

Acct ID: 535869 MTL: 092W190001200 Date: 11/21/24 Appr: MDL Prop Class: 589 501 RMV Prop Class: 509 501
 Situs: 3747 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 002 Unit: 149227 Year: 2024 2025

Last Date Appraised: 02/06/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)

Owner: FRIDLEY, NOLAN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 42187

RMV Land: 440240 RMV Imp: 7500 RMV Total: 447740 MAV: 11100 MSAV: 34687 SAV: 93062

Comment: 24-25: L2 02.06.24 MDL 23-00 7597 SFD (would not allow photos, or walk around structures)
23-00 7598 GB

Notations 25-26 SFD 100% complete; Pull TAB Exception

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

OSDs **Chris 1/6/25 send inquiry letter unable to determine farm use**

No OSD data available.

Land ✓ * 1 more Homesite Forest ALL 6H

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 4830 Exception: Y N

Adjustment(s): FSOIL, WASTE convert back to homesite Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Update land classes
23-24: Homesite converted to farm use per CWO.

21-22: UPDATED PART TOTALS / 81400130 //09-10: PER #49- OLDS MFS HAS NO VALUE AND NOT BEING LIVED IN, REMOVE OSD AND HOMESITE//

Site: 2 Code Area: 14530 Size: 53.84 Acres OK Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU 51.84 Description: SIX HILL RMV: 259690 Exception: Y N

Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 8/2014; CORRECT LAND SEGGS #73///81400130 /01-02: COMBINED 3 LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 86.0 TTL ACRES / 03-04: MOVED 13 ACRES TO 4 HILL DRY //03-04: FOREST APP RECEIVED, #87 MOVED 51 ACRES FROM 8BENCH TO 4 HILL AND 35 ACRES FROM 8BENCH TO FOREST FGO

Site: 3 Code Area: 14530 Size: 34.58 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 175570 Exception: Y N

Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982

24-25: AC prior to LLA
 03-04: FOREST APP RECEIVED, #87 MOVED 51 ACRES FROM 8BENCH TO 4 HILL AND 3 ACRES FROM 8BENCH TO FOREST FGO

Site: 4 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 150 Exception: Y N

Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982
 Pond
 / 8/2014; CORRECT LAND SEGGS #73///81400130 /01-02: COMBINED 3 LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 86.0 TTL ACRES / 03-04: MOVED 13 ACRES TO 4 HILL DRY //03-04: FOREST APP RECEIVED, #87 MOVED 51 ACRES FROM 8BENCH TO 4 HILL AND 35 ACRES FROM 8BENCH TO FOREST FGO

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 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
Pump House	0	Finished	96	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 321 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 812 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 14x58 RMV: 1070
 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: Y N
Hay Cover	4	Finished	812	0	0	1979	1979		

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 311 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 3420 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 60x57 RMV: 6430
 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: Y N
Feeder Barn	4	Finished	3420	0	0	1950	1950	FAIR	

Accessories

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

ACCOUNT # 535869 DATE: 11/21/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA
 AREA 2771 EFF AREA 2771 BED 1
 ROOF + HVAC (+)
 BATH PKG: AV6 BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: 2
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F (G) A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS _____
 SIZE 705 SQFT
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE B3
 STAT / CLASS 6
 SIZE 2952
 FAIR
 AVERAGE
 GOOD
EXCELLENT
 BATH 1

YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

YR BLT 2024
 EFF YR 2024
 % COMP _____
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

STAT 152 QLTY + - FLOOR MA2
 AREA 2047 EFF AREA 2047 BED H
 ROOF + HVAC +
 BATH PKG: AV6 BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 100 % 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 _____

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

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

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

STAT 152 QLTY + - FLOOR ATT4
 AREA 602 EFF AREA 602 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR 2024 ECON _____
 % COMP 100 % 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: _____

