

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inpet | Print Date: 1/25/2024

Acct ID: 353729 MTL: 102W080000401 Date: 6/17/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 4540 HAVEN LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 85953 Year: ~~2024~~ 2025

Last Date Appraised: 04/06/2023 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: MASON, STEVEN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 352030
 RMV Land: 234960 RMV Imp: 463280 RMV Total: 698240 MAV: 352030 MSAV: 0 SAV: 0
 Comment: 23-24: L4 4.6.23 MDL

Notations 25-26: Cycle
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05530	0

Land

Site: 1	Code Area: 05530	Size: 0.83 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BISS	Value Source: Rural Restrictive	Description: TWO BENCH IRR SOUTH SPECIAL	RMV: 136770	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	18-19: DISQ FARM USE / 18-19: ADD OSD					
Site: 2	Code Area: 05530	Size: 0.42 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BISS	Value Source: Rural Restrictive	Description: FOUR BENCH IRR SPECIAL SOUTH	RMV: 63190	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	18-19: DISQ FARM USE / 18-19: ADD OSD					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05530	Stat Class: 141 +	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 1920	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 373970				
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	1920	3	FB-2	2017	2017	BATH - 2, KIT-, ROOF, HVAC+, FP - 1	Y N
Garage Attached	4	Finished	769	0	0	2017	2017	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2017	27063	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05530	Stat Class: 351	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 4032	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 60x48	RMV: 79310				
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
Attic	5	Finished	1152	0	0	2019	2019		Y N
General Purpose Bldg	5	Finished	2880	0	0	2019	2019	FAIR	Y N

Accessories

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

Bldg: 4	Code Area: 05530	Stat Class: 905	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array	Dimensions:	RMV: 10000				
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
No accessory data available					

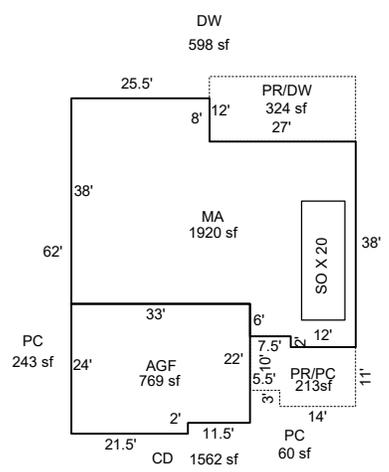
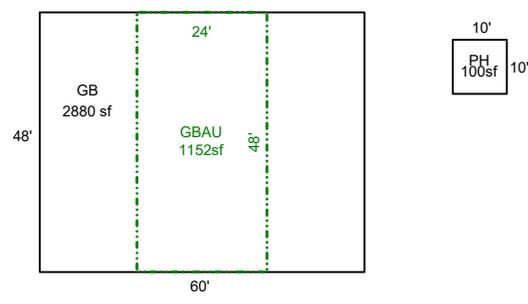
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353729 Parcel No.: 102W08 00401
 Property Address: 4540 HAVEN LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

