

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Impd
8/28/25

Print Date:
6/27/2025

Acct ID: 344581 MTL: 093W14C001600 Date: 8/14/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 12065 SOFAWNI LN SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 63641 Year: 2025

Last Date Appraised: 03/01/2021 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: VESELOV, ANDREY V & VESELOV, OLGA N Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 384130

RMV Land: 284400 RMV Imp: 447920 RMV Total: 732320 MAV: 384130 MSAV: 0 SAV: 0

Comment: LEVEL 2 3.1.21 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: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT WBDSS 1.39 Description: RMV: 234400 Exception: Y N

Adjustment(s): 6B .61 F601 Fire Patrol: Description:

Comments: 21-22: CHG OSD// 19-20: PER #35 ADD OSD FOR NEW RES// 17-18: REVIEW #T16-48, ADD FUNC ADJ FOR SEPTIC DRAIN FIELD AND PRESSURE LINE EASEMENTS / 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: 142 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2270 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 428860

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	4	Finished	1033	0	FB-1/ HB-1	2018	2018	KIT-, FP - 1, HVAC, ROOF, BTH - 1	Exception: Y N
Second Floor	4	Finished	1237	0	FB-2	2018	2018	HVAC, BATH+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	462	0	0	2018	2018	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	400	2020	1274	1	Exception: Y N
DECK	4	634	2018	12300	1	Exception: Y N
PATIO	4	48	2020	259	1	Exception: Y N
PATIO	4	105	2020	565	1	Exception: Y N
PATIO	4	250	2020	1348	1	Exception: Y N
PATIO	4	348	2020	1876	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	288	2020	8185	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	634	2018	17834	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 900 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 19060

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	
General Purpose Bldg	5	Finished	900	0	0	2020	2020	FAIR ✓	Exception: Y N

