

Acct ID: 535873 MTL: 092W310001100 Date: 4/2/26 Appr: WW Prop Class: 551 RMV Prop Class: 451  
 Situs: 14655 LIBBY LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 27756 Year: 2026

Last Date Appraised: 11/19/2018 Appraiser: WENDY WILLIAMS Tag: Y N Tag info: 2027 - MAV Adjust (SEG/SUB Exception)  
 Owner: ASHLEY ZUIDEMA TR Last Sales Date: 02/13/2008 Roll Type: R  
 Cycle Tag Sales Verification Other: UPD AFTER LAND REVISION Inspection level: 1 2 3 4 LCB TTO INSP AV: 1047466  
 RMV Land: 883940 RMV Imp: 1719800 RMV Total: 2603740 MAV: 882610 MSAV: 164856 SAV: 480707  
 Comment:

[CORR SIZES, CORR PKGS, MOVE YIS, ADD TENNIS COURT](#)

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	45000	05530	0

**Land**

Site: 2 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 4770 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 500130

Site: 3 Code Area: 05530 Size: 100.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 527270 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 500130 /01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 128.88 TTL ACRES

Site: 4 Code Area: 05530 Size: 10.12 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 48280 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 500130 //F06-526 RW TAKING 07-08: CHG SOIL CLASS FROM 8BENCH TO 6HILL PER #39

Site: 5 Code Area: 05530 Size: 20.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 95410 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 500130: 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT

Site: 6 Code Area: 05530 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 47710 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: 500130: 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT 07-08: 10 AC DISQ FARM USE

Site: 7 Code Area: 05530 Size: 20.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 115500 Exception: Y N  
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05530 Stat Class: 134 Year Blt: 1916 Eff Year Blt: 1916 Sq.Ft: 1728 % Complete: 100.00  
 Desc: Multi Story above grade with basement Dimensions: RMV: 118130  
 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: Y N
First Floor	3	Finished	964	1	FB-1/ HB-1	1916	1916	BATH - 1, BTH - 1, KIT-, ROOF, HVAC+, FP - 1	Exception: Y N
Attic	3	Finished	764	0	0	1916	1916	HVAC+	Exception: Y N
Basement	3	Unfinished	546	0	0	1916	1916		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	140	1916	2100	1	Exception: Y N

Bldg: 4 Code Area: 05530 Stat Class: 161 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 6446 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 1309020  
 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	6	Finished	6446	5	FB-3/ HB-1	2017	2017	BATH - 3, BTH - 1, KIT-, BATH+, HVAC+, FP - 3, ROOF
Garage Attached	6	Finished	1756	0	0	2017	2017	ROOF

**Accessories** [MOVE YI TO MA AND CHG TO YI6E](#)

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	6	2237	2018	62927	1

Bldg: 9 Code Area: 05530 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 4890  
 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
YARD IMPROVEMENTS AVERAGE	3	1	0	4887	1

Bldg: 10 Code Area: 05530 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 14030  
 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
YARD IMPROVEMENTS GOOD	5	1	0	14025	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05530 Stat Class: 311 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 6000 % Complete: 100.00  
 Desc: Feeder Barn (FB) Dimensions: 100x60 RMV: 11960  
 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
Feeder Barn	4	Finished	6000	0	0	1964	1964	FAIR

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 3 Code Area: 05530 Stat Class: 352 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 4800 % Complete: 100.00  
 Desc: Utility Building (UB) Dimensions: 50x96 RMV: 81430  
 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
Uitlity Building	5	Finished	4800	0	0	2008	2008	FAIR

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	800	2008	18510	1

Bldg: 5 Code Area: 05530 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 3696 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 66x28 RMV: 115090  
 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	6	Finished	1848	0	0	2017	2017	EXCELLENT
Finished Office	6	Finished	1848	0	0	2017	2017	GOOD PART OF PKG

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 6 Code Area: 05530 Stat Class: 351 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1152 % Complete: 100.00

Desc: General Purpose Building (GB)      Dimensions: 36x32      RMV: 32310  
 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: Y N
General Purpose Bldg	6	Finished	1152	0	0	2016	2016	FAIR	

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	6	1300	2016	4797	1	

Bldg: 7      Code Area: 05530      Stat Class: 353      Year Blt: 2016      Eff Year Blt: 2016      Sq.Ft: 1536      % Complete: 100.00