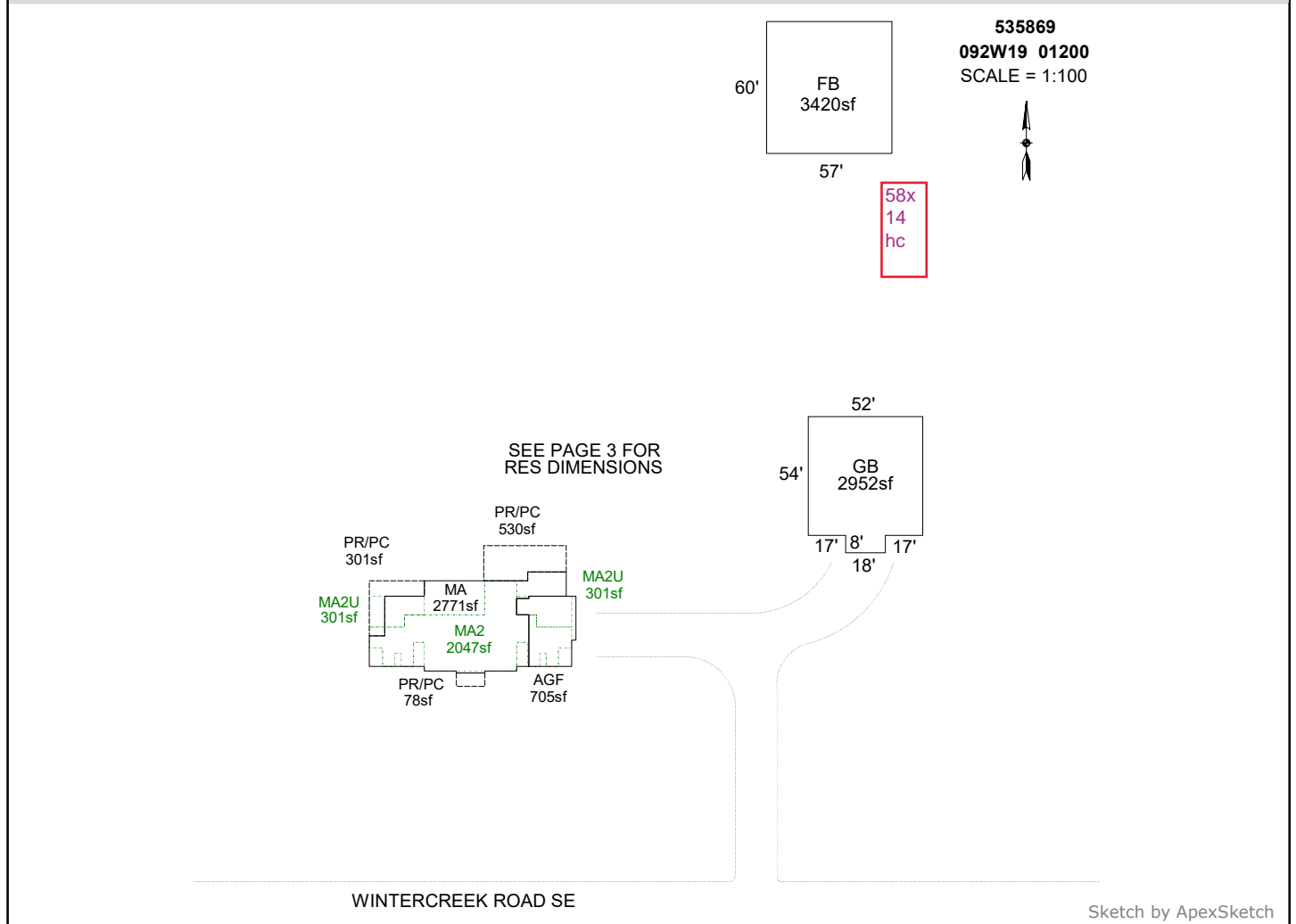
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535869 Parcel No.: 092W19 01200
 Property Address: 3747 WINTERCREEK RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	3420.0	234.0	
	GB	1.0	2952.0	228.0	6372.0
GLA1	MA	1.0	2771.3	282.0	2771.3
GLA2	MA2	1.0	2046.8	334.0	
	MA2U	1.0	300.5	78.0	
	MA2U	1.0	300.5	78.0	2647.8
GAR	AGF	1.0	705.3	118.0	705.3
P/P	PR/PC	1.0	78.0	38.0	
	PR/PC	1.0	301.0	100.0	
	PR/PC	1.0	530.0	107.0	909.0
	Net LIVABLE	cnt	0 (rounded)		5,419
	Net BUILDING	cnt	2 (rounded)		6,372

DRAWN BY JRONDEMA 5/30/18
 UPDATED BY CJURAN 11/14/2023 23-007597 MA
 UPDATED BY CJURAN 11/16/2023 23-007598 GB
 UPDATED BY CLOBERG 12/19/24