Accessories

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

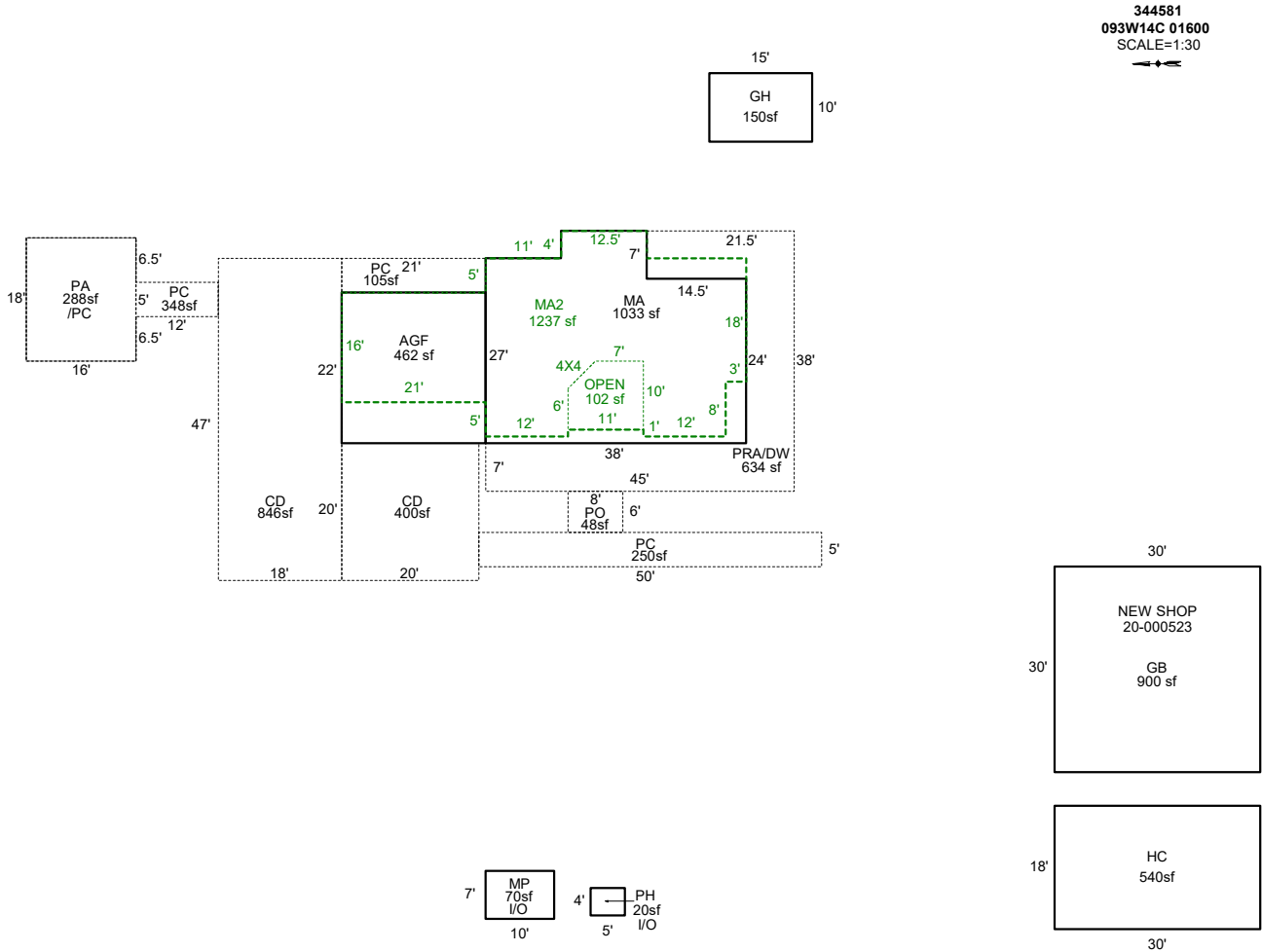
Hc
18x30
5
2024
Fair

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 344581 Parcel No.: 093W14C 01600
 Property Address: 12065 SOFAWNI LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	20.0	18.0	
	HC	1.0	540.0	96.0	
	GH	1.0	150.0	50.0	
	MP	1.0	70.0	34.0	
	GB	1.0	900.0	120.0	1680.0
GLA1	MA	1.0	1032.5	138.0	1032.5
GLA2	MA2	1.0	1237.0	180.0	1237.0
GAR	AGF	1.0	462.0	86.0	462.0
P/P	PO	1.0	48.0	28.0	
	PC	1.0	250.0	110.0	
	CD	1.0	846.0	130.0	
	PC	1.0	105.0	52.0	
	PA	1.0	288.0	68.0	
	PC	1.0	348.0	92.0	
	PRA/DW	1.0	633.5	195.0	
	CD	1.0	400.0	80.0	2918.5
	Net LIVABLE	cnt	0 (rounded)		2,270
	Net BUILDING	cnt	5 (rounded)		1,680

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/6/18
 UPDATED BY JRONDEMA 10/16/18
 UPDATED BY JRONDEMA 2/27/19
 UPD BY PH 03.04.20
 UPDATED BY CJURAN 11/23/2021
 UPDATED BY CLOBERG 09/25/25

