

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 344578

Parcel No.: 093W14C 01300

Property Address: 12080 SOFAWNI LN SE

City: JEFFERSON

County: MARION

State: OR

ZipCode: 97352

Owner:

Client:

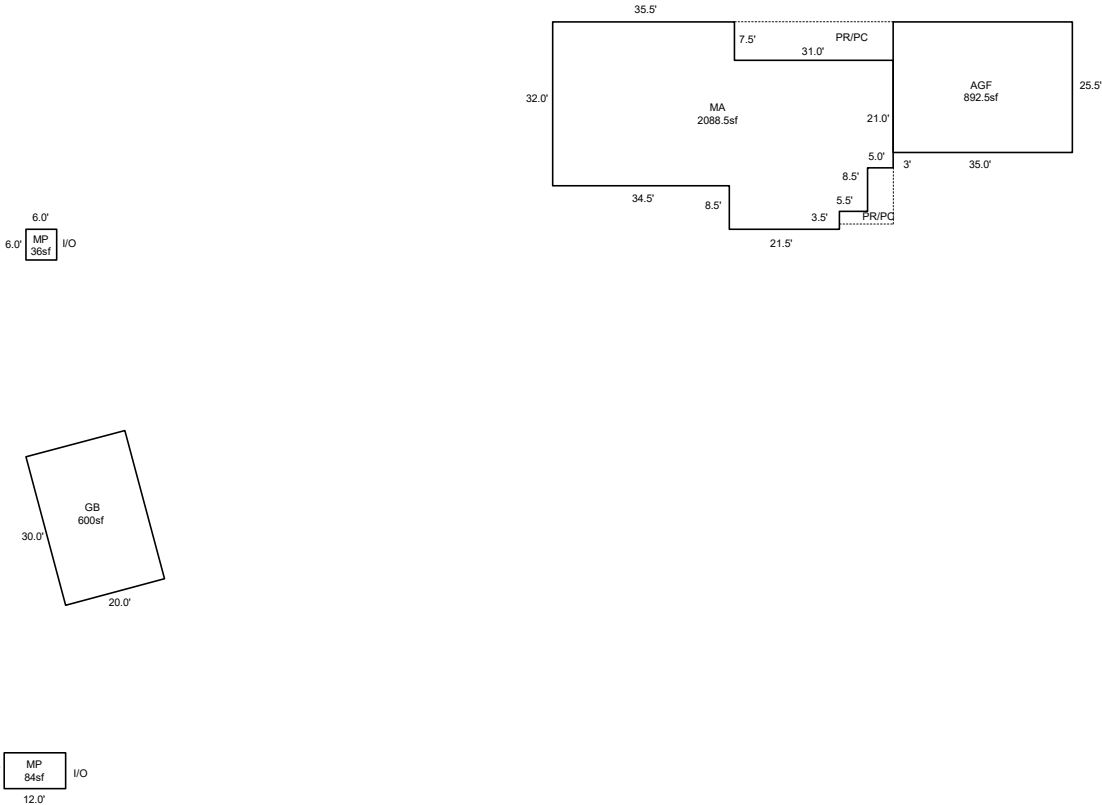
Client Address:

Appraiser Name:

Inspection Date:

SKETCH

344578
093W14C 01300
SCALE=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	600.0	100.0	
	MP	1.0	84.0	38.0	
	MP	1.0	36.0	24.0	720.0
GLA1	MA	1.0	2088.3	214.0	2088.3
GAR	AGF	1.0	892.5	121.0	892.5

DRAWN BY JRONDEMA 5/3/17
 UPDATED BY JRONDEMA 12/14/17
 UPDATED BY CLOBERG 09/25/25

COMMENT TABLE 2

MDL 08/14/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	0	(rounded)	2,088
Net BUILDING	cnt	3	(rounded)	720

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W14C 01300

File No R344578

Property Address 12080 SOFAWNI LN SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

