

Acct ID: 536491 MTL: 093W250000100 Date: 7/14/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
 Situs: 3496 WINTERCREEK RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 68639 Year: 2025

Last Date Appraised: 11/21/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (Addition)

Owner: STELLMACHER, WILLIAM J Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 229030

RMV Land: 244020 RMV Imp: 266810 RMV Total: 510830 MAV: 229030 MSAV: 0 SAV: 0

Comment: 25-26: L3 MDL 11.21.24 TAG ✓  
 24-25: L3 MDL 12.13.23 TAG  
 LEVEL 4 4.26.21 CL10

**Notations** 25-26 cycle  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

**Land**

Site: 1	Code Area: 14530	Size: 0.63 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive	Description: SIX BENCH	RMV: 123720	Exception: Y	N	
Adjustment(s):	VWFR, FSOIL	Fire Patrol:	Description:			
Comments:	19-20: CYCLE WORK #24 ADD VIEW ADJ// 03-04: REAPPRAISAL					
Site: 2	Code Area: 14530	Size: 0.37 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural Restrictive	Description: FOUR HILL DRY	RMV: 70300	Exception: Y	N	
Adjustment(s):	VWFR, FSOIL	Fire Patrol:	Description:			
Comments:	25-26 CORRECTED LAND CLASSES					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 14530	Stat Class: 131 +	Year Blt: 1966	Eff Year Blt: 1994	Sq.Ft: 1234	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 215040				
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	3 +	Finished	1234	2	FB-1	1966	1994	ROOF, FP - 2, KIT, BATH - 1, HVAC	Y N
Garage Attached	3	Finished	528	0	0	1966	1994	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1994	16371	1

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 1997	Eff Year Blt: 2009	Sq.Ft: 2768	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions:	RMV: 51770				
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	6	Finished	2768	0	0	1997	2009	AVG Floor	Y N

**Accessories**

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

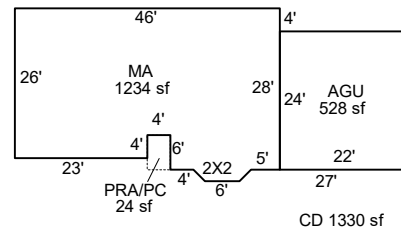
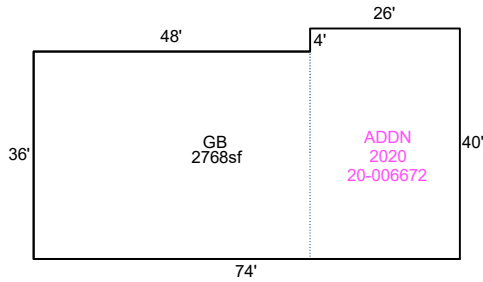
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536491 Parcel No.: 093W25 00100  
 Property Address: 3496 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

536491  
093W25 00100  
SCALE=1:35



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	0.0	158.0	
	GB	1.0	2768.0	228.0	2768.0
GLA1	MA	1.0	1234.0	157.7	1234.0
GAR	AGU	1.0	528.0	92.0	528.0
P/P	PRA/PC	1.0	24.0	20.0	24.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/21/18  
 UPDATED BY CJURAN 12/15/2020 555-20-006672  
 UPDATED BY CJURAN 06/10/2021  
 UPDATED BY CJURAN 10/31/2023 23-003414 AD  
 UPDATED BY CLOBERG 11/27/24 - PERMIT EXP