COMMENT TABLE 2

2.12.19 #35 NM
 NEW SHOP/20-000523
 #10 CI 03/01/2021
 MDL 08/14/25

COMMENT TABLE 3

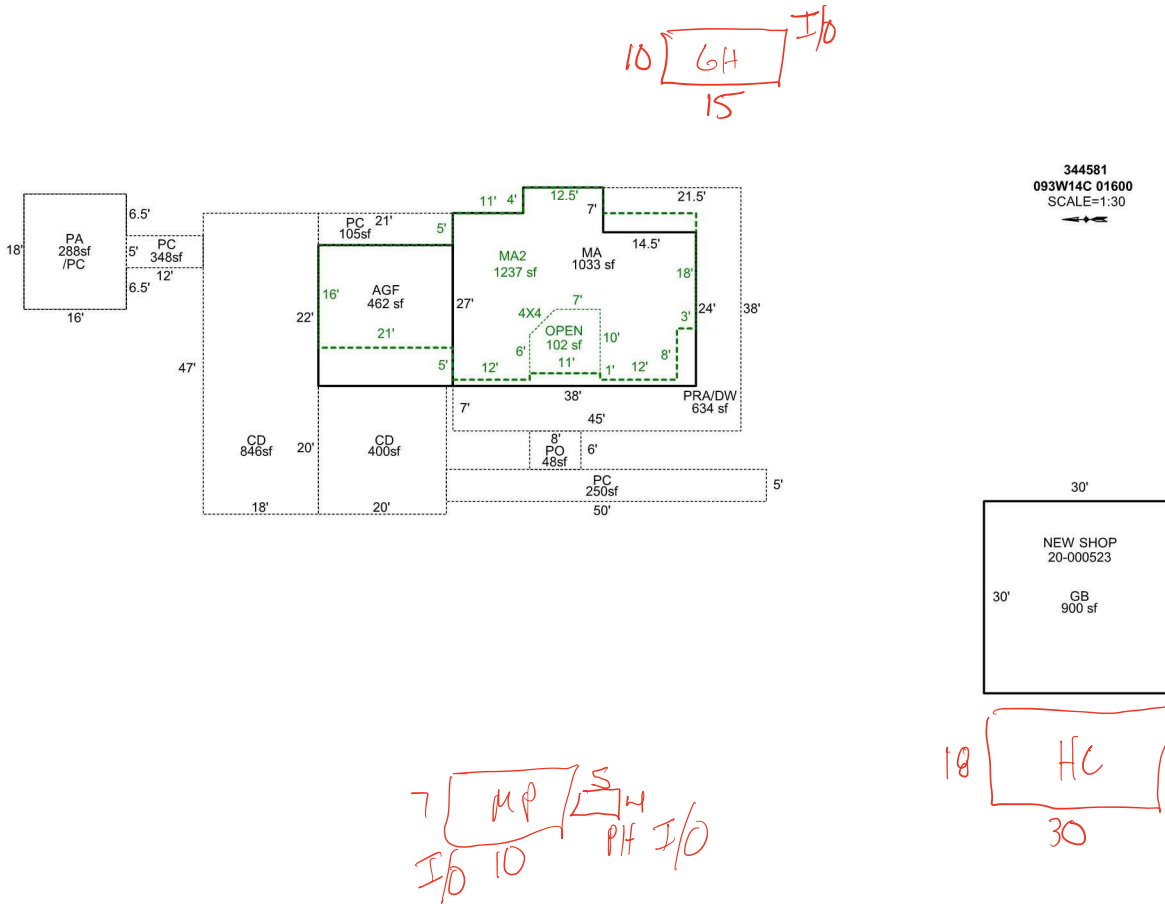
L2
 CYCLE L3

SKETCH/AREA TABLE ADDENDUM

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SKETCH



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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	900.0	120.0	900.0
GLA1	MA	1.0	1032.5	138.0	1032.5
GLA2	MA2	1.0	1237.0	180.0	1237.0
GAR	AGF	1.0	462.0	86.0	462.0
P/P	PRA/DW	1.0	633.5	195.0	
