

Acct ID: 537084 MTL: 103W02BD01300 Date: 4/15/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
 Situs: 1970 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 26968 Year: ~~2024~~ 2025  
 Last Date Appraised: 08/16/2023 Appraiser: MATT LORD Retag: Y (N) Tag info: 2023 - Tags/Permit (Outbuilding)  
 Owner: POWELL, RICK F & POWELL, SANDRA A Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 375330  
 RMV Land: 225440 RMV Imp: 329450 RMV Total: 554890 MAV: 375330 MSAV: 0 SAV: 0  
 Comment: 23-24 L3 8.16.23 ML  
 22-23: L3 01.06.22 ML

Notations 25-26 Cycle  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.29 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive HBISS .60 Description: RMV: 180440 Exception: Y N  
 Adjustment(s): HBSS .28 Fire Patrol: Description:  
 Comments: 2003-04 REAPPRAISAL. LB .41 Inc Floor

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1990 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 269090  
 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	4	Finished	1990	3	FB-1/ HB-1	1991	1991	BTH - 1, KIT+, HVAC+, FP - 1, ROOF, BATH - 1	Y N
Garage Attached	4	Finished	576	0	0	1991	1991	ROOF	Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 107 Year Blt: Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 23440  
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1991	23436	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1600 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x40 RMV: 36920  
 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	1600	0	0	2022	2022	<u>AVG Floor</u>	Y N

Accessories

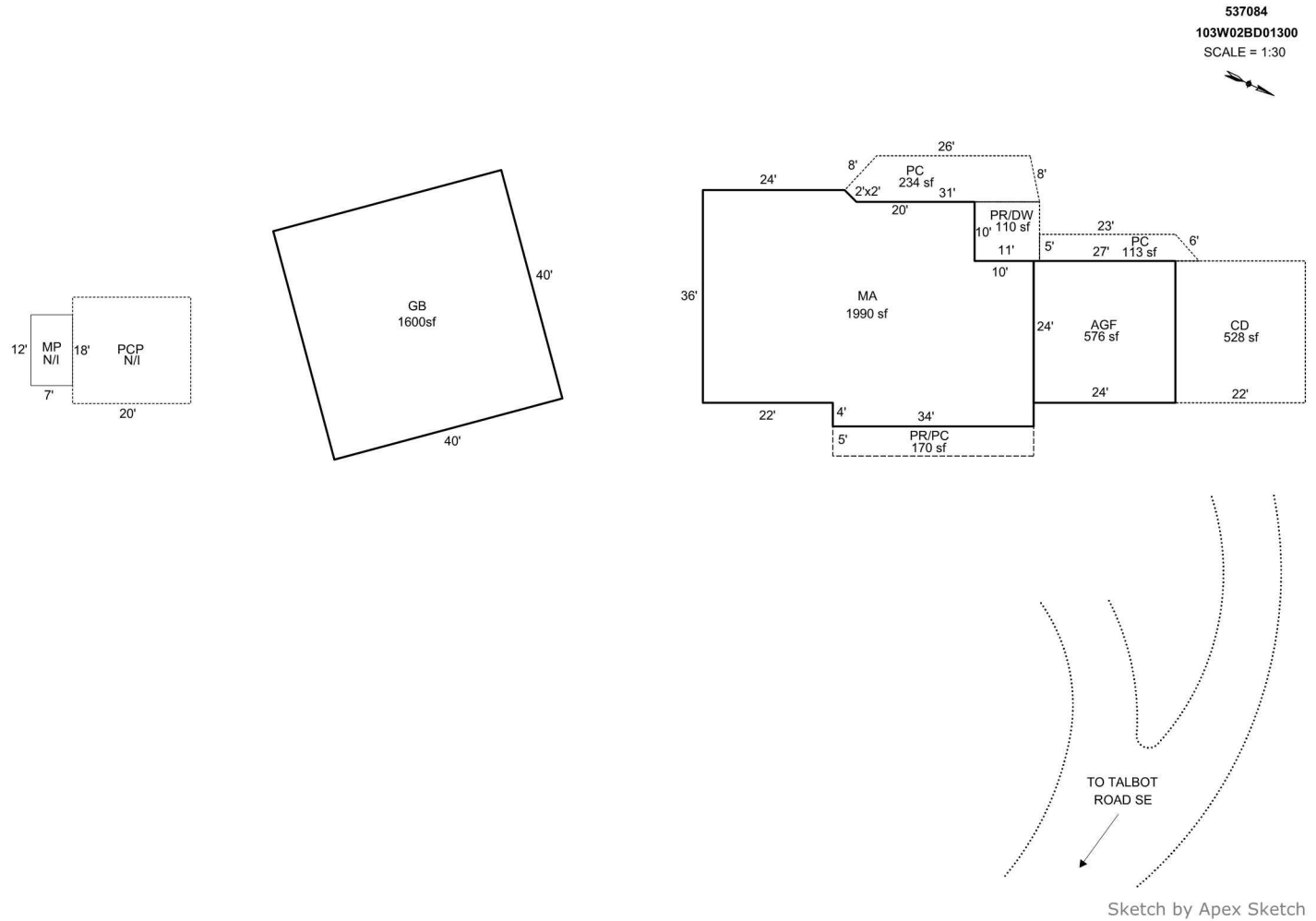
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537084 Parcel No.: 103W02BD01300  
 Property Address: 1970 Talbot Rd SE  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1600.0	160.0	1600.0
GLA1	MA	1.0	1990.0	190.8	1990.0
GAR	AGF	1.0	576.0	96.0	576.0
OTH	CD	1.0	528.0	92.0	528.0
P/P	PR/PC	1.0	170.0	78.0	
	PR/DW	1.0	110.0	42.0	
	PC	1.0	112.5	60.5	
	PC	1.0	233.5	75.7	626.0
	Net LIVABLE	cnt	1 (rounded)		1,990
	Net BUILDING	cnt	1 (rounded)		1,600

### COMMENT TABLE 1

Apex by RW 05/09/08  
 UPDATED BY JRONDEMA 7/3/18  
 UPDATED BY CJURAN 12/17/2021 555-21-010616

### COMMENT TABLE 2

### COMMENT TABLE 3



R37084

AGF

6-27-18



**R37084**  
**MA BACK**

**6-27-18**



R37084

MA

6-27-18



R37084

PCP N/I

6-27-18



537064 No Start GB 2022-01-07

2022 1 - 7

L2