COMMENT TABLE 2

COMMENT TABLE 3

MDL 11/21/24

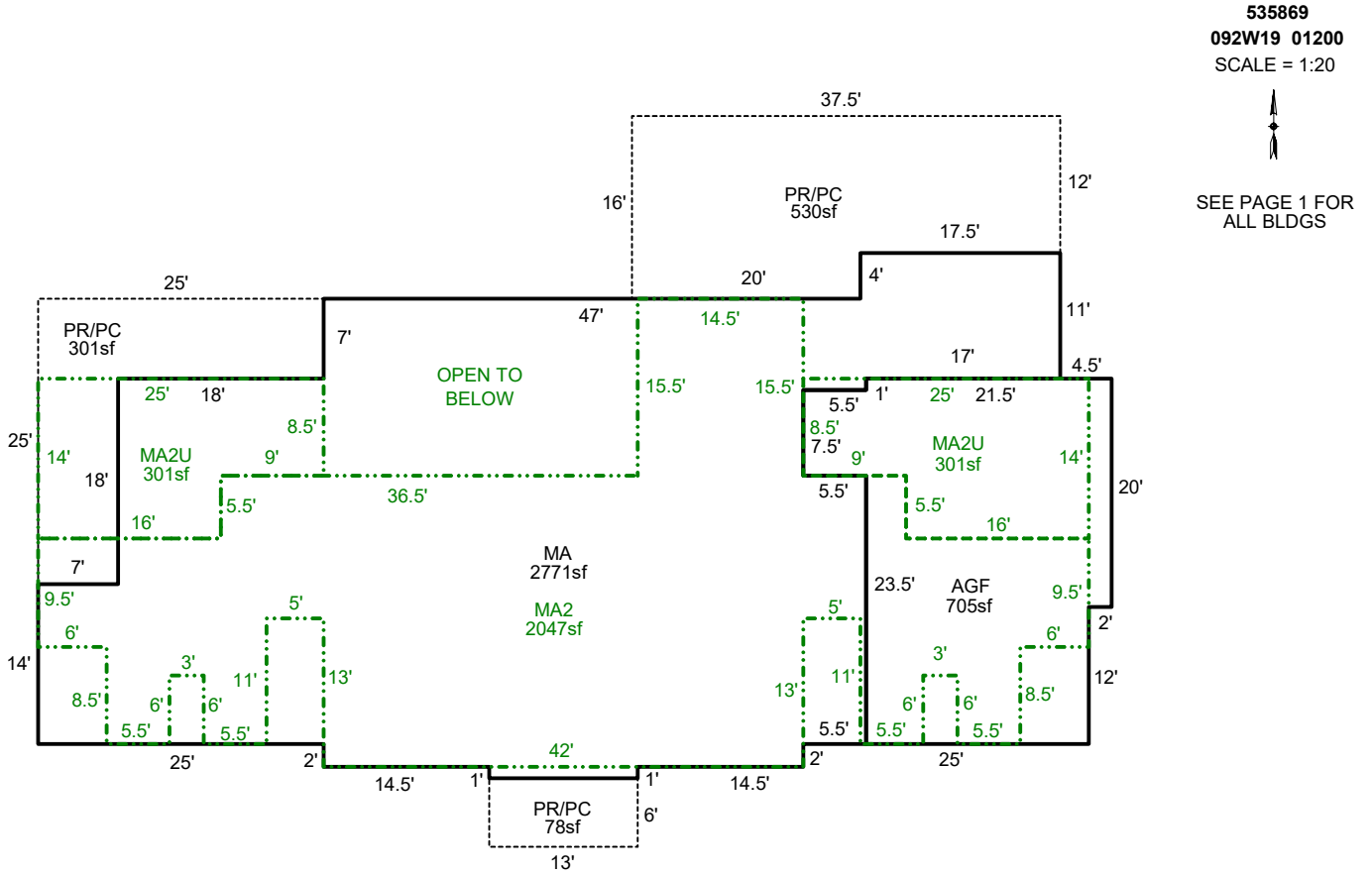
TAGS L2

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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2771.3	282.0	2771.3
GLA2	MA2	1.0	2046.8	334.0	
	MA2U	1.0	300.5	78.0	
	MA2U	1.0	300.5	78.0	2647.8
GAR	AGF	1.0	705.3	118.0	705.3
P/P	PR/PC	1.0	78.0	38.0	
	PR/PC	1.0	301.0	100.0	
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COMMENT TABLE 3