	PO	1.0	48.0	28.0	
	PC	1.0	250.0	110.0	
	CD	1.0	400.0	80.0	
	CD	1.0	846.0	130.0	
	PC	1.0	105.0	52.0	
	PA	1.0	288.0	68.0	
	PC	1.0	348.0	92.0	2918.5
	Net LIVABLE	cnt	2 (rounded)		2,270
	Net BUILDING	cnt	1 (rounded)		900

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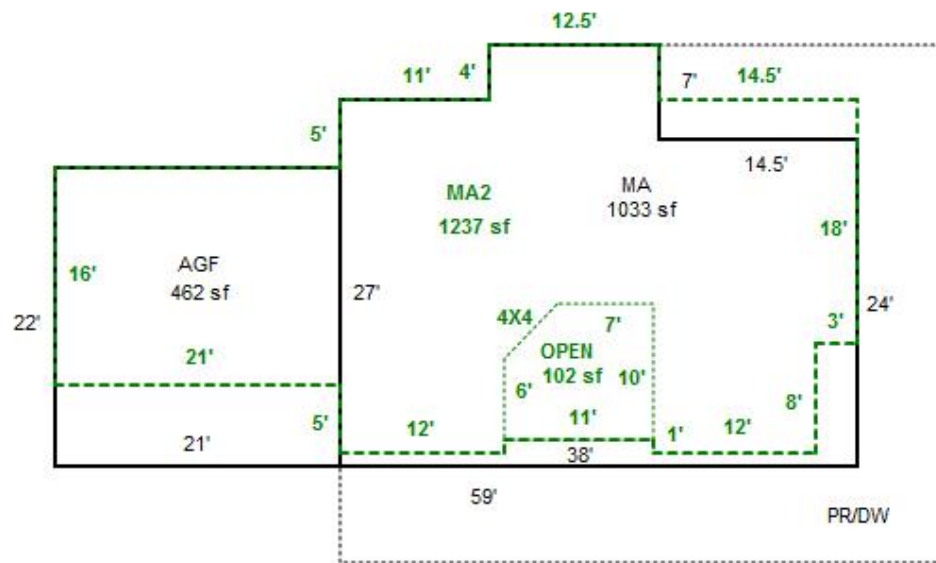
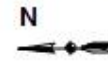
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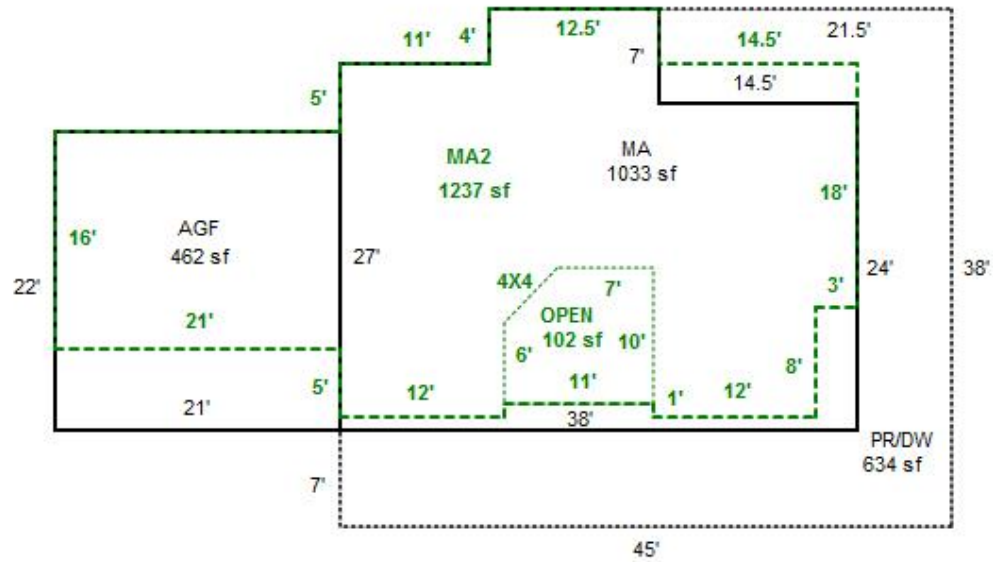
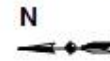
COMMENT TABLE 3

