

Acct ID: 537295 MTL: 102W07B000400 Date: 2/2/26 Appr: GPH Prop Class: 641 RMV Prop Class: 401  
 Situs: 3729 ELIZABETH WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 84183 Year: 2025  
 Last Date Appraised: 11/05/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Completion) *Retag for MA completion new permit number 24-003988*  
 Owner: HELMS JRLT & HELMS, STEVEN C TRE & Last Sales Date: 03/10/2008 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 253470  
 RMV Land: 437570 RMV Imp: 329910 RMV Total: 767480 MAV: 225190 MSAV: 28280 SAV: 52512  
 Comment: 25-26 : L3 MDL 11.5.24 TAG *24-003988*  
 24-25: L3 MDL 11.24.23 TAG  
 23-24: 3.6.23 CL

CWO 3/27/26

Notations

*26-27: NSFD New MA 50%*

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

*Forest OK*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDSS Value Source: Forest Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 10480 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2023  
 09-10: ROLL 17.19 AC FROM WOODLOT TO DFL// 03-04: REAPPRAISAL 08-09: CORRECTED ACREAGE ON PART TOTALS 08-09:  
 CORRECTED PART TOTALS

Site: 2 Code Area: 14530 Size: 41.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 392090 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1978

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 576 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 145860  
 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	3	Finished	576	1	FB-1	2022	2022	BATH - 1, KIT-, HVAC+, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	0	2022	31779	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2880 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 60x48 RMV: 177830  
 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
General Purpose Bldg	6	Finished	2880	0	FB-1	2022	2022	BATH - 1, EXCLT	Y N
GP Building Attic	6	Finished	816	0	0	2022	2022		Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 355 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 960 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 48x20 RMV: 6220  
 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
Lean-to Heavy Duty	4	Finished	960	0	0	2022	2022		Y N

Accessories

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

**Farm Notes**

2024FARM

3/20/24: Inspected by CWP L4 forest use ok.

2025FARM

2/10/25: Inspected by CWO L4 during tags, forest use ok



Account Number	Design	Footprint
1	Good	3000
2	Yes	
3	Minor Complex	
4	Yes	
5	Hardi with minimal masonry	
6	Front and sides	
7	Deck with roof	
8	Multiple gables or hip	
9	Walls of windows high end doors	
10		2
11		2.5
12		
13	AC	
14		
15		
16	CLASS	
17	4.65	
18	To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.	
19	To save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number	
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		

Percent Complete Form

Account # 537205

Additions

New Homes

		No Basement		Basement		
% Item	% Sum	% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	3%	0%	
2%		Excavation	2%	4%		
3%		Foundation	3%	10%		
35%	45%	Framing	14%	20%	35%	
8%	50%	Trusses	7%	30%	40%	
7%	60%	Roofing	7%	35%	45%	
7%	65%	Windows/Ext Doors	7%	45%	55%	
5%	70%	Siding	5%	50%	60%	
4%	75%	Plumbing Rough-In	4%	3%		
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%	1%	65%	
		Heating Unit	1%	1%		
3%		Insulation	3%	60%		2%
5%	85%	Drywall (Finished)	5%	65%	70%	
2%	90%	Paint Interior	2%	70%	75%	
2%		Paint Exterior	2%	2%		
		Cabinets	6%	75%	80%	
2%	95%	Electrical Fixtures	3%	80%	85%	
2%		Plumbing Fixtures	4%	85%		3%
3%		Floor Coverings & Countertops	7%	90%		6%
2%	100%	Interior Trim Carpentry	7%	95%	95%	
		Porch/Entry/Stoop	2%	100%		2%
		Finish Grade	1%	100%		1%

APPR GRH Date 2/2/26 YR For 2027 % COMP 90  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

ACCOUNT # \_\_\_\_\_ DATE: 2/2/26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GPH TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + (-) FLOOR MA  
 AREA 2980 EFF AREA 2980 BED 2  
ROOF + HVAC +  
 BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH  
 FIREPLACE: I  
KITCHEN (-) +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 5 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