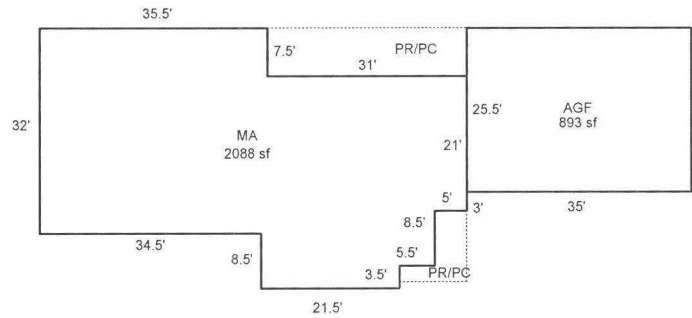
Client

Appraiser Name

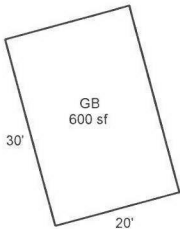
R344578

093W14C 01300

SCALE=1:40



6
MP/6 I/O



12
MP 7 I/O

Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2088	214	2088
GBA1	GB	1.00	600	100	600
GAR	AGF	1.00	893	121	893

Comment Table 1

DRAWN BY JRONDEMA 5/3/17
UPDATED BY JRONDEMA 12/14/17

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors)
Net BUILDING Area (rounded w/ factors)

2088
600



R344578

GB

12-22-17



R344578

MA, AGF BACK

12-22-17



R344578

MA, AGF

12-22-17

R344578093W14C 01300

Situs Address12080 SOFAWNI LN SE

OwnerHARPER,NATHAN D &

RMV Land: 136,160

Notes:

Prop Class: 400

Prop Code:

☐ TTO

☐ LCB

☐ Insp

☐ Pictom

RMV Imps: 0

RMV Total: 136,160

Fran: 24

Appr #:

Date:

Cycle

Tags

Farm Forest

Sales Verif

Other:

M50 Total: 101,430

For: 2017-2018

Segment								Land
Class								
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								

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.82	VIEWF.RUR 15000	

Eff AcresCompanion Accounts

Zone: AR

Date: 1/25

Clerk: Amy

Routing Slip

Clerk Comments:

Appraiser Response:

☐ Return to appraiser after input

☒ Review by lead appraiser 01/10/18 (31)

R344578 093W14C 01300 Prop Class: ⁴⁰¹~~400~~ Prop Code: ^{F41}~~F41~~ Fran: 24 Appr #: ²⁴~~24~~ Date: ¹²⁻²²⁻¹⁷~~12-22-17~~
Situs Address 12080 SOFAWNI LN SE ☒ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif
Owner HARPER, NATHAN D & ☐ Pictom Other: _____

RMV Land: 136,160 RMV Imps: 0 RMV Total: 136,160 M50 Total: 101,430 For: 2017-2018

Notes: Add segs, OSDs, update prop class + code Pull tag

Accessory Improvements

Out Buildings

ID # 2344578
MTL 093W146 01300
APP # 24 DATE 12-22-17

PROP CLASS 401
PROP CODE F41
SITUS 12080 Sofawani Ln SE 97352

Segment MA Class 4 Area 2088sf
Eff. Area 2088sf
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath 2.5 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dble/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 3
Yr blt 2017 Eff yr 2017
Condition P F A G E %Good Qlty 4
%Comp 100 Func Econ
Except Code New Lump Sum
Comments

Segment Class Area
Eff. Area
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dble/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms
Yr blt Eff yr
Condition P F A G E %Good Qlty
%Comp Func Econ
Except Code Lump Sum
Comments

Segment Class Area
Eff. Area
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dble/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms
Yr blt Eff yr
Condition P F A G E %Good Qlty
%Comp Func Econ
Except Code Lump Sum
Comment

Segment Class Area
Eff. Area
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dble/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms
Yr blt Eff yr
Condition P F A G E %Good Qlty
%Comp Func Econ
Except Code Lump Sum
Comments