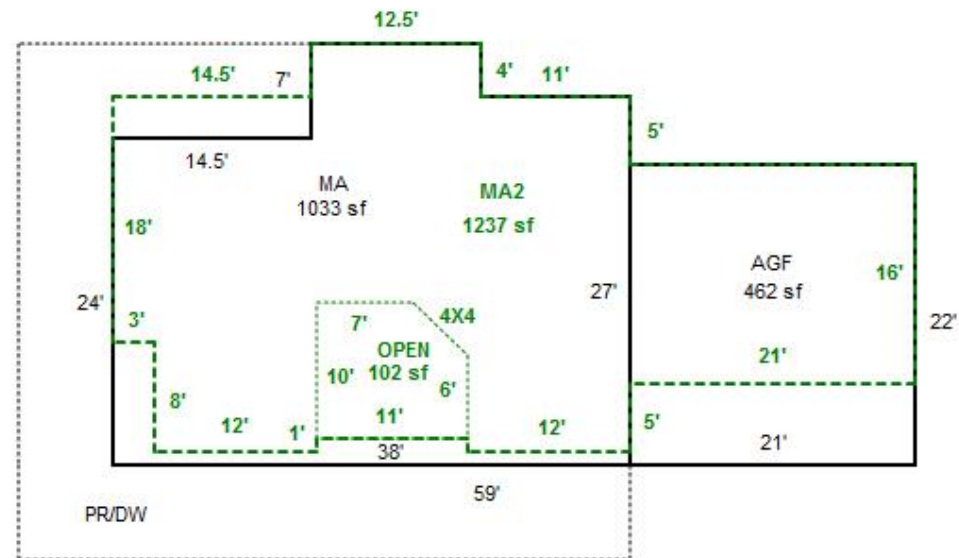
L2

R344581
093W14C 01600
SCALE=1:20



R344581
093W14C 01600
SCALE=1:20



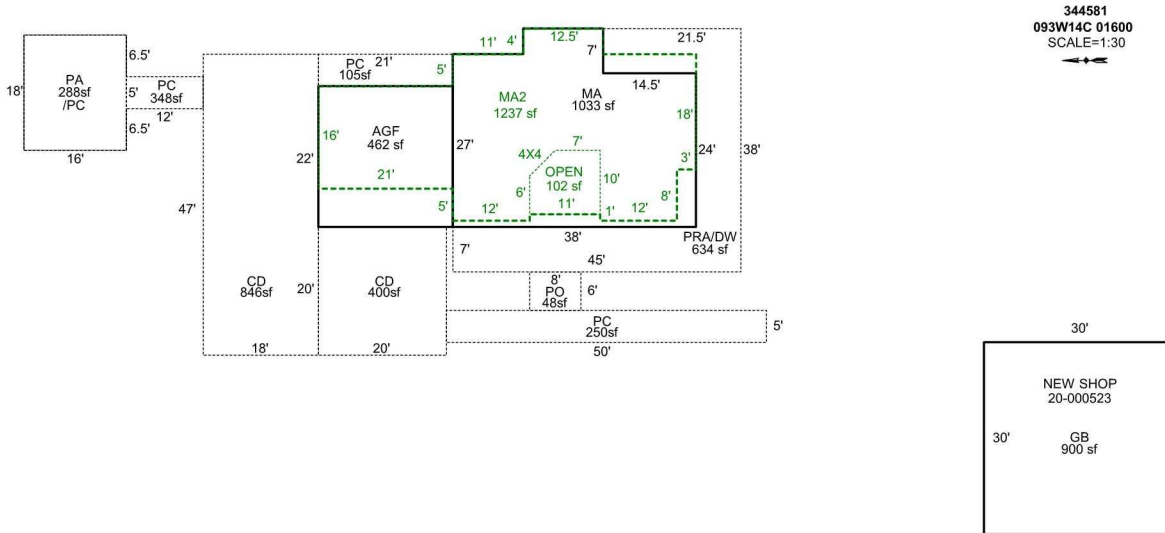


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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	900.0	120.0	900.0
GLA1	MA	1.0	1032.5	138.0	1032.5
GLA2	MA2	1.0	1237.0	180.0	1237.0
GAR	AGF	1.0	462.0	86.0	462.0
P/P	PRA/DW	1.0	633.5	195.0	
	PO	1.0	48.0	28.0	
	PC	1.0	250.0	110.0	
	CD	1.0	400.0	80.0	
	CD	1.0	846.0	130.0	
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 NEW SHOP/20-000523
 #10 CI 03/01/2021

COMMENT TABLE 3

L2



R344581 AGF 02.12.19



R344581 MA DW 02.12.19



R344581 MA REAR 02.12.19



R344581 MA S SIDE 02.12.19



R344581 MA SE CORNER 02.12.19



R344581 PH 02.12.19



R344581 01.04.19



093W14C 01600

R344581

400

F420

81400130

~~123 QUALITY BUILDERS LLC~~

2.0000 Acres

SOFAWNI ESTATES, LOT 8, ACRES 2.00

12065 SOFAWNI LN SE JEFFERSON

12/29/2008

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R344581

MAP NO: 093W14C

TAX LOT: 01600

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

DATE

BY

REMARKS:

BUILDER:

CALCULATIONS:

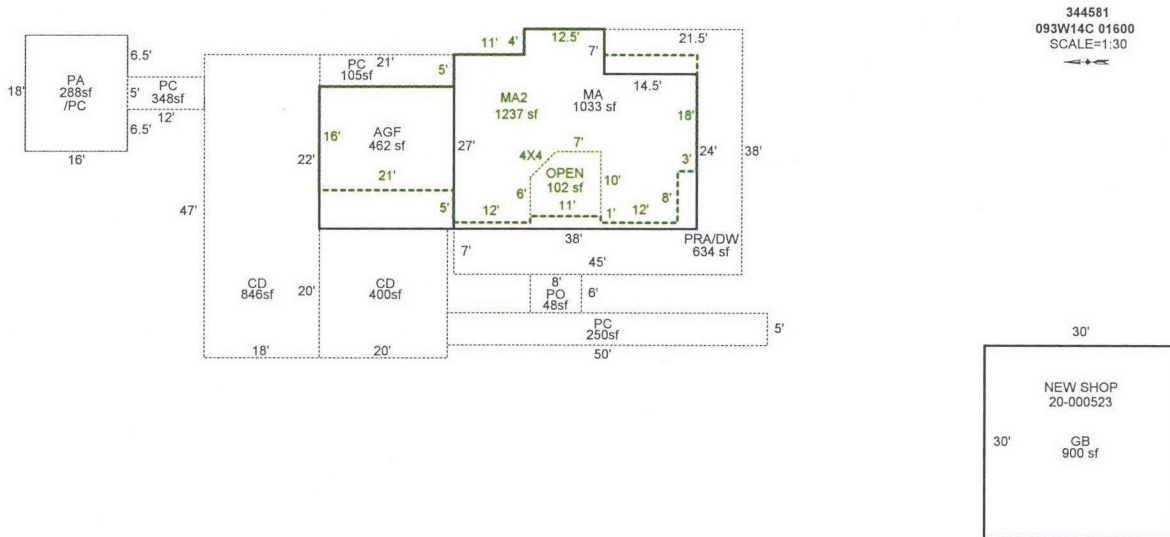
SCALE: 1" = 20'

