

Acct ID: 536297 MTL: 093W110000201 Date: 3.27.26 Appr: JJS Prop Class: 649 RMV Prop Class: 409  
 Situs: 1737 OAK HILL LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 92303 Year: 2025

Last Date Appraised: 03/10/2025 Appraiser: MATT LORD Tag: Y Tag info: \_\_\_\_\_  
 Owner: HOOVER, JUSTIN MAXWELL Last Sales Date: 11/15/2024 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TIO INSP AV: 134135  
 RMV Land: 478270 RMV Imp: 169220 RMV Total: 647490 MAV: 110220 MSAV: 23915 SAV: 40833  
 Comment: 25-26: L4 MDL 3.10.25 SV 25-004959 26x28 0B + 0x26 LTL 55,078

**New 6B + LTH @ 100%**  
26.27 100% complete

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	92590	0

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 92590	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 17880 Exception: Y N						
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:						
Comments: Liability year - 2009 / 2400190 /00-01; REAPPRAISAL						
Site: 3	Code Area: 92590	Size: 3.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 67650 Exception: Y N						
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1990 / 25.26 CORR SOILS 00-01; REAPPRAISAL, 2400190						
Site: 4	Code Area: 92590	Size: 7.18 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLF Value Source: Designated Forest Land Description: DFL Class F RMV: 121950 Exception: Y N						
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1990 / 25.26 CORR SOILS 00-01; REAPPRAISAL, 2400190						
Site: 5	Code Area: 92590	Size: 11.79 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 210790 Exception: Y N						
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1990 / 25.26 CORR SOILS 00-01; REAPPRAISAL, 2400190						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 92590	Stat Class: 467	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 1728	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 84730						
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E						

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1728	3	FB-2	1997	1997	KIT, ROOF, HVAC, SKRT+	Y N

**Accessories**

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

Bldg: 4 Code Area: 92590 Stat Class: 148 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 48880  
 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
Garage Detached	4	Unfinished	440	0	0	2009	2009	ROOF	Y N

**Accessories**

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

Bldg: 6 Code Area: 92590 Stat Class: 108 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 18990

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
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No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2009	17912	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 92590 Stat Class: 341 Year Blt: Eff Year Blt: 2000 Sq.Ft: 108 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x9 RMV: 1630  
 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
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Multi-Purpose Bldg	5	Finished	108	0	0	0	2000	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1080 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 10710  
 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
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General Purpose Bldg	5	Finished	1080	0	0	1997	1997	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 5 Code Area: 92590 Stat Class: 357 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1000 % Complete: 100.00  
 Desc: Frost Control Dimensions: 50x20 RMV: 1300  
 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
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Frost Control	4	Finished	1000	0	0	1994	1994	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 7 Code Area: 92590 Stat Class: 355 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 480 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 30x16 RMV: 2980  
 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
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Lean-to Heavy Duty	5	Finished	480	0	0	2020	2020	FAIR	Exception: Y N
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**Accessories**

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

**Farm Notes**

2025FARM

25-26 L4 3.10.25 MDL FOREST OK

351 GB v 26x28 EXL 2025 new @100%  
 355 LTH b 8x26 2025 new @100%.

ACCOUNT # 536297 DATE: 3.27.24 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR SSS 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: \_\_\_\_\_

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: \_\_\_\_\_

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 351  
 SIZE 26x28  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 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: \_\_\_\_\_

TYPE LTH  
 STAT / CLASS 355  
 SIZE 8x26  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 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: \_\_\_\_\_

