

Summary

input NW 4-14

Lead Appr: Clerk: Lead Clerk: Appr:

Print Date: 3/9/2026

Acct ID: 536484 MTL: 093W240000500 Date: 3-12-26 Appr: [Signature] Prop Class: 551 RMV Prop Class: 551
Situs: 12225 TWIN CREEKS LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 68626 Year: 2026

Last Date Appraised: 09/26/2008 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: HERRERA, MECALEA Last Sales Date: 11/26/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 291124

RMV Land: 519070 RMV Imp: 524370 RMV Total: 1043440 MAV: 261260 MSAV: 29864 SAV: 53423

Comment: upd pkgs, chg ph to rmp

not listed

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

See markup layer new owner survey?

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	40000	05530	0

farm use unknown

Land

Site: 1 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: 4HD RMV: 42370 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT

Site: 2 Code Area: 05530 Size: 9.52 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 212980 Exception: Y N
 Adjustment(s): VWAR 6.77 4HD Fire Patrol: Description:
 Comments: Liability year - 1984 / 0500130/08-09: 8BENCH PROJECT - CHG OF 8BENCH TO 4BENCH AND MOVE 5 ACRES TO WOODLOT// 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 19.52 TTL ACRES / 03-04: CHG OF SOIL CLASS BY #31 FROM 8BENCH TO WOODLOT-M / 03-04: OWNER AND #87 TALKED AND SOIL CLASS CHG

Site: 3 Code Area: 05530 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 223720 Exception: Y N
 Adjustment(s): VWAR 12.75 Fire Patrol: Description:
 Comments: Liability year - 1984 / 03-04: CHG OF SOIL CLASS BY #31 FROM 8BENCH TO WOODLOT-M

Improvements - Residence / Manufactured Structures

10.93 4HD 1.82 2HD

Bldg: 3 Code Area: 05530 Stat Class: 108 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 2790
 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
GARDEN GREENHOUSE	1	80	1970	2786	1

Bldg: 7 Code Area: 05530 Stat Class: 143 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 4140 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 499170
 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	4	Finished	2444	2	FB-3	2004	2004	BATH - 3, ROOF, KIT, HVAC+
Basement	4	Low Cost	1696	0	FB-1	2004	2004	HVAC+, BATH - 1
Garage Basement	4	Finished	704	0	0	2004	2004	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	2004	24435	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05530 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 864 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 2590
 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	4	Finished	864	0	0	1970	1970	fair	Y N

Accessories

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

Bldg: 2 Code Area: 05530 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 80 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 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: Y N
Multi-Purpose Bldg	4	Finished	80	0	0	1970	1970		Y N

Accessories

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

Bldg: 4 Code Area: 05530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 136 % Complete: 100.00
 Desc: Accessory Improvements & Misc. MP Dimensions: 17x8 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: Y N
Pump House MP	A	Finished	136	0	0	0	0	fair	Y N

Change do to size 1/6

Accessories

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

Bldg: 5 Code Area: 05530 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x20 RMV: 990
 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	4	Finished	240	0	0	1970	1970	fair	Y N

Accessories

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

Bldg: 6 Code Area: 05530 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1280 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x40 RMV: 13400
 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	5	Finished	1280	0	0	1997	1997	FAIR	Y N

Accessories

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

Bldg: 8 Code Area: 05530 Stat Class: 321 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1085 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 31x35 RMV: 5430
 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
Hay Cover	5	Finished	1085	0	0	2005	2005	fair	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24 00500

File No R36484

SUBJECT

Property Address 2445 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

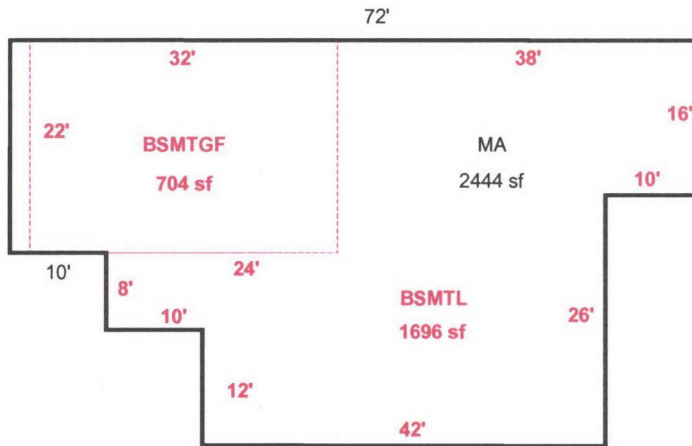
Client

Appraiser Name

IMPROVEMENTS SKETCH

R36484
093W24 00500

SEE PAGE 1 FOR PROPERTY LAYOUT



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2444	228	2444
BSMT	BSMTL	1.00	1696	208	
	BSMTGF	1.00	704	108	2400