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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	900.0	120.0	900.0
GLA1	MA	1.0	1032.5	138.0	1032.5
GLA2	MA2	1.0	1237.0	180.0	1237.0
GAR	AGF	1.0	462.0	86.0	462.0
P/P	PRA/DW	1.0	633.5	195.0	
	PO	1.0	48.0	28.0	
	PC	1.0	250.0	110.0	
	CD	1.0	400.0	80.0	
	CD	1.0	846.0	130.0	
	PC	1.0	105.0	52.0	
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 NEW SHOP/20-000523
 #10 CI 03/01/2021

COMMENT TABLE 3

L2

Net LIVABLE	cnt	2	(rounded)	2,270
Net BUILDING	cnt	1	(rounded)	900

R344581093W14C 01600

Prop Class: 401 Prop Code: F45 Fran: 35

Appr #: 10

Date: 3-1-2021

Situs Address 12065 SOFAWNI LN SE

☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner VESELOV,ANDREY V & ☐ Pictom Sales Verif Other:

RMV Land: 156,000 RMV Imps: 307,510 RMV Total: 463,510 M50 Total: 306,340 For: 2021-2022

Notes: Please ADD NEW INVENTORY PER TAG

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp: DW

Adj: RLCM4

Class: 4

Roof Style:

Area: 1033

Eff 1033

Flooring:

Dimens: x

Plumbing: BATH.5

Electrical:

Qty:

Found:

Heat/AC: FA

Bedrooms:

% Comp:

Ex Wall:

Fireplace: ZEROCL

Year: 2018

Eff: 2018

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 133,100

Exc Code:

Comment/Adj:

L/S:

Seg: 1.2

MA2

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof Style:

Area: 1237

Eff 1237

Flooring:

Dimens: x

Plumbing: BATH2;GRDNTUB

Electrical:

Qty:

Found:

Heat/AC: FA

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 2018

Eff: 2018

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 106,830

Exc Code:

Comment/Adj:

L/S:

Seg: 1.3

AGF

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp:

Adj: RLCM4

Class: 4

Roof Style: GABLE

Area: 462

Eff 462

Flooring: CONC

Dimens: 21 x 22

Plumbing:

Electrical:

Qty:

Found: CONC

Heat/AC:

Bedrooms:

% Comp:

Ex Wall: LAP

Fireplace:

Year: 2018

Eff: 2018

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 36,510

Exc Code:

Comment/Adj:

L/S:

Accessory Improvements

Seg: 1.4

PRA

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 634

Eff: 634

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 2018

Eff: 2018

RMV: 18,390

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.5

DW

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 634

Eff: 634

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: 2018

Eff: 2018

RMV: 12,680

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

Segment	CD	PC	PO	PA	GB	Land
Class						
Dim/Size	20x20 400	① 5x50 250	6x8 48	16x18=288	5 30x30 600	
Foundation					PSR	
Exter Wall		② 5x21 105			BLEND	
Wall Height					10'	
Inter Finish						
Roof Cover		③ 16x18 288			BLEND	
Roof Style		5x12 60 348			GAS	
Flooring					CONC	
Plumbing						
Electric					220	
Misc.						
Yr Blt						
Eff Yr	2020	2020	2020	2020	2020	
Cond.						
% Good						
% Comp					100	
Lump Sum						
Except.Code	NEW	NEW	NEW	NEW	NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.00	FUNC 66 - ?	
2	ON SITE DEVELOPMENT	OSDN.RUR			
Eff Acres	Companion Accounts	OK			

Zone: AR

Date: 5/13/21

Clerk: Chun

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

OK
5-19-2021

Notes: _____

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	2.00	FUNC166 ? - Remove OSDN-RUR ✓	
Eff Acres	Companion Accounts				

Zone: AR

Routing Slip

Date: _____ Clerk: _____ Clerk Comments: what kind of finish on garage?