### COMMENT TABLE 2

#10 CL 04/26/2021  
 MDL 11/21/24

### COMMENT TABLE 3

TAGS L4  
 TAGS L3

Net LIVABLE	cnt	0	(rounded)		1,234
Net BUILDING	cnt	2	(rounded)		2,768



R36491  
GB

9/14/18



R36491  
MA BACK

9/14/18



R36491  
MA, AGU

9/14/18



R36491  
VIEW

9/14/18



093W25 00100

R36491

451 02F F31S

81400130

MATTISON,DENNIS & JEPSON,MARY

1 Acres

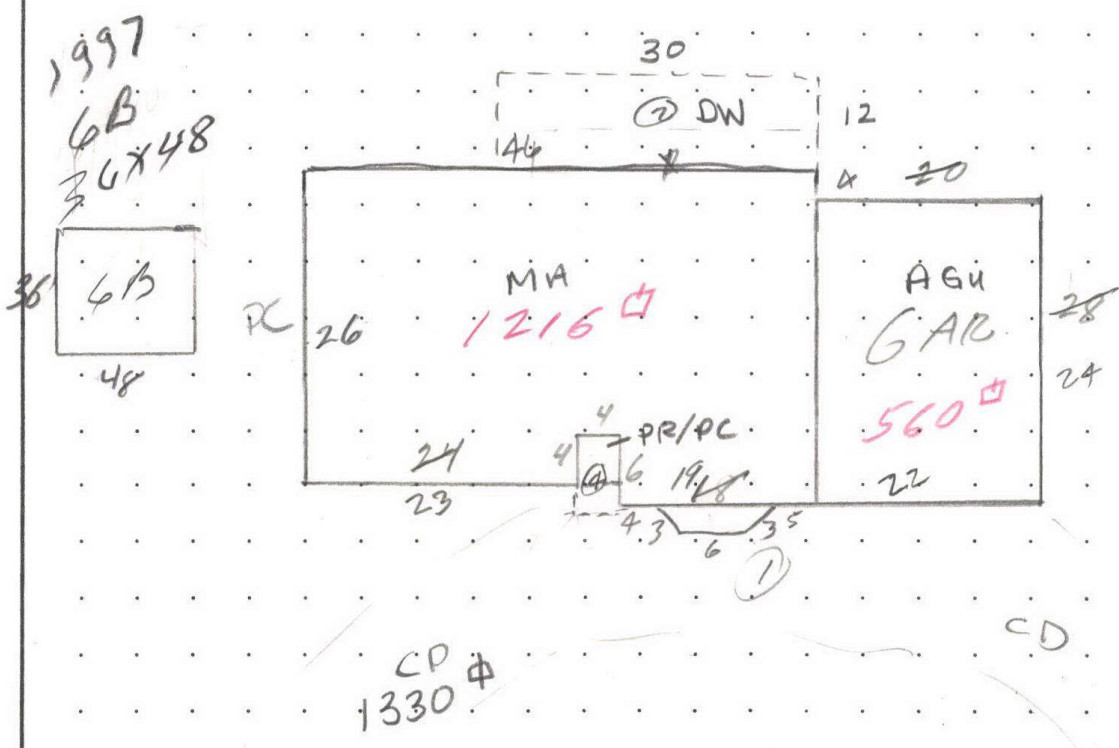
ANNEXATION NO 83-14

3496 WINTERCREEK RD SE

R36491

ACCT. NO. 20901-1 62582

MAP NO. 25-9-34 TL 100



$(24 \times 26) + (4 \times 22) + (18 \times 28) = 1216$

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
5-19-72	V.B.E.	RT. 1 BOX 380-H JEFFERSON
10-11-84	Allan	
6-8-93	KEN	
6-18-03	Ray	
9-14-18	24 cycle	

INCORRECTLY MEASURED -  $(23 \times 26) + (4 \times 22) + (19 \times 28) + (2 \times 6) + (.5 \times 2 \times 2) = 1234$

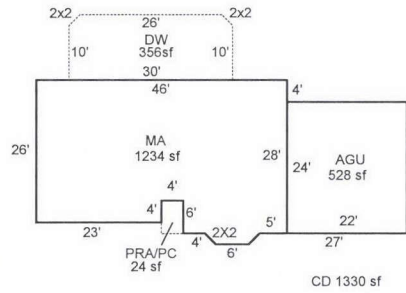
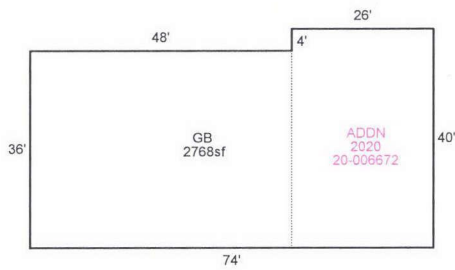
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R36491 Parcel No.: 093W25 00100  
 Property Address: 3496 WINTERCREEK RD SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

R36491  
093W25 00100  
SCALE=1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	0.0	158.0	
	GB	1.0	2768.0	228.0	2768.0
GLA1	MA	1.0	1234.0	157.7	1234.0
GAR	AGU	1.0	528.0	92.0	528.0
P/P	PRA/PC	1.0	24.0	20.0	
	DW	1.0	356.0	81.7	380.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/21/18  
 UPDATED BY CJURAN 12/15/2020 555-20-006672  
 UPDATED BY CJURAN 06/010/2021

