

Summary

Lead Appr: ww 10/31 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 562621 MTL: 093W15B001000 Date: 10/13/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 638 MEADOWS LN SE JEFFERSON OR 97352 14 MaSaNh: 06 06 000 Unit: 99515 Year: 2025

Last Date Appraised: 09/10/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: SING, TIMOTHY A Last Sales Date: Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 391600
RMV Land: 390180 RMV Imp: 409800 RMV Total: 799980 MAV: 391600 MSAV: 0 SAV: 0
Comment: 25-26 L3 9/10/24 WW

OSDs Shop Finished add 100% complete

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1 | MKTF | OSD - FAIR | 40000 | 14530 | 0 |

Land

Site: 1 Code Area: 14530 Size: 5.25 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 350180 Exception: Y N
Adjustment(s): VWAR, FSOIL Fire Patrol: Description:
Comments: 19-20: PER #10 CHG OSD / 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 2003-04 REAPPRAISAL. //04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1974 Eff Year Blt: 1990 Sq.Ft: 2520 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 407400
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 | 2520 | 4 | FB-2 | 1974 | 1990 | HVAC+, FP - 1, BATH+, KIT+, BATH - 2, ROOF | Y N |
| Garage Attached | 4 | Unfinished | 440 | 0 | 0 | 1974 | 1990 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD | 4 | 0 | 1990 | 35524 | 1 | Y N |

Bldg: 3 Code Area: 14530 Stat Class: 907 Year Blt: Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100.00
Desc: Residential Solar Panel/Array Dimensions: RMV: 2400
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 | | | | | |

Permits

| Permit Number | Permit ID | Origin | Category | Type | Estimate Value | % Complete | Roll Type | Description |
|---------------|-----------|---------------|------------------|-------------|----------------|------------|-----------|--|
| 25-003271 | 83603 | MARION COUNTY | NEW CONSTRUCTION | OUTBUILDING | 39720 | 0 | R | 30 X 40 POLE BLDG PERSONAL SHOP, NO PLMG |



ACCOUNT # S62621 DATE: 10/14/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GAH TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE GB
 STAT / CLASS _____
 SIZE _____
40x30
 FAIR
 AVERAGE conc
 GOOD Floor
 EXCELLENT Height 14
 BATH _____ FT
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
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 SIZE _____
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 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
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 MISC: _____
 COMMENT: _____

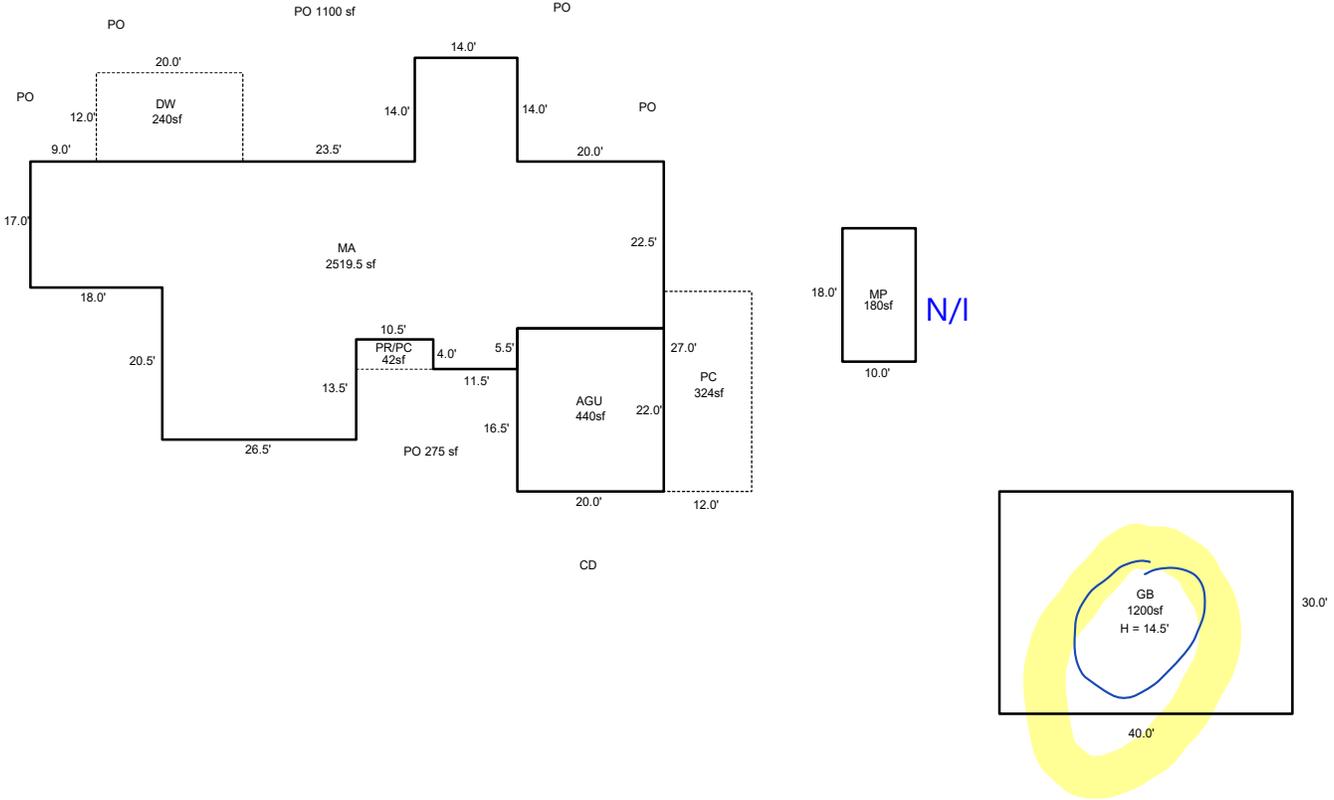
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562621 Parcel No.: 093W15B 01000
 Property Address: 638 MEADOWS LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

