

Summary

input  
Lead Appr: WJ 4/8

Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

3/9/2026

Acct ID: 537098 MTL: 103W020001500 Date: 3/12/26 Appr: WJ Prop Class: 401 RMV Prop Class: 401  
Situs: 1828 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 26997 Year: 2026

Last Date Appraised: 04/11/2025 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: VILLALON, LUCERO Last Sales Date: 11/20/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 250080  
RMV Land: 293680 RMV Imp: 163950 RMV Total: 457630 MAV: 250080 MSAV: 0 SAV: 0  
Comment: 25-26: L3 MDL 4.11.25 CYCLE

OSDs

*no change*

*MLS 829111  
DOM 187*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	14530	0

Land

Site: 1 Code Area: 14530 Size: 0.43 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 61040 Exception: Y N

Adjustment(s): FSOIL, GSOIL Fire Patrol: Description:

Comments: 25-26: UPDATED LAND CLASS // 2003-04 REAPPRAISAL. /04-05: LAND ADJUSTMENT FOR RECALCULATION DONE BY #29 ON 5-4-04

Site: 2 Code Area: 14530 Size: 0.93 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 120020 Exception: Y N

Adjustment(s): FSOIL, GSOIL Fire Patrol: Description:

Comments:

Site: 3 Code Area: 14530 Size: 0.47 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 57620 Exception: Y N

Adjustment(s): FSOIL, GSOIL Fire Patrol: Description:

Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1953 Eff Year Blt: 1966 Sq.Ft: 1153 % Complete: 100.00  
Desc: One Story Only Dimensions: RMV: 154840

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	1153	2	FB-1	1953	1966	ROOF, HVAC, BATH - 1, FP - 1, KIT	Y N
Carport Attached	4	Unfinished	300	0	0	1953	1966	ROOF	Y N
Carport Attached	4	Unfinished	120	0	0	1953	1966	<i>Req</i> CORR TO CALCULATE	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1966	19277	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 576 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 8490

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	5	Finished	576	0	0	2004	2004	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 56 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 8x7 RMV: 0 ✓

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
Multi-Purpose Bldg	4	Finished	56	0	0	0	0		Y N

Accessories

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

Bldg: 4    Code Area: 14530    Stat Class: 354    Year Blt: 2002    Eff Year Blt: 2002    Sq.Ft: 256    % Complete: 100.00  
 Desc: Lean-to Light (LTL)    Dimensions: 16x16    RMV: 620  
 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
Lean-to Light Duty	4	Finished	256	0	0	2002	2002	Exception: Y N

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 103W02 01500

File No R37098

Property Address 1828 TALBOT RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

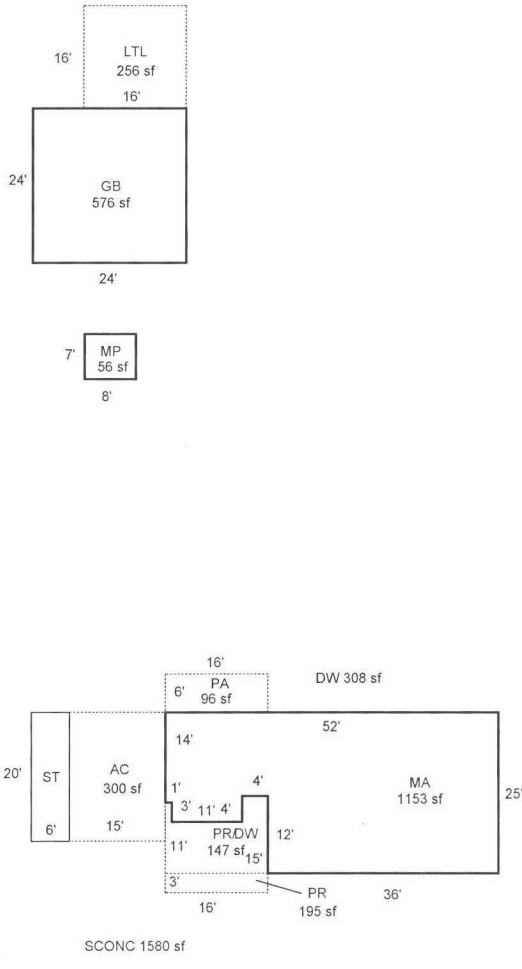
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1153	162	1153
GBA1	LTL	1.00	256	64	256
GAR	AC	1.00	300	70	300
P/P	PR	1.00	195	68	
	PA	1.00	96	44	
	DW	1.00	147	62	438
OTH	GB	1.00	576	96	
	MP	1.00	56	30	632
Net LIVABLE Area		(rounded w/ factors)			1153
Net BUILDING Area		(rounded w/ factors)			256