### COMMENT TABLE 2

#10 CL 04/26/2021

### COMMENT TABLE 3

TAGS L4

Net LIVABLE	cnt	1	(rounded)		1,234
Net BUILDING	cnt	2	(rounded)		2,768

R36491 093W25 00100 Prop Class: 451 Prop Code: F315 Fran: 42 Appr #: 10 Date: 4-26-2021

Situs Address 3496 WINTERCREEK RD SE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
Owner MATTISON, DENNIS D &  Pictom Sales Verif Other: DRIVE BY

RMV Land: 160,360 RMV Imps: 155,300 RMV Total: 315,660 M50 Total: 195,480 For: 2021-2022

Notes: PLEASE MAKE NOTED CHANGES PULL TAG

Seg: 1.1 MA RESIDENTIAL  
Method: R05 Roof Cover: ARCOMP Int Comp: DSP;DW;H&F Adj: RLCM3;R3+QLTY  
Class: 3 Roof Style:  
Area: 1234 Eff: 1234 Flooring:  
Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: CEIL Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: DBL-P Year: 1966 Eff: 1976 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 104,690  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 1.2 AGU RESIDENTIAL  
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM3  
Class: 3 Roof Style:  
Area: 528 Eff: 528 Flooring:  
Dimens: 24 x 22 Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1966 Eff: 1976 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 22,940  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Accessory Improvements

Seg: 3.1 YI3A YI'S  
Method: R05 Roof Cover: Int Comp: Adj:  
Class: Roof Style: *Break out*  
Area: 1 Eff: 1 Flooring: *at*  
Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
Ex Wall: Fireplace: Year: Eff: RMV: 9,000  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING  
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP  
Class: 6 *2768* Roof Style: GABLE  
Area: *1728* Eff: *1728* Flooring: CONC  
Dimens: 48 x 36 Plumbing: Electrical: 110V *2009* % Comp: \_\_\_\_\_  
Found: CONC *+ 26x40* Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex Wall: BKENAM; 10FT *12'* Fireplace: Year: 1997 Eff: *1997* Value: 18,670  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: *M/M* Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R36491 093W25 00100 Prop Class: 451 Prop Code: F31S Fran: 42 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 3496 WINTERCREEK RD SE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MATTISON, DENNIS D &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 160,360 RMV Imps: 155,300 RMV Total: 315,660 M50 Total: 195,480 For: 2021-2022

Notes: \_\_\_\_\_

Segment	CD	PC	PRA	DW	Land
Class	IRREG	4x6	4x6	12x30	
Dim/Size	1330R	24R	24R	360 -2x2 4 356R	
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric					
Misc.					
Yr Blt	1976	1976	1976	1976	
Eff Yr					
Cond.					
% Good					
% Comp					
Lump Sum					
Except.Code	1/0	1/0	1/0	1/0	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	1.00	VIEWF.RUR 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

Date: 5/17 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

6-1-2021

R36491 093W25 00100

Prop Class: 451 Prop Code: F31S Fran: 24

Appr #: 24 Date: 9-14-18

Situs Address 3496 WINTERCREEK RD SE

TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif

Owner MATTISON,DENNIS D &

Pictom

Other: \_\_\_\_\_

RMV Land: 122,110

RMV Imps: 156,190

RMV Total: 278,300

M50 Total: 178,910

For: 2018-2019

Notes: Add view adj.

**Seg: 1.1 MA RESIDENTIAL**

Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F Adj: RLCM3;R3+QLTY  
 Class: 3 Roof:  
 Area: 1234 Eff 1234 Flooring:  
 Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: CEIL Bedrooms: 2 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: DBL-P Year: 1966 Eff: 1976 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 107,370  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGU RESIDENTIAL**

Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM3  
 Class: 3 Roof:  
 Area: 528 Eff 528 Flooring:  
 Dimens: 24 x 22 Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1966 Eff: 1976 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 23,530  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI3A RESIDENTIAL**

Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 1 Eff: 1 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: RMV: 6,000  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C Inc CD 1330<sup>th</sup>, DW 12x30, PR/PC 4x4 L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 GB GENERAL PURPOSE BUILDING**

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
 Class: 6 Roof Style: GABLE  
 Area: 1728 Eff: 1728 Flooring: CONC  
 Dimens: 48 x 36 Plumbing: Electrical: 110V % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex Wall: BKENAM;10FT Fireplace: Year: 1997 Eff: 1997 Value: 19,290  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

R36491 093W25 00100 Prop Class: 451 Prop Code: F31S Fran: 24 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 3496 WINTERCREEK RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner MATTISON,DENNIS D &  Pictom Other: \_\_\_\_\_