TAGS L2

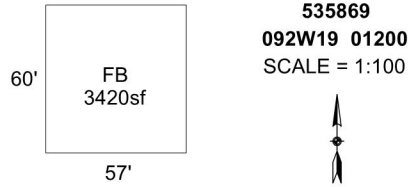
Net LIVABLE cnt 0 (rounded) 5,419

SKETCH/AREA TABLE ADDENDUM

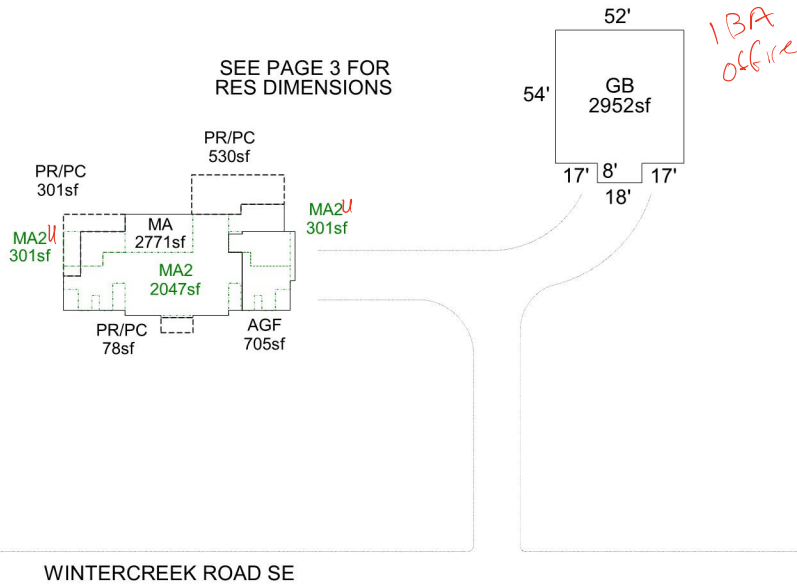
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535869
092W19 01200
 SCALE = 1:100



Sketch by Apex Sketch

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	MA2	1.0	300.5	78.0	
	MA2	1.0	300.5	78.0	2647.8
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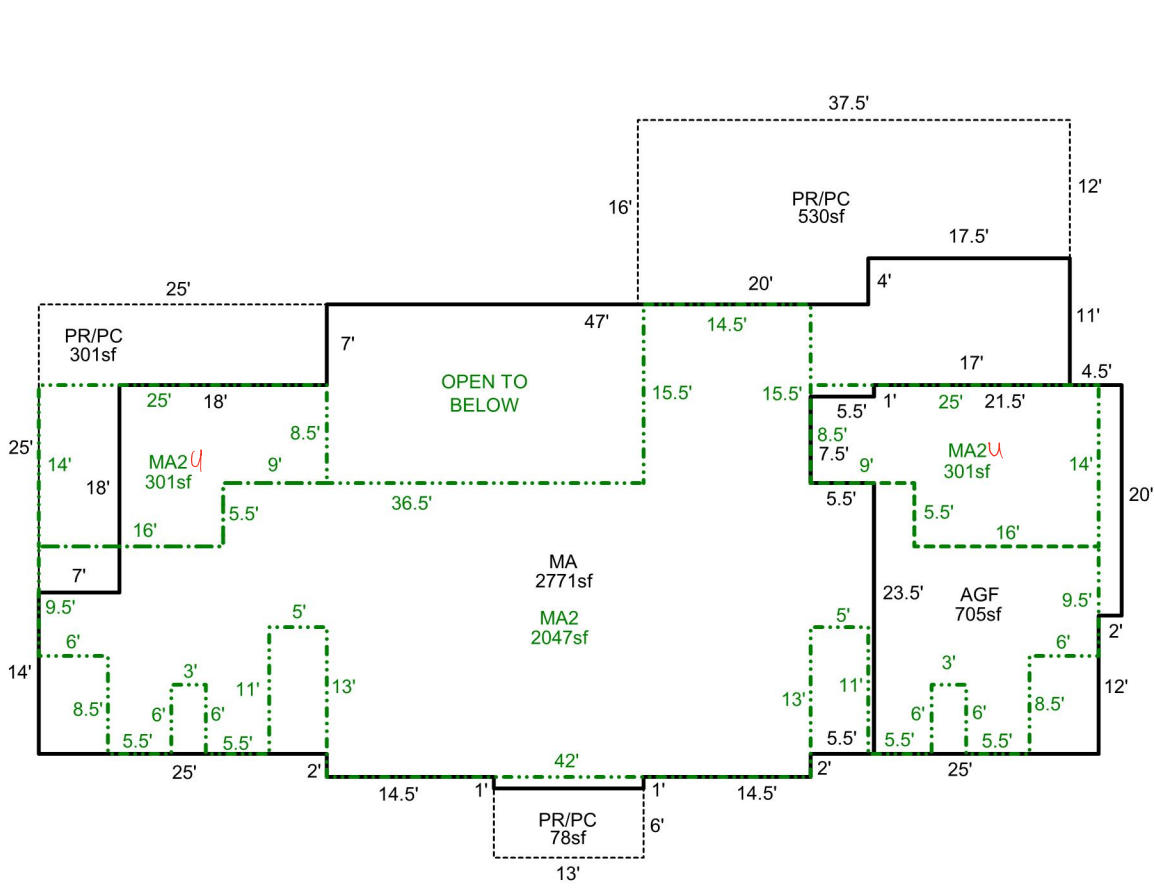
COMMENT TABLE 3

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