

lak 4.4.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **ZH 4/4/25**

Print Date: 2/12/2025

Acct ID: 125433

MTL: 103W12CA10900P1

Date: **3/26/25** Appr: **ZH**

Prop Class: 019

RMV Prop Class: 019

Situs: 736 S SUNRISE DR JEFFERSON, OR 97352

MaSaNh: 17 01 000

Unit: 140373

Year: 2025

Last Date Appraised: 04/18/2016

Appraiser: GREG MARKLEY

Retag: Y N

Tag info:

Owner: WAKE, M DIANN

Roll Type: MS

Cycle

TagSales VerificationOther: _____Inspection level: 1 2 **3** 4LCBTTOINSP**NO MLS #**AV: 19410

RMV Land: 0RMV Imp: 43340RMV Total: 43340MAV: 19410MSAV: 0SAV: 0

Comment: SUNRISE VILLA, FIRST ADDITION TO, MS SERIAL # 61NC7014E3S3466, X # X00097875 ON REAL ACCT 103W12CA10900, PERSONAL MS

Notations

No notation data available.

NIC

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14130	Stat Class: 454	Year Blt: 1974	Eff Year Blt: 1992	Sq.Ft: 910	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE			Dimensions: 65x14 RMV: 43340			
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
First Floor	5	Finished	910	2	FB-1/ HB-1	1974	1992	SKIRT, ROOF+, HVAC+, KIT-, BTH - 1, BATH - 1
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	192	1992	1647	0
ENCLOSED PORCH	3	84	1992	983	0
ROOF EXTENSION OR PATIO COVER	5	192	1992	2172	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- NEWER EXT. PAINT
- WELL MAINTAINED
- EYB OK



Summary

Lead Appr: Clerk: **lak 4.4.25** Lead Clerk: Appr: **ZH 4/4/25**

Print Date: 2/12/2025

Acct ID: 100759 MTL: 103W12CA10900 Date: **3/26/25** Appr: **ZH** Prop Class: 109 RMV Prop Class: 109

Situs: 736 S SUNRISE DR JEFFERSON OR 97352 MaSaNh: 17 01 000 Unit: 36567 Year: 2025

Last Date Appraised: 04/16/2016 Appraiser: GREG MARKLEY Retag: Y N Tag info:

Owner: JMS PROPERTIES LLC Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 27590

RMV Land: 100000 RMV Imp: 1050 RMV Total: 101050 MAV: 27590 MSAV: 0 SAV: 0

Comment:

No mls #

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	14130	0

Land

Site: 1 Code Area: 14130 Size: 5000 Sqft Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 85000 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: //2018-19 UPDATE LAND TABLE FROM 012 TO 011. //50X100 . //2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14130 Stat Class: 108 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 1050

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
CONCRETE DRIVEWAY	1	432	1974	1053	1
Exception: Y N					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 103W12CA10900

File No R100759

SUBJECT

Property Address 736 S SUNRISE DR

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

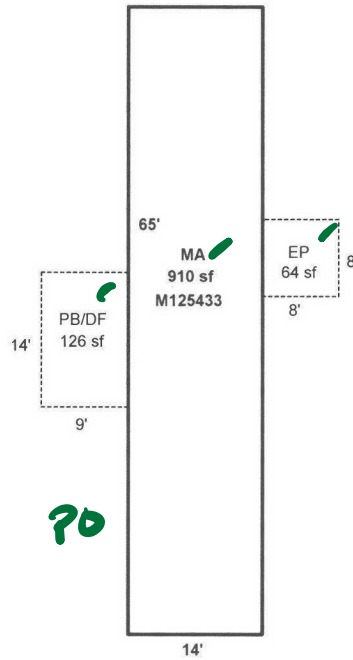
Client

Appraiser Name

IMPROVEMENTS SKETCH

R100759
103W12CA10900

GS
NIV



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	910	158	910
P/P	PB/DF	1.00	126	46	
	EP	1.00	64	32	190

Net LIVABLE Area

(rounded w/ factors)

910

Comment Table 1

DRAWN BY MONA 01.25.18

Comment Table 2

Comment Table 3



04-19-2016

R100759103W12CA10900

Appr #:28

Date 4/16/18

Prop Class 101

Prop Code R09

Situs Address 736 S SUNRISE DR

97352

Franchise Code 28

Year For: 2016-2017

Owner JMS PROPERTIES LLC

Tags

Cycle

Sales Verification

Other: _____

Notes: N/C

RMV Land: 39,100

RMV Imp: 2,090

RMV Total: 41,190

M50 Total: 21,180

Accessory Improvements

Seg.Type CD	CONCRETE DRIVE	Seg. # 1.1	Method: R05	Class	Area 432	Eff Area 432
Length 36	Width 12	Foundation	Ex. Wall		Roof Cover	
Roof Style		Floor	Plumbing			
Year Built	Eff. Year Built: 1974	Cond. P F A G E	% Comp	Econ		RMV: 2,090
Lump Sum	Except Code/Year	Comments				

Out Buildings

M125433 103W12CA10900 Appr #: 114 Date 7-25-15 Prop Class 019 Prop Code T54 28
Situs Address 736 S SUNRISE DR Franchise Code 04 Year For: 2015-2016
Owner WAKE,M DIANN 2016-17

Notes: Inventory Update - Calc. up (largest size)
RMV Imp: 3,680 RMV Total: 3,680 M50 Total: 0

Seg.Type MA Seg. # 1.1 Method M04 Class 5S Area 910 Eff Area 910 Length 65 Width 14
Make: GUERDON Model: CAMELOT Intfinish: PANEL Roof Cover METAL
Plumbing BATH1.5 Heat: FA Fireplace: Inter. Comp: MICRO;DW Bedrooms: 2
Year Built 1974 Eff. Year Built 1974 1992 Cond. P F A G E
Adj Codes MSLCMS;FUNC Qlty 56 % Comp ____ Func ____ Econ ____ RMV 2,240
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 216 Eff Area 216
Length 24 Width 8 Foundation Ex. Wall Roof Cover COMP
Roof Style Floor Plumbing
Year Built 1974 Eff. Year Built: 1974 1990 Cond. P F A G E % Comp ____ Econ ____ RMV: 520
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 256 Eff Area 256
Length 24 Width 8 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built 1974 Eff. Year Built: 1974 1990 Cond. P F A G E % Comp ____ Econ ____ RMV: 410
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type EP MFD STRUCT Seg. # 1.5 Method: FLS Class 3 Area 64 24 Eff Area 64 34
Length 12 Width 8 Foundation Ex. Wall Roof Cover COMP
Roof Style Floor Plumbing
Year Built 2002 Eff. Year Built: 2002 1990 Cond. P F A G E % Comp ____ Econ ____ RMV: 400
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 158 Eff Area 158
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1974
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 110
Lump Sum ____ Except Code/Year ____ Comments ____