Appraiser Response: _____

☐ Return to appraiser after input

☐ Review by lead appraiser

R344581093W14C 01600

Prop Class: 400

Prop Code:

Fran: 24

Appr #: 10

Date: 10-4-18

Situs Address12065 SOFAWNI LN SE

☐TTO☐LCB☐Insp☒Cycle

TagsFarm ForestSales Verif

OwnerVESELOV,ANDREY V &

☐Pictom

Other:

RMV Land: 118,800

RMV Imps: 0

RMV Total: 118,800

M50 Total: 90,920

For: 2018-2019

Notes:

PLEASE MAKE NOTED CHANGES, NEW HOUSE, OSD TAG 1-1-19 FOR COMPLETION

100%

Accessory Improvements

Out Buildings

100%

☐ Review by lead appraiser

R344581093W14C 01600

Prop Class: 400

Prop Code: F45

Fran: 35

Appr #: 7#35

Date: 02/12/19

Situs Address12065 SOFAWNI LN SE

OwnerVESELOV,ANDREY V &

☒TTO☒LCB☒Insp

☐Pictom

CycleTags

Farm Forest

Sales Verif

Other:

RMV Land: 118,800

RMV Imps: 0

RMV Total: 118,800

M50 Total: 93,640

For: 2019-2020

Notes: please see attached 100% pull tag

Accessory Improvements

Out Buildings

ID # R344581
MTL 093W14C 01600
APP # DATE

PROP CLASS 401
PROP CODE F45
SITUS 12065 Sofawani Ln SE 97352

Segment MA Class 4 Area 1033
Eff. Area 1033
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath.5 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/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 2018 Eff yr 2018
Condition P F A G E %Good 100 Qty 100
%Comp 63100 Func Econ
Except Code NEW Lump Sum
Comments

Segment MA2 Class 4 Area 1237
Eff. Area 1237
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath.2 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/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 2018 Eff yr 2018
Condition P F A G E %Good 100 Qty 100
%Comp 63100 Func Econ
Except Code NEW Lump Sum
Comments

~~FA 1-1-19 for completion~~

+ Bonus Rm

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 Dbl e/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 _____ Qty _____
%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 Dbl e/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 _____ Qty _____
%Comp _____ Func Econ
Except Code _____ Lump Sum
Comments

~~Y14A~~
~~100 FIN YGT~~

Segment	<u>AGF</u>	<u>PR</u>	<u>DW</u>	<u>OSDN.RUR</u>	LAND
Class	<u>4</u>				
Dim/Size	<u>21X22</u>	<u>6334</u>	<u>6354</u>		
Foundation	<u>conc</u>				
Exter Wall	<u>lap</u>				
Inter Finish					
Roof Cover	<u>ARCMP</u>				
Roof Style	<u>GABLE</u>				
Flooring	<u>conc</u>				
Plumbing					
Electric					
Misc.					
Yr Blt	<u>2018</u>	<u>2018</u>	<u>2018</u>		
Eff Yr					
Cond.					
% Good					
% Comp	<u>63100</u>				
Lump Sum					
Excep. Code	<u>NEW</u>	<u>New</u>	<u>New</u>	<u>New</u>	

WIC

Dbt Vanity

633

7x38
7x38
7x14.5

CONFIDENTIAL

CONFIDENTIAL

AGE

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

Percent Complete Form

Account # R344581

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	3%	Plans/Survey	3% 3%	3%	3%
2%	5%	Excavation	2% 5%	4%	7%
3%	8%	Foundation	3% 8%	10%	17%
35%	43%	Framing	14% 22%	16%	33%
8%	51%	Trusses	7% 29%	7%	40%
7%	58%	Roofing	7% 36%	7%	47%
7%	65%	Windows/Ext Doors	7% 43%	6%	53%
5%	70%	Siding	5% 48%	5%	58%
4%	74%	Plumbing Rough-In	4% 52%	3%	61%
3%	77%	Electrical Rough-In	3% 55%	2%	63%
2%	79%	Heating Rough-In	2% 57%	1%	64%
		Heating Unit	1% 58%	1%	65%
3%	82%	Insulation	3% 61%	2%	67%
5%	87%	Drywall (finished)	5% 66%	4%	71%
2%	89%	Paint Interior	2% 68%	2%	73%
2%	91%	Paint Exterior	2% 70%	2%	75%
		Cabinets	6% 76%	5%	80%
2%	93%	Electrical Fixtures	3% 79%	2%	82%
2%	95%	Plumbing Fixtures	4% 83%	3%	85%
3%	98%	Floor Coverings & Countertops	7% 90%	6%	92%
2%	100%	Interior Trim Carpentry	7% 97%	6%	97%
		Porch/Entry/Stoop	2% 99%	2%	99%
		Finish Grade	1% 100%	1%	100%

APPR 10
APPR #35
APPR _____
APPR _____

DATE 10-4-18
DATE 02/12/19
DATE _____
DATE _____

YR FOR 18 - 19
YR FOR 19 - 20
YR FOR _____
YR FOR _____

% COMP 63
% COMP 100
% COMP _____
% COMP _____

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.