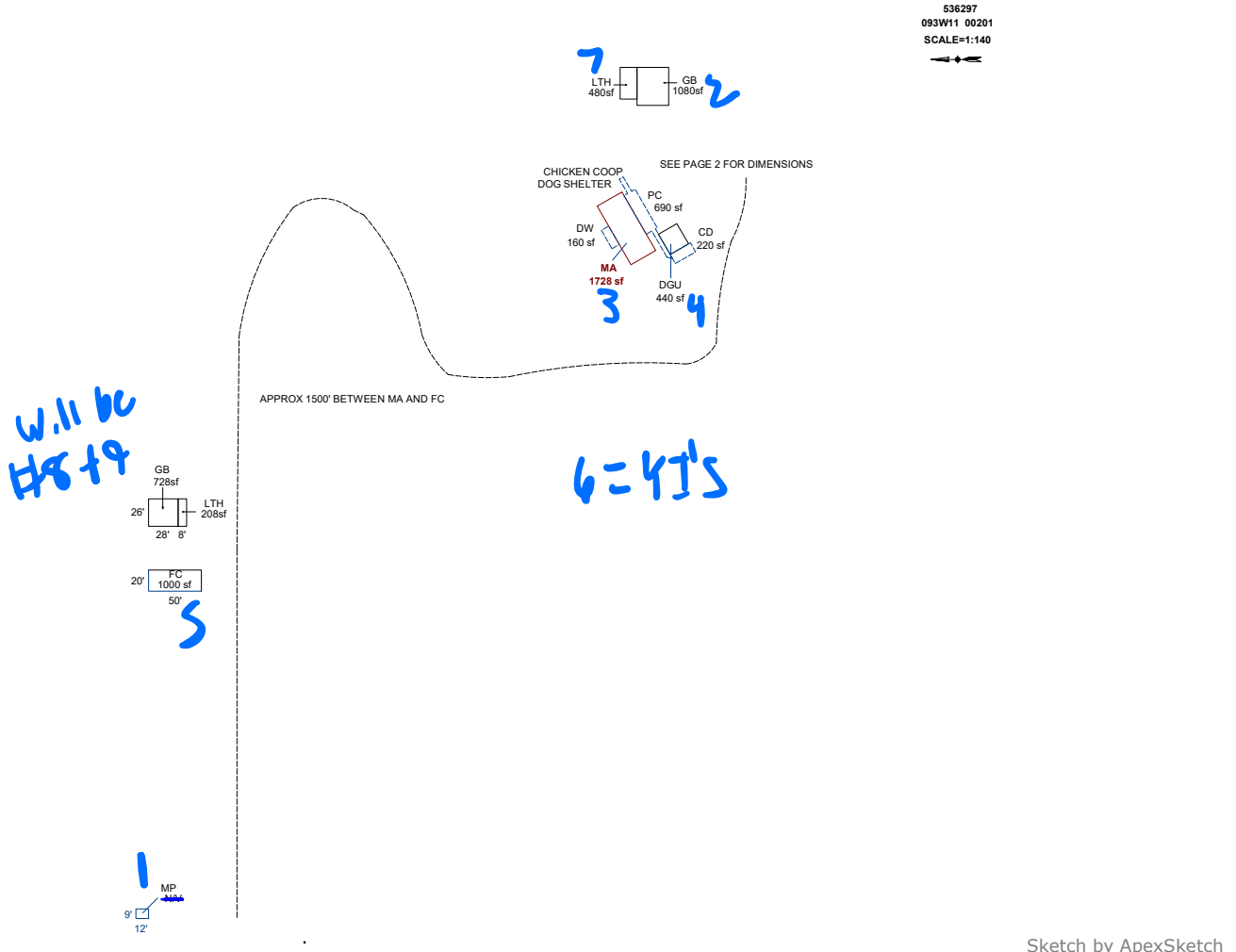


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536297 Parcel No.: 093W11 00201  
 Property Address: 1737 OAK HILL LN SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	1000.0	140.0	
	GB	1.0	1080.0	132.0	
	LTH	1.0	480.0	92.0	
	GB	1.0	728.0	108.0	
	LTH	1.0	208.0	68.0	3496.0
GLA1	MA	1.0	1728.0	182.0	1728.0
GAR	DGU	1.0	440.0	84.0	440.0
P/P	DW	1.0	160.0	56.0	
	PC	1.0	690.0	202.7	
	CD	1.0	220.0	64.0	1070.0
	Net LIVABLE	cnt	0 (rounded)		1,728
	Net BUILDING	cnt	5 (rounded)		3,496

APEX BY CE 12/29/09  
 Updated 1/7/13 to chg sf of GB & chg YI4F to YI4A -Jan  
 UPDATED BY JRONDEMA 3/1/18  
 UPDATED BY JRONDEMA 3/26/19  
 UPDATED BY CLOBERG 03/13/25  
 UPDATED BY CLOBERG 05/29/25  
 UPDATED BY CLOBERG 09/04/25 25-004959 GB

### COMMENT TABLE 2

### COMMENT TABLE 3

MDL 03/10/25  
 JJS  
 3,27.24

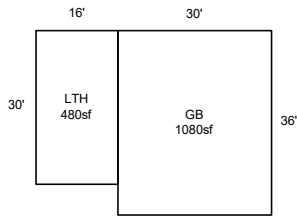
SV L4  
 Taps L2

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

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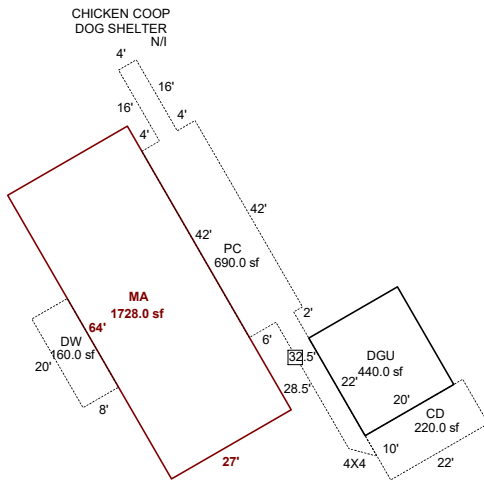
## SKETCH



536297  
 093W11 00201  
 SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1080.0	132.0	
	LTH	1.0	480.0	92.0	1560.0
GLA1	MA	1.0	1728.0	182.0	1728.0
GAR	DGU	1.0	440.0	84.0	440.0
P/P	DW	1.0	160.0	56.0	
	PC	1.0	690.0	202.7	
	CD	1.0	220.0	64.0	1070.0
	Net LIVABLE	cnt	0 (rounded)		1,728
	Net BUILDING	cnt	2 (rounded)		1,560

### COMMENT TABLE 1

APEX BY CE 12/29/09  
 Updated 1/7/13 to chg sf of GB & chg YI4F to YI4A -Jan  
 UPDATED BY JRONDEMA 3/1/18  
 UPDATED BY JRONDEMA 3/26/19  
 UPDATED BY CLOBERG 03/13/25  
 UPDATED BY CLOBERG 05/29/25  
 UPDATED BY CLOBERG 09/04/25 25-004959 GB

### COMMENT TABLE 2

MDL 03/10/25

### COMMENT TABLE 3

SV L4