Segment	<u>AGF</u>	<u>YI</u>	<u>GB</u>				LAND
Class	<u>4</u>	<u>3A</u>	<u>5</u>				<u>OSDF.RUR</u>
Dim/Size	<u>893sf</u>		<u>30X20</u>				
Foundation	<u>conc</u>		<u>post</u>				
Exter Wall	<u>lap 8'</u>		<u>Bkenam</u>	<u>10'</u>			
Inter Finish							
Roof Cover	<u>Arcomp</u>		<u>Bkenam</u>				
Roof Style	<u>Gable</u>		<u>Gable</u>				
Flooring	<u>Conc</u>		<u>Gravel</u>	<u>DIRT</u>			
Plumbing							
Electric	<u>110v</u>						
Misc.		<u>inc PR/PC</u>					
Yr Blt	<u>2017</u>	<u>2017</u>	<u>2017</u>				
Eff Yr	<u>2017</u>	<u>2017</u>	<u>2017</u>				
Cond.							
% Good							
% Comp	<u>100</u>	<u>100</u>	<u>100</u>				
Lump Sum							
Excep. Code	<u>New</u>	<u>New</u>	<u>New</u>				<u>OSD</u>

Dbl Vanity x2

WLC

Walk-in Pantry

Vaulted Great Rm/Kitchen

400

#73

Assessor Monthly Issued Permit Report

For 10/1/2017 to 10/31/2017

PERMIT#: 555-17-007917-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 10/13/2017
SUB-TYPE: Structural ISSUED: 10/16/2017
CATEGORY: Comprehensive EXPIRES: 4/14/2018

OFFICE: MC
PARCEL#: 093W14C 01300 R344578
ACRES: 1.82
SUBDIV: SOFAWNI ESTATES
LOT/BLOCK: 5 /
ADDRESS: 12080 SOFAWNI LN SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	HARPER,NATHAN D	12017 HOLLY LN SE JEFFERSON, OR 97352	503-910-4753
CCB	WEST COAST METAL BUILDINGS INC	5232 SALEM DALLAS HWY NW SALEM, OR 97304	5035667788
OWNER	HARPER,NATHAN D		
PRIMARY CONTACT	HARPER,NATHAN D	12017 HOLLY LN SE JEFFERSON, OR 97352	503-910-4753

CONST CAT Detached Accessory Structure
WORK TYPE: New
WORK DESC: 20 X 30 METAL SHOP BUILDING FOR PERSONAL USE
VALUATION: \$27,054.00
STORIES: 0
BATHS: KITCHENS:

SQUARE FEET

HABITABLE:
EXISTING: 0
NEW: 600
TOTAL SQ. FT.: 600

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	600 Sq Ft

409 N #73

Assessor Monthly Issued Permit Report

For 4/1/2017 to 4/30/2017

PERMIT#: 555-17-001690-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 3/1/2017
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/12/2017
CATEGORY: Comprehensive EXPIRES: 10/25/2017

OFFICE: MC
PARCEL#: 093W14C 01300 R344578
ACRES: 1.82
SUBDIV: SOFAWNI ESTATES
LOT/BLOCK: 5 /
ADDRESS: 12080 SOFAWNI LN SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	MC NORTHWEST INC	1466 MCDONALD ST NE SALEM, OR 97301	5039911367
CCB	MC NORTHWEST INC	1466 MCDONALD ST NE SALEM, OR 97301	5039911367
OWNER	HARPER,NATHAN D		
PRIMARY CONTACT	MC NORTHWEST INC	1466 MCDONALD ST NE SALEM, OR 97301	5039911367

CONST CAT Single Family Dwelling
WORK TYPE: New
WORK DESC: NSFD - 3 BDRM 3 BATH
VALUATION: \$279,283.60
STORIES: 1
BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE:
EXISTING:
NEW:

TOTAL SQ. FT.: 2930

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2085 Sq Ft
U Utility, misc.	VB	845 Sq Ft
U Utility, misc. - half rate	VB	300 Sq Ft



R344578

MA, AGF

12-22-17



R344578

MA,AGF BACK

12-22-17



R344578

GB

12-22-17