R344581 MA Front



10/ 4/2018

10-4-18

R344581 MA Front & S End



10/4/2018

10-4-18

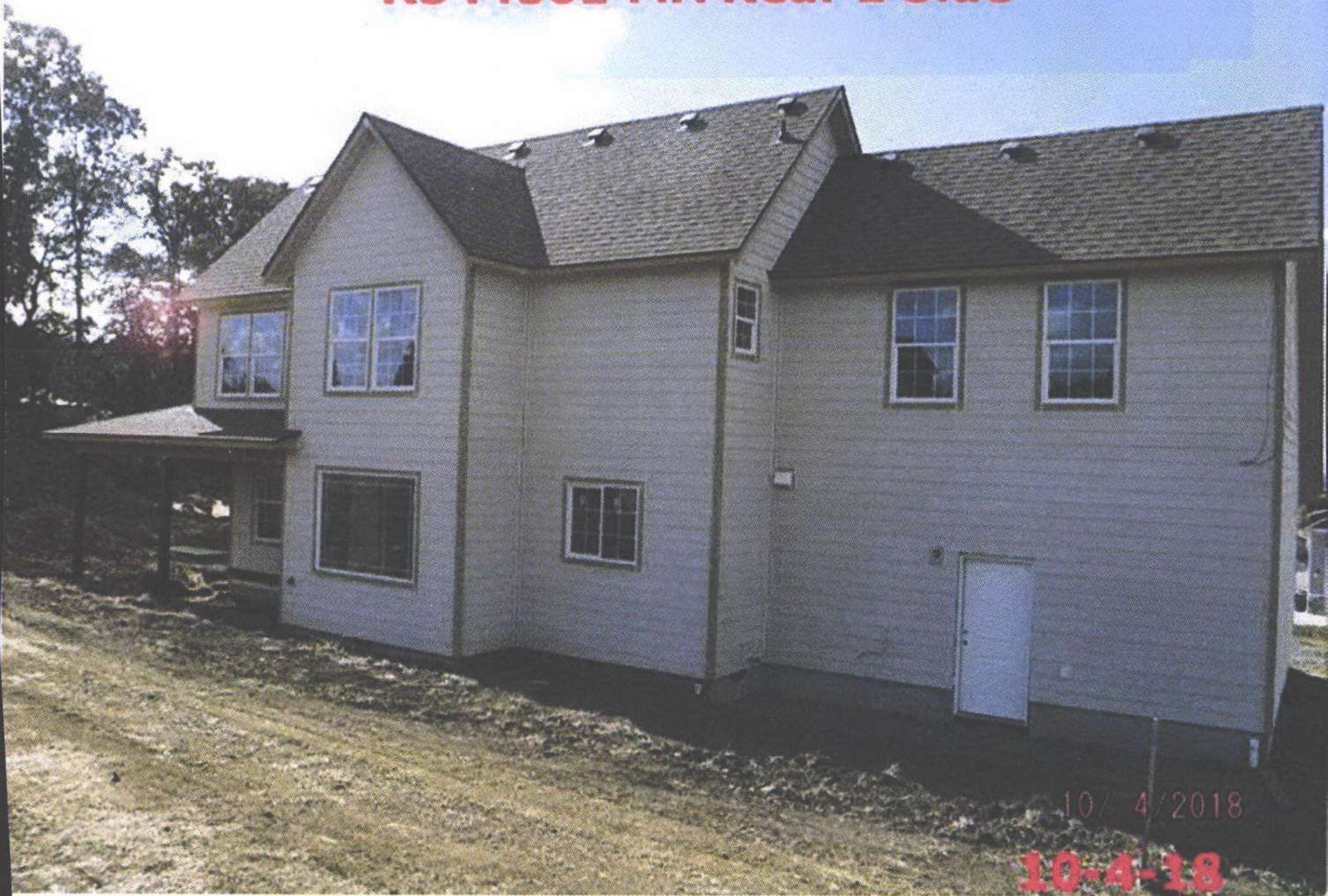
R344581 MA Rear & S End



10/4/2018

10-4-18

R344581 MA Rear E Side



10/4/2018

10-4-18

R344581 NV PH



10-4-2018

10-4-18



R344581 01.04.19



R344581 PH 02.12.19



R344581 MA DW 02.12.19



R344581 AGF 02.12.19



R344581 MA REAR 02.12.19



R344581 MA S SIDE 02.12.19



R344581 MA SE CORNER 02.12.19