RMV Land: 122,110 RMV Imps: 156,190 RMV Total: 278,300 M50 Total: 178,910 For: 2018-2019

Notes: \_\_\_\_\_

Segment							Land
Class							VIEWF.RUR
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							VIEWF.RUR

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	1.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

**Routing Slip**

Date: 10/11/18 Clerk: Chris Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser 10/11/18 (31)

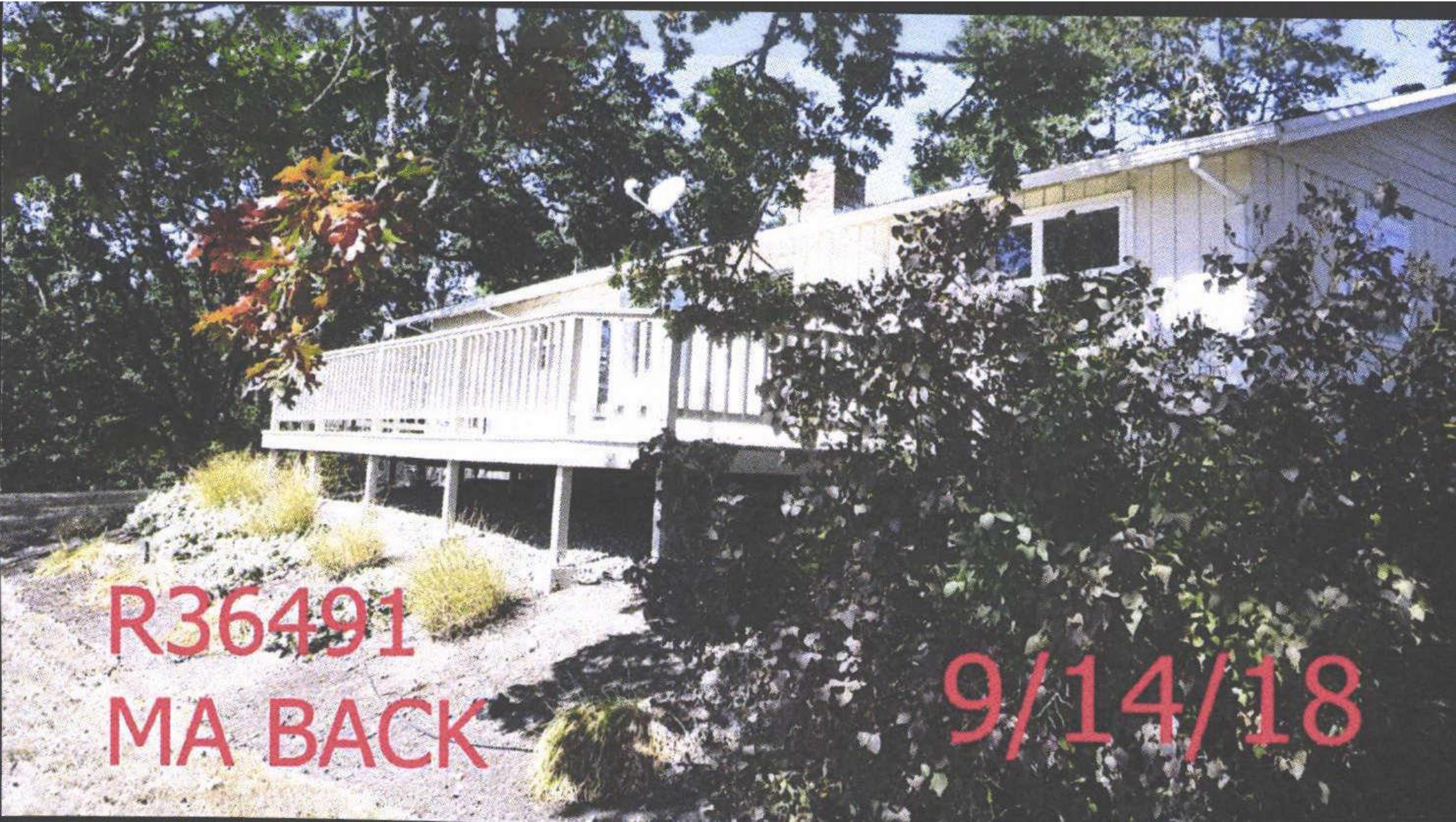




R36491

GB

9/14/18



R36491  
MA BACK

9/14/18



R36491  
MA, AGU

9/14/18



R36491  
VIEW

9/14/18