562621
093W15B 01000
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1.0 | 180.0 | 56.0 | |
| | GB | 1.0 | 1200.0 | 140.0 | 1380.0 |
| GLA1 | MA | 1.0 | 2519.8 | 284.0 | 2519.8 |
| GAR | AGU | 1.0 | 440.0 | 84.0 | 440.0 |
| P/P | DW | 1.0 | 240.0 | 64.0 | |
| | PR/PC | 1.0 | 42.0 | 29.0 | |
| | PC | 1.0 | 324.0 | 78.0 | 606.0 |

COMMENT TABLE 1

Apex BB #44 5/2006
 UPDATED BY JRONDEMA 10/16/18
 UPDATED BY CLOBERG 09/09/25 25-003271 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 2,520
 Net BUILDING cnt 2 (rounded) 1,380

Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-25-003271-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/1/2025
 SUB-TYPE: Structural ISSUED: 6/10/2025
 CATEGORY: Comprehensive EXPIRES: 12/10/2025

OFFICE: MC
 PARCEL#: 093W15B001000 R62621
 ACRES: 5.25
 SUBDIV: VALLEY MEADOWS
 LOT/BLOCK: 1 / 2
 ADDRESS: 638 MEADOWS LN SE JEFFERSON, OR 97352

| RELATIONSHIP | NAME | ADDRESS | PHONE |
|--------------|------------------------|--|------------|
| APPLICANT | JOHN MALCHOW CONST LLC | 46733 E LYONS MILL CITY DR LYONS, OR 97358 | 5415106619 |
| CCB | JOHN MALCHOW CONST LLC | 46733 E LYONS MILL CITY DR LYONS, OR 97358 | 5415106619 |
| OWNER | SING, TIMOTHY | 638 MEADOWS LN SE JEFFERSON, OR 97352 | |
| SITE CONTACT | JOHN MALCHOW CONST LLC | 46733 E LYONS MILL CITY DR LYONS, OR 97358 | 5415106619 |

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 30 X 40 POLE BLDG PERSONAL SHOP, NO PLMG

VALUATION: \$39,720.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1200

TOTAL SQ. FT.: 1200

| OCCUPANCY | CONSTRUCTION TYPE | SQ FT or # OF SPACES |
|------------------------------|-------------------|----------------------|
| U Utility, misc. - half rate | VB | 1200 Sq Ft |