

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDC Input 8/28/25

Print Date: 6/27/2025

Acct ID: 344580

MTL: 093W14C001500

Date: 8/14/25

Appr: MDC

Prop Class: 401

RMV Prop Class: 401

Situs: 12020 SOFAWNI LN SE JEFFERSON OR 97352

MaSaNh: 07 06 006

Unit: 63639

Year: 2025

Last Date Appraised: 04/12/2010

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: GAY, DAVID P & GAY, DIANE E

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 279160

RMV Land: 279400

RMV Imp: 326080

RMV Total: 605480

MAV: 279160

MSAV: 0

SAV: 0

Comment:

Notations

25-JC cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - Fair AUG	40000	14530	0

Land

Site: 2

Code Area: 14530

Size: 1.82 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

4BDSS .23

Description:

RMV: 239400

Exception: Y N

Adjustment(s): VWFR

6B 1.59

FSol

Fire Patrol:

Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 08-09: LAND SEG CONSOLIDATION// 81400130 /00-01; LAND REAPPRAISAL // 02-03: roll-over into forest plan// 05-06: DISQUALIFY PROPERTY FROM FOREST DEF.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 133

Year Blt: 1972

Eff Year Blt: 1982

Sq.Ft: 2475

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 326080

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	3	Finished	1344	2	FB-2	1972	1982	ROOF, HVAC, KIT-, BATH - 2	Exception: Y N
Basement	3	Finished	1131	1	FB-1	1972	1982	FP - 1, BATH - 1, HVAC	Exception: Y N
Basement	3	Unfinished	213	0	0	1972	1982		Exception: Y N
Garage Detached	3	Unfinished	832	0	0	1979	1979	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	1	1982	15215	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MP
12 x 20
4
Fair
2010

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 344580		Parcel No.: 093W14C 01500			
Property Address: 12020 SOWFANI LN SE					
City: JEFFERSON		County:	State: or	ZipCode: 97352	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
344580 093W 14C 01500  20.0' 12.0' MS 240sf 32.0' 26.0' DGU 832sf 10.0' 32.0' 42.0' Porch BSMTU MA 1344sf BSMTU BSMTU Deck 13.0' 15.0' 5.0' 6.0' BSMTU 1344sf 21.0' 21.0' MP. 441sf Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	240.0	64.0	
	MP.	1.0	441.0	84.0	681.0
GLA1	MA	1.0	1344.0	148.0	1344.0
BSMT	BSMTU	1.0	1344.0	148.0	1344.0
GAR	DGU	1.0	832.0	116.0	832.0
P/P	Deck	1.0	320.0	84.0	
	Porch	1.0	160.0	52.0	
	Porch	1.0	420.0	104.0	900.0
Net LIVABLE cnt 0 (rounded) 1,344 Net BUILDING cnt 2 (rounded) 681					
COMMENT TABLE 2			COMMENT TABLE 3		
MDL 08/14/25			CYCLE L3		

SKETCH/AREA TABLE ADDENDUM

Parcel No R344580

File No 093W14C 01500

Property Address 12020 SOWFANI LN SE

City JEFFERSON

State or

Zip 97352

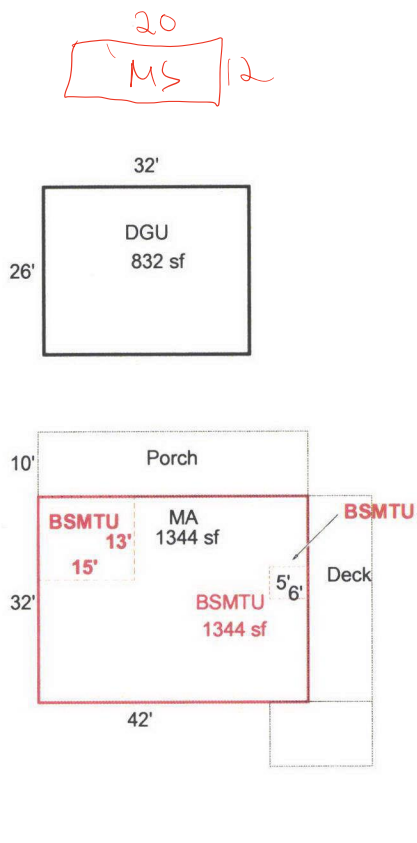
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R344580
093W 14C 01500



21
MP 21

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1344	148	1344
BSMT	BSMTU	1.00	1344	148	1344
P/P	Deck	1.00	320	84	
	Porch	1.00	160	52	
	Porch	1.00	420	104	900
GAR	DGU	1.00	832	116	832

Net LIVABLE Area

(Rounded w/ Factors)

1344

Comment Table 1

Apex by JA 12/29/08
Updated by JA 7/16/09

Comment Table 2

Comment Table 3

7/22/09 42 Apex OK

R344580

0-000-86232-02881-000

BUILDING DIAGRAM AND OUTBUILDINGS

74710-120

ACCT. NO.