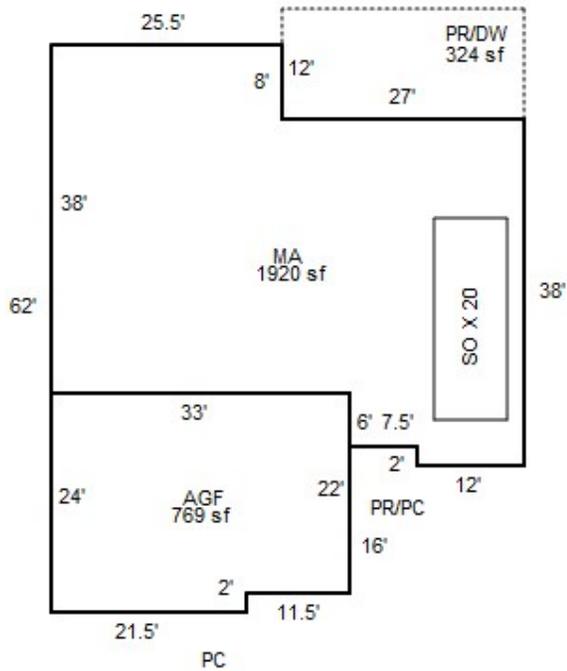
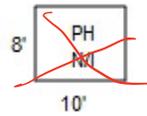
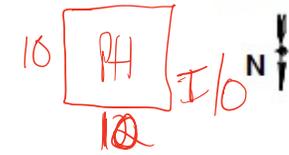
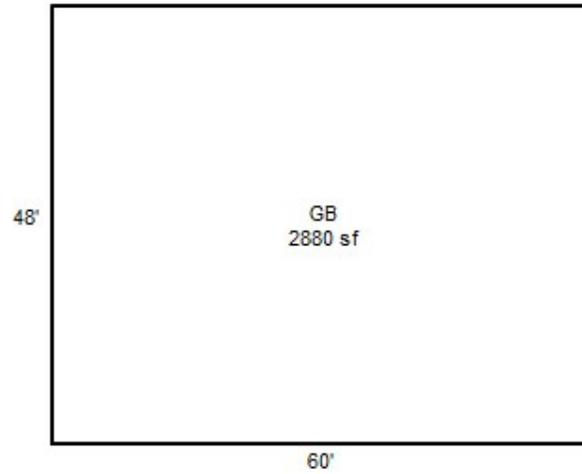
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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2880.0	216.0		DRAWN BY JRONDEMA 12/5/16 UPDATED BY JRONDEMA 1/3/18 UPDATED BY JRONDEMA 1/10/18 UPDATED BY JRONDEMA 12/27/18 UPD BY PHU 06.02.20 UPDATED BY CLOBERG 08/14/25	
	PH	1.0	100.0	40.0	2980.0		
GBA2	GBAU	1.0	1152.0	144.0	1152.0		
GLA1	MA	1.0	1920.0	197.0	1920.0		
GAR	AGF	1.0	769.0	114.0	769.0		
OTH	SO X 10	1.0	176.0	60.0	176.0		
P/P	PR/DW	1.0	324.0	78.0		COMMENT TABLE 2 11.07.19 WV #06: TAGS MDL 06/17/25	
	PR/PC	1.0	213.0	65.0	537.0		
	Net LIVABLE	cnt	0	(rounded)	1,920		
	Net BUILDING	cnt	3	(rounded)	4,132		

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MA BACK, SO

12-22-17



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MA,AGF

12-22-17



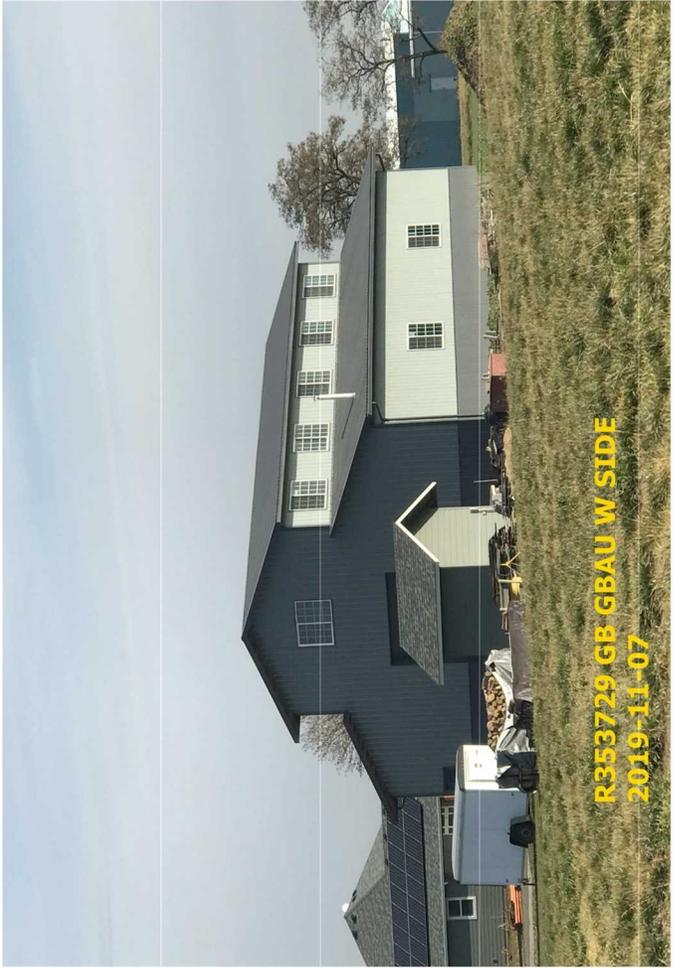
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PH NV/NI

12-22-17



R353729 GB 60X48 N SIDE
2019-11-07



R353729 GB GBAU W SIDE
2019-11-07