Desc: Machine Shed (MS)      Dimensions: 48x32      RMV: 20530  
 Func Obsc: 100      Econ %: 100      Other %: 100      Exception: 0      Adjust: <sup>30</sup>      Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1536	0	0	2016	2016	FAIR	

[ADDN 2019 30X46](#)

**Accessories**

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

Bldg: 8      Code Area: 05530      Stat Class: 341      Year Blt: 2012      Eff Year Blt: 2012      Sq.Ft: 320      % Complete: 100.00

Desc: Multi Purpose Shed (MP)      Dimensions: 20x16      RMV: 10430  
 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: Y N
Multi-Purpose Bldg	6	Finished	320	0	0	2012	2012	FAIR	

[14X21.5](#)

**Accessories**

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

Bldg: 11      Code Area: 05530      Stat Class: 356      Year Blt: 2012      Eff Year Blt: 2012      Sq.Ft: 224      % Complete: 100.00

Desc: Lean-to Excellent (LTE)      Dimensions:      RMV: 1980  
 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: Y N
Lean-to Excellent	6	Finished	224	0	0	2012	2012		

[12X14](#)

**Accessories**

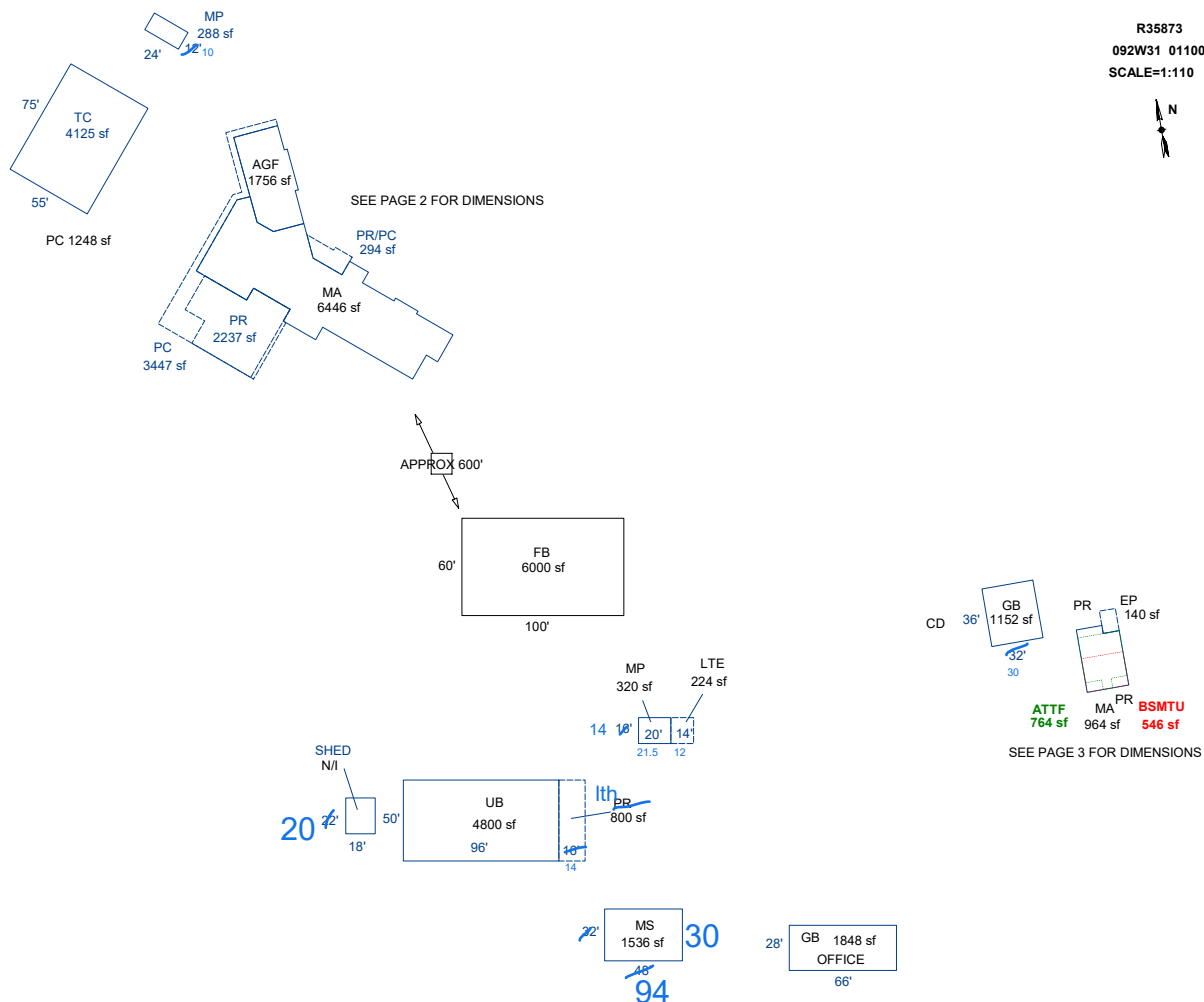
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R35873 Parcel No.: 092W31 01100  
 Property Address: 14655 LIBBY LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	FB	1.0	6000.0	320.0		
	LTE	1.0	224.0	60.0		
	MP	1.0	320.0	72.0		
	GB	1.0	1152.0	136.0		
	GB	1.0	1848.0	188.0		
	MP	1.0	288.0	72.0		
	MS	1.0	1536.0	160.0		
	UB	1.0	4800.0	292.0	16168.0	
	GLA1	MA	1.0	964.0	130.0	
		MA	1.0	6446.5	466.8	7410.5
GLA2	ATTF	1.0	764.0	120.0	764.0	
BSMT	BSMTU	1.0	546.0	94.0	546.0	
GAR	AGF	1.0	1755.9	179.9	1755.9	
OTH	TC	1.0	4125.0	260.0	4125.0	
P/P	PR	1.0	800.0	132.0		
	PC	1.0	3447.1	485.4		
	3 addl items					
	Net LIVABLE	cnt	1 (rounded)		8,720	
	Net BUILDING	cnt	1 (rounded)		17,924	