#### Comment Table 1

Apex by JA 9/15/09  
 UPDATED BY JRONDEMA 6/13/18  
 UPDATED BY JRONDEMA 6/22/18

#### Comment Table 2

#### Comment Table 3

L4 -- NO OTHER CHANGES

Value Comparison  
MARION County

Account ID 537098      Map 103W020001500      RMV Class 401      Property Class 401      Situs 1828 TALBOT RD SE JEFFERSON OR 97352  
 Workflow ID 7608877      Last wwilliams      Status Open      Operation Sales Verification  
 Changed 08-Apr-2026      Comments NO CHANGE

Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev Rural at MKT 0.43 Acres	\$61,040	\$61,040	\$0	\$28,440	\$0	\$28,440
New Rural at MKT 0.43 Acres	\$61,040	\$61,040	\$0	\$28,440	\$0	\$28,440
	\$0	\$0	\$0	\$0	\$0	\$0
Prev Rural at MKT 0.93 Acres	\$120,020	\$120,020	\$0	\$58,640	\$0	\$58,640
New Rural at MKT 0.93 Acres	\$120,020	\$120,020	\$0	\$58,640	\$0	\$58,640
	\$0	\$0	\$0	\$0	\$0	\$0
Prev Rural at MKT 0.47 Acres	\$57,620	\$57,620	\$0	\$28,150	\$0	\$28,150
New Rural at MKT 0.47 Acres	\$57,620	\$57,620	\$0	\$28,150	\$0	\$28,150
	\$0	\$0	\$0	\$0	\$0	\$0
Prev OSD - AVERAGE	\$55,000	\$55,000	\$0	\$31,470	\$0	\$31,470
New OSD - AVERAGE	\$55,000	\$55,000	\$0	\$31,470	\$0	\$31,470
	\$0	\$0	\$0	\$0	\$0	\$0
Prev 141 RESIDENCE 1153 Sqft	\$154,840	\$154,840	\$0	\$98,900	\$0	\$98,900
New 141 RESIDENCE 1153 Sqft	\$159,140	\$159,140	\$0	\$98,900	\$0	\$98,900
	\$4,300	\$4,300	\$0	\$0	\$0	\$0
Prev 351 FARM BLDG 576 Sqft	\$8,490	\$8,490	\$0	\$4,170	\$0	\$4,170
New 351 FARM BLDG 576 Sqft	\$8,490	\$8,490	\$0	\$4,170	\$0	\$4,170
	\$0	\$0	\$0	\$0	\$0	\$0
Prev 341 FARM BLDG 56 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
New 341 FARM BLDG 56 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
Prev 354 FARM BLDG 256 Sqft	\$620	\$620	\$0	\$310	\$0	\$310
New 354 FARM BLDG 256 Sqft	\$620	\$620	\$0	\$310	\$0	\$310
	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Prev</b>	<b>\$457,630</b>	<b>\$457,630</b>	<b>\$0</b>	<b>\$250,080</b>	<b>\$0</b>	<b>\$250,080</b>
<b>Total New</b>	<b>\$461,930</b>	<b>\$461,930</b>	<b>\$0</b>	<b>\$250,080</b>	<b>\$0</b>	<b>\$250,080</b>
<b>Total Change</b>	<b>\$4,300</b>	<b>\$4,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>