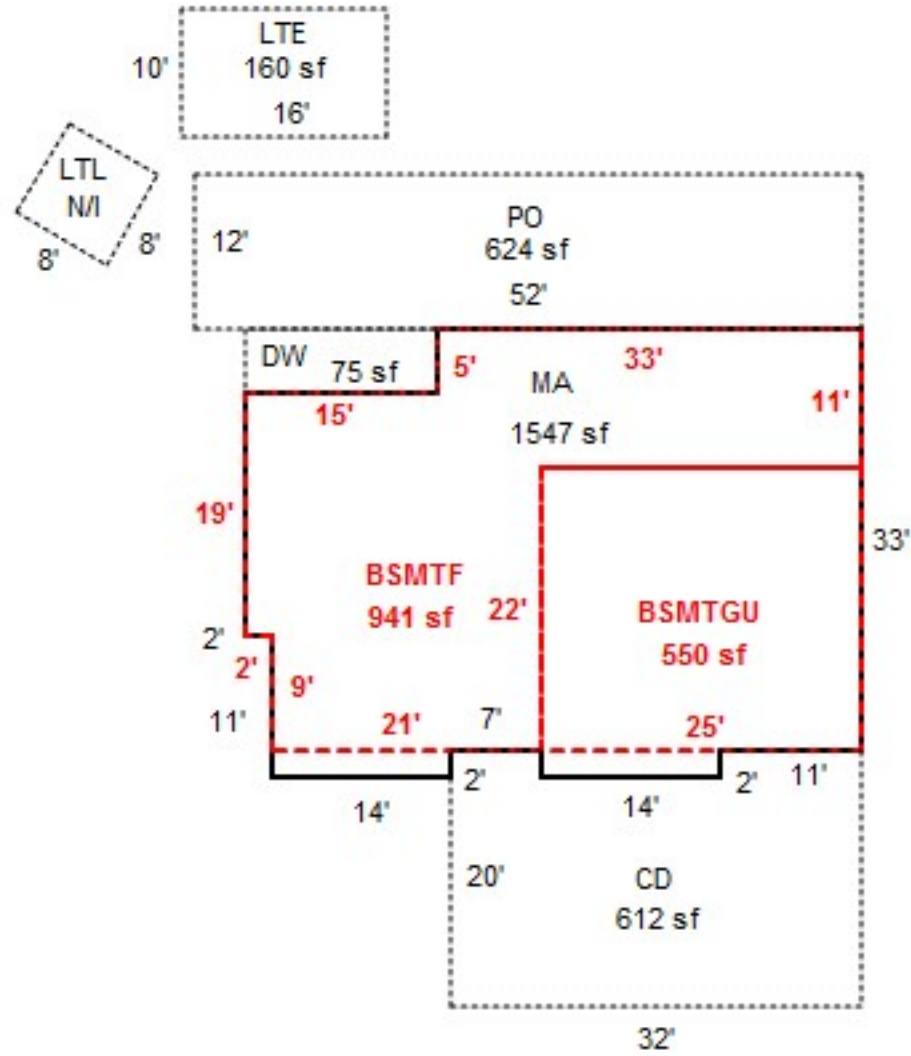
Apex by JA 12/03/09
UPDATED BY JRONDEMA 9/18/18

Comment Table 2

Comment Table 3



R62521
093W10A 01000
SCALE=1:30
N
↔



AD 4500 sf