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

STAT 152 QLTY + (-) FLOOR AGF  
 AREA 928 EFF AREA 928 BED \_\_\_\_\_  
ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 50 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 152 QLTY + (-) FLOOR MA2  
 AREA 658 EFF AREA 658 BED \_\_\_\_\_  
ROOF + HVAC +  
 BATH PKG: 1 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 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

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

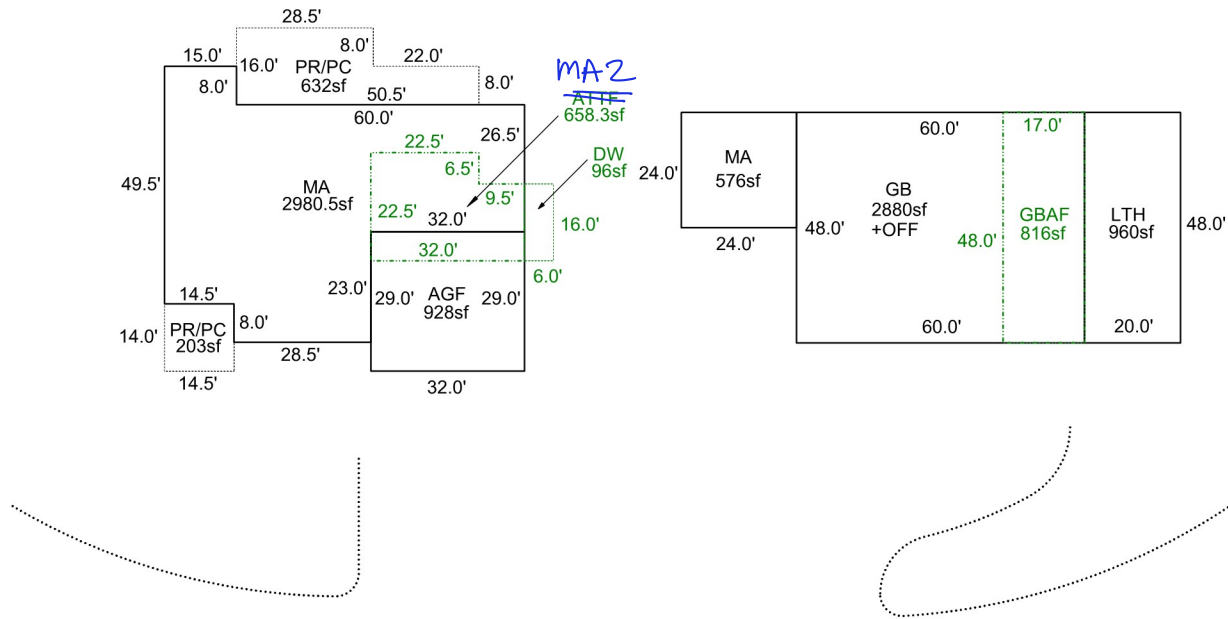
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537295 Parcel No.: 102W07B 00400  
 Property Address: 3729 ELIZABETH WAY SE  
 City: JEFFERSON County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

537295  
102W07B 00400  
SCALE=1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2880.0	216.0	
	LTH	1.0	960.0	136.0	3840.0
GBA2	GBAF	1.0	816.0	130.0	816.0
GLA1	MA	1.0	2980.5	265.0	
	MA	1.0	576.0	96.0	3556.5
GLA2	ATTF	1.0	658.3	109.0	658.3
GAR	AGF	1.0	928.0	122.0	928.0
P/P	PR/PC	1.0	203.0	57.0	
	PR/PC	1.0	632.0	133.0	
	DW	1.0	96.0	44.0	931.0
	Net LIVABLE	cnt	3 (rounded)		4,215
	Net BUILDING	cnt	3 (rounded)		4,656