### COMMENT TABLE 1

APEX BY CE 12/2/08  
 UPDATED BY JRONDEMA 11/29/17  
 UPDATED BY JRONDEMA 1/3/18  
 UPDATED BY JRONDEMA 1/16/18  
 UPDATED BY JRONDEMA 11/29/18  
 UPDATED BY JRONDEMA 2/15/19

### COMMENT TABLE 2

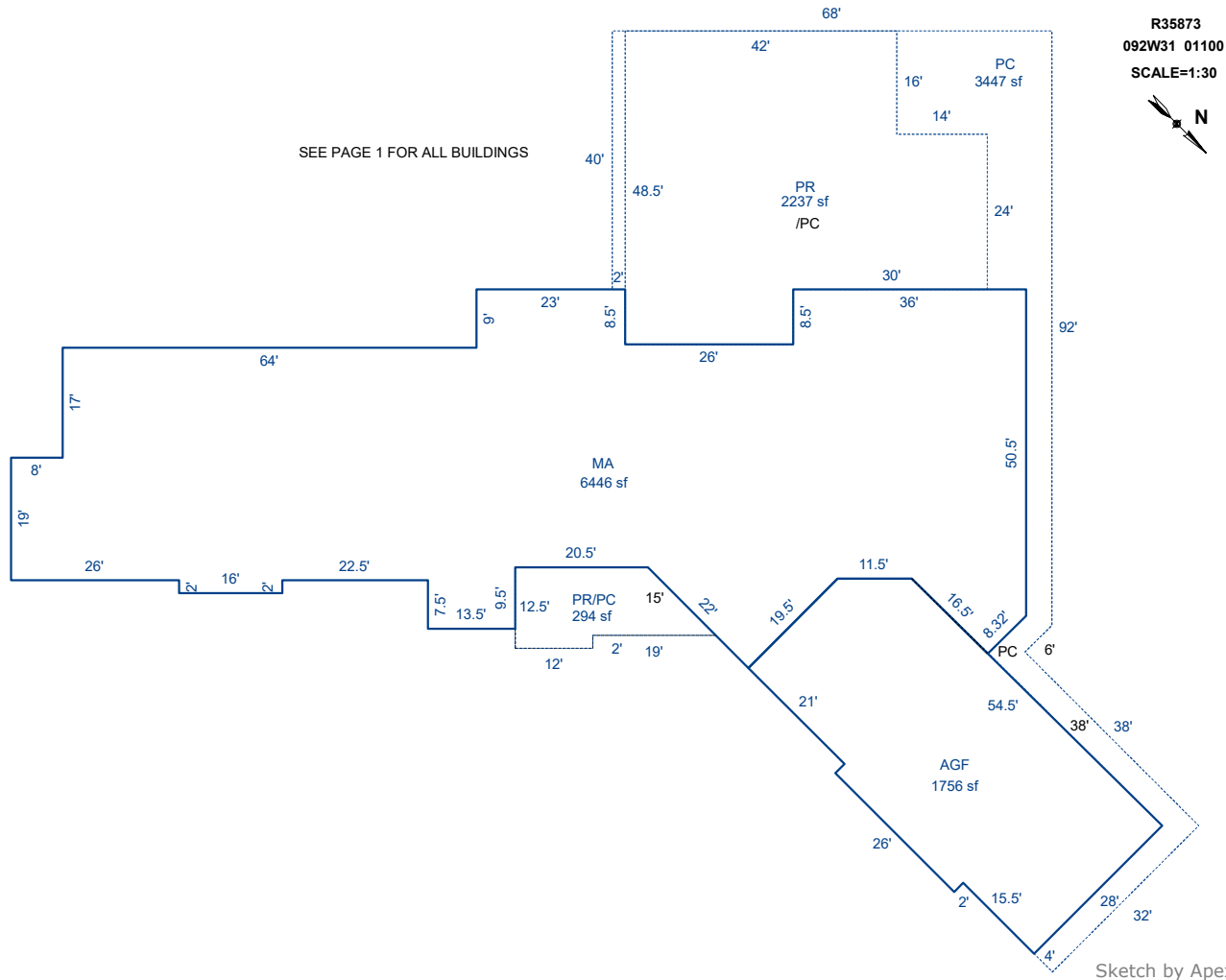
### COMMENT TABLE 3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R35873 Parcel No.: 092W31 01100  
 Property Address: 14655 LIBBY LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	6446.5	466.8	6446.5
GAR	AGF	1.0	1755.9	179.9	1755.9
P/P	PC	1.0	3447.1	485.4	
	PR	1.0	2237.0	209.0	
	PR/PC	1.0	294.4	80.9	5978.5