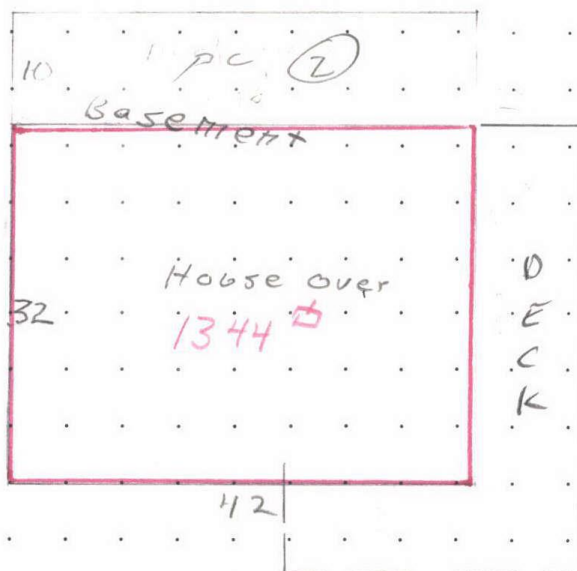
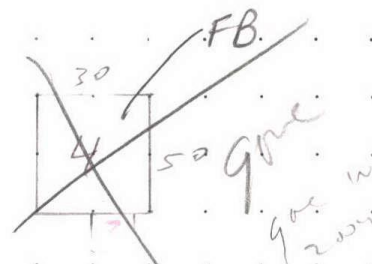
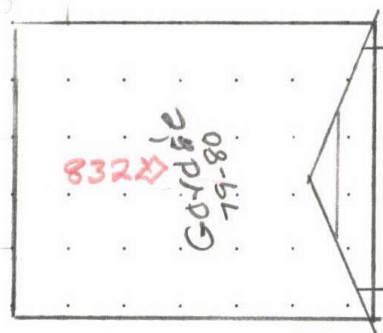
20758

~~R 60759~~

MAP NO.

~~14-9-3W TL 2100~~

093W14C 01500



Steiner Rd - Rt 1 Box 65 Jefferson

MEASUREMENT
VERIFIED

REMARKS:

DL7.72-

DATE

BY

12-12-74 Gossman

11-15-79 RWH

12-7-84 Harty

8-25-92 Ray

6-25-03 DTH NV

7-9-09 42 NV

$$1st \text{ } (32 \times 42) = 1344$$

$$\text{Full BSMT} = 1344$$

SKETCH/AREA TABLE ADDENDUM

Parcel No R344580

File No 093W14C 01500

Property Address 12020 SOWFANI LN SE

City JEFFERSON

State or

Zip 97352

Owner

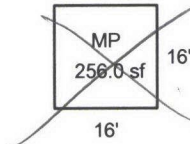
Client

Appraiser Name

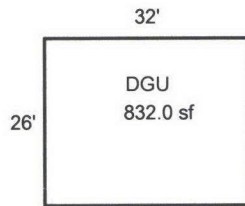
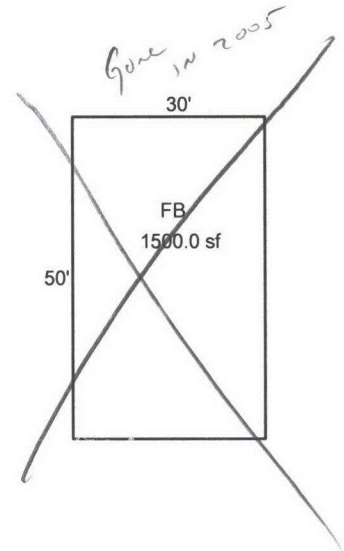
SUBJECT

IMPROVEMENTS SKETCH

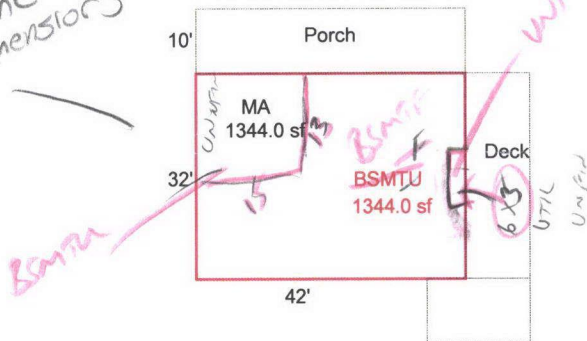
AREA CALCULATIONS



R344580
093W 14C 01500



- Black Line
- Red Dimension 3



$$\begin{array}{r} \text{BSMTU} \\ (15 \times 13) = 195 \\ + (3 \times 6) = 18 \\ \hline 213 \end{array}$$