### COMMENT TABLE 1

APEX BY CJURAN 08/10/2021 555-21-006063  
 UPDATED BY CJURAN 01/24/2022 555-21-009497  
 UPDATED BY CJURAN 03/08/2023

### COMMENT TABLE 2

CL 03/06/2023

### COMMENT TABLE 3

TAGS L2

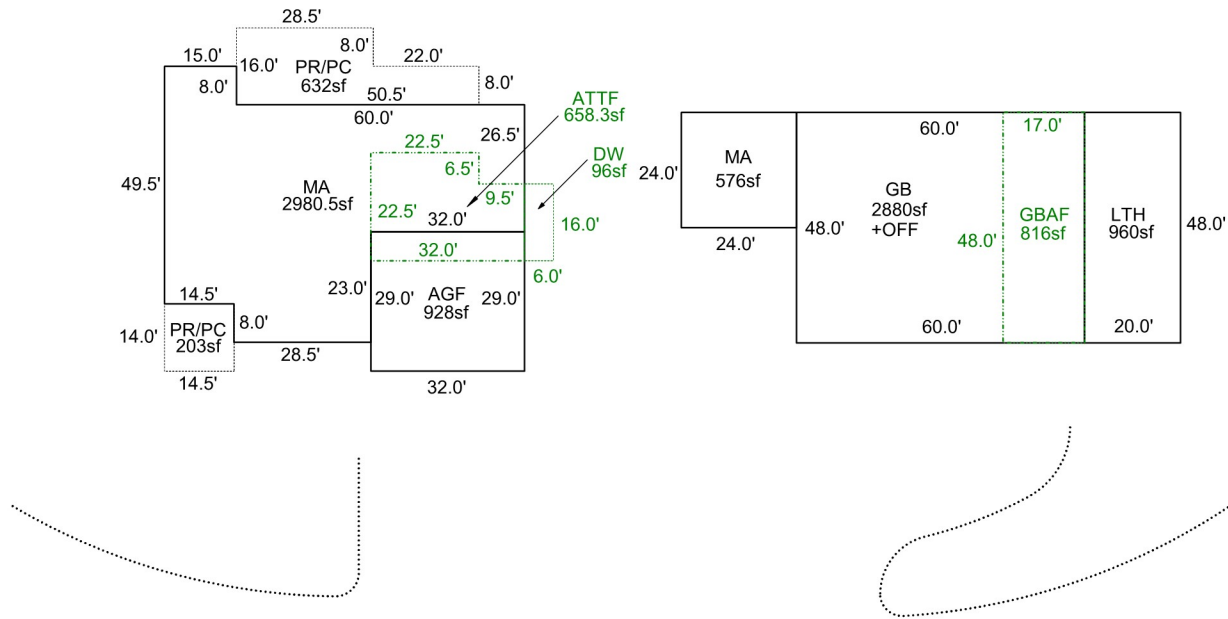
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537295 Parcel No.: 102W07B 00400  
 Property Address: 3729 ELIZABETH WAY SE  
 City: JEFFERSON County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

537295  
102W07B 00400  
SCALE=1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2880.0	216.0	
	LTH	1.0	960.0	136.0	3840.0
GBA2	GBAF	1.0	816.0	130.0	816.0
GLA1	MA	1.0	2980.5	265.0	
	MA	1.0	576.0	96.0	3556.5
GLA2	ATTF	1.0	658.3	109.0	658.3
GAR	AGF	1.0	928.0	122.0	928.0
P/P	PR/PC	1.0	203.0	57.0	
	PR/PC	1.0	632.0	133.0	
	DW	1.0	96.0	44.0	931.0
	Net LIVABLE	cnt	3 (rounded)		4,215
	Net BUILDING	cnt	3 (rounded)		4,656

### COMMENT TABLE 1

APEX BY CJURAN 08/10/2021 555-21-006063  
 UPDATED BY CJURAN 01/24/2022 555-21-009497  
 UPDATED BY CJURAN 03/08/2023

### COMMENT TABLE 2

CL 03/06/2023

### COMMENT TABLE 3

TAGS L2