Net LIVABLE Area (Rounded w/ Factors) 2444

Comment Table 1

DRAWN BY BRIAN BEEBE (44) 5/26/06
UPDATED BY SH 9-29-08

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24 00500

File No R36484

SUBJECT

Property Address 2445 WINTERCREEK RD SE

City JEFFERSON

County MARION

State OR

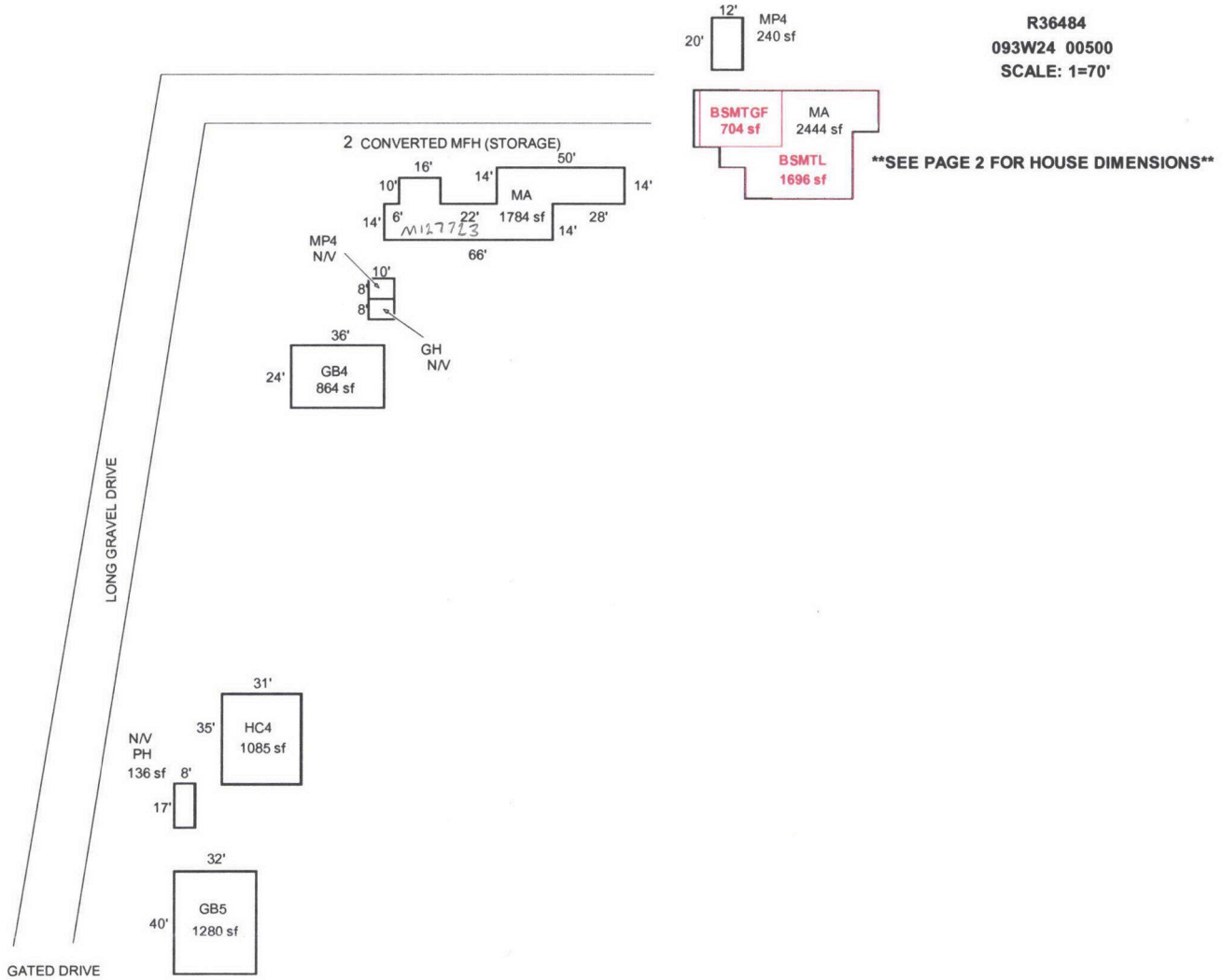
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	2444	228	2444	
GBA1	MP4	1.00	240	64		
	MA	1.00	1784	264	5549	
	MP4	1.00	80	36		
	GH	1.00	80	36		
	GB4	1.00	864	120		
	HC4	1.00	1085	132		
	PH	1.00	136	50		
	GB5	1.00	1280	144		
BSMT	BSMTL	1.00	1696	208		2400
	BSMTGF	1.00	704	108		

Net LIVABLE Area (Rounded w/ Factors) 2444
 Net BUILDING Area (Rounded w/ Factors) 5549

Comment Table 1

DRAWN BY BRIAN BEEBE (44) 5/26/06
 UPDATED BY SH 9-29-08

Comment Table 2

Comment Table 3