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1344.0	148.0	1344.0
BSMT	BSMTU	1.00	1344.0	148.0	1344.0
P/P	Deck	1.00	320.0	84.0	
	Porch	1.00	160.0	52.0	
	Porch	1.00	420.0	104.0	900.0
GAR	DGU	1.00	832.0	116.0	832.0
OTH	MP	1.00	256.0	64.0	
	FB	1.00	1500.0	160.0	1756.0

Comment Table 1

Apex by JA 12/29/08

Comment Table 2

Comment Table 3

Net LIVABLE Area

(Rounded w/ Factors)

1344

R344580 093W14C 01500 Appr #: 42 Date 4/12/10 Prop Class 401 Prop Code F33
Situs Address 12020 SOFAWNI LN SE Franchise Code 44 Year For: 2009-2010
Owner A&S QUALITY BUILDERS LLC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 176,140 RMV Imp: 135,580 RMV Total: 311,720 M50 Total: 311,720

Segment	BSMTU							Land
Class	3							
Dim/Size	213 FT							
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	lv							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	ON SITE DEVELOPMENT	OSDA/RUR	0.00		
2	RURAL AT MKT	008S	1.82	VIEW F. R. W.	lv

Eff Acres Companion Accounts

Date 7/17/09 Clerk Jane ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☒ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☒ Appraiser response 7/22/09 #42

☐ Reviewed by lead appraiser/comments _____

38
R344580 093W14C 01500 Appr #: 42 Date 7/9/09 Prop Class 401 Prop Code F33 ✓
Situs Address 12020 SOFAWNI LN SE Franchise Code 44 Year For: 2009-2010
Owner A&S QUALITY BUILDERS LLC
Notes: Remodeled, BSMTH to BSMTH as exception SUB E EXCEPTION Added in place for 09/10

RMV Land: 176,140	RMV Imp: 135,580	RMV Total: 311,720	M50 Total: 311,720		
Seg.Type MA	Seg. #1.1	Method: R05	Class 3	Area 1344	Eff Area 1344
Length	Width	Roof Cover COMP	Plumbing BATH2		Heat FA
Fireplace		Inter. Comp: DW			Bedrooms 2
Year Built 1972	Eff. Year Built 1972 1982	Cond. P F A G E			
Adj Codes RLCM3	Qlty 3	% Comp 100	Func	Econ	RMV: 64,950
Lump Sum	Except Code/Year	Comments	Tornny Remodeling		
Seg.Type BSMTH	Seg. #1.2	Method: R05	Class 3	Area 1344	Eff Area 1344
Length	Width	Roof Cover	Plumbing BATH1	1131	Heat FA
Fireplace SGL-P		Inter. Comp:			Bedrooms 1
Year Built 1972	Eff. Year Built 1972 1982	Cond. P F A G E			
Adj Codes RLCM3	Qlty 3	% Comp 100	Func	Econ	RMV: 38,530
Lump Sum	Except Code/Year	Comments	Break Out 213 as unfinished		

Accessory Improvements

Seg.Type YI3A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 4,000
Lump Sum	Except Code/Year	Comments	N/C		

Out Buildings

Seg.Type DGU	Seg. #1.3	Method: R05	Class 3	Area 832	Eff Area 832	
Length 32	Width 26	Foundation	Ex. Wall	Roof Cover	SHAKE	
Roof Style		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt. 1979	Eff. Yr. Blt: 1979	
Cond. P F A G E	Adj. Codes RLCM3		% Comp	Func	Econ	RMV: 25,270
Lump Sum	Except Code/Year	Comments	N/C			
Seg.Type MP	Seg. #2.1	Method: F;LS	Class 4	Area 256	Eff Area 256	
Length 16	Width 16	Foundation FRAME	Ex. Wall PLYWD	Roof Cover	WOOD	
Roof Style		Floor WOOD	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 500
Lump Sum	Except Code/Year	Comments	gone			
Seg.Type FB	Seg. #3.1	Method: F98	Class 4	Area 1500	Eff Area 1500	
Length 50	Width 30	Foundation FRAME	Ex. Wall METAL	Roof Cover	METAL	
Roof Style		Floor DIRT	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1967	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 2,330
Lump Sum	Except Code/Year	Comments	gone			

IT ms Owner as
Owner
Verifies Info

R 60759 6-25-03





R60759 8-25-03, view West
to coast range.

R60759 6-25-03. Feeder Barn.