### COMMENT TABLE 1

APEX BY CE 12/2/08  
 UPDATED BY JRONDEMA 11/29/17  
 UPDATED BY JRONDEMA 1/3/18  
 UPDATED BY JRONDEMA 1/16/18  
 UPDATED BY JRONDEMA 11/29/18  
 UPDATED BY JRONDEMA 2/15/19

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	0	(rounded)	6,446
Net BUILDING	cnt	1	(rounded)	1,756

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

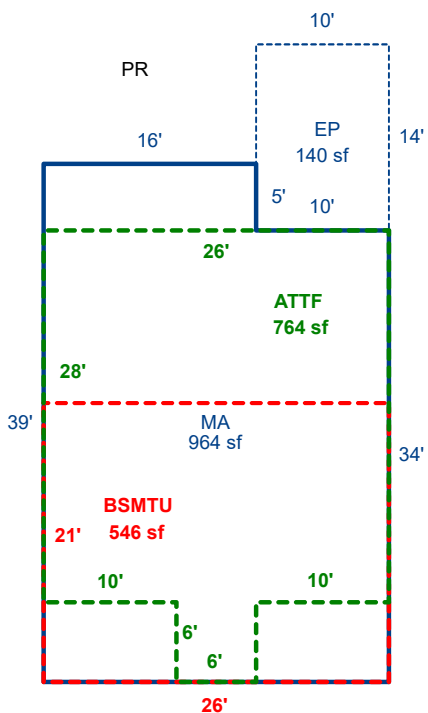
File No.: R35873 Parcel No.: 092W31 01100  
 Property Address: 14655 LIBBY LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

R35873  
092W31 01100  
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS



PR

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	964.0	130.0	964.0
GLA2	ATTF	1.0	764.0	120.0	764.0
BSMT	BSMTU	1.0	546.0	94.0	546.0
P/P	EP	1.0	140.0	48.0	140.0

### COMMENT TABLE 1

APEX BY CE 12/2/08  
 UPDATED BY JRONDEMA 11/29/17  
 UPDATED BY JRONDEMA 1/3/18  
 UPDATED BY JRONDEMA 1/16/18  
 UPDATED BY JRONDEMA 11/29/18  
 UPDATED BY JRONDEMA 2/15/19

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      2,274