

Acct ID: 536879 MTL: 102W06BB01200 Date: 2/2/26 Appr: GPH Prop Class: 451 RMV Prop Class: 451
 Situs: 3553 JEFFERSON MARION RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 37476 Year: 2025

Last Date Appraised: 11/21/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: WILBURN & FAYE MCCARY BLT & Last Sales Date: 09/11/1980 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP AV: 217240
 RMV Land: 105710 RMV Imp: 299460 RMV Total: 405170 MAV: 217240 MSAV: 0 SAV: 0

Comment: 25-26: L3 MDL 11.21.24 TAG 22-011091 could be completed
 24-25: L3 MDL 12.13.23 TAG new permit # 25-002261

call ahead first
page 541-327-2043

26'17' Addition; Expired; DEBS Used Account to Finish

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1 Code Area: 14530 Size: 0.33 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4B1SS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 55710 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: 25-26 CORR SOILS 2003-04 REAPPRAISAL. 08-09: CORRECTED PART TOTALS

Improvements - Residence / Manufactured Structures

update EXB For bathrooms remodel m/m 1992

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1974 Eff Year Blt: 1984 Sq.Ft: 2660 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 298190
 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	1750	<u>3</u>	FB-2	1974	<u>1984</u>	KIT, HVAC, FP - 2, BATH - 2, ROOF	Y N
First Floor	4	Finished	910	0	0	1974	<u>1984</u>	<u>100%</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1984	25680	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 252 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 1200
 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	252	0	0	1985	1985	FAIR	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: 1985 Eff Year Blt: 1985 Sq.Ft: 80 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 70
 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 Light Duty	4	Finished	80	0	0	1985	1985		Y N

Accessories

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



PERCENT GOOD CALCULATOR

This form is to assist with determining the Blended Percent Good of a structure when there is an addition built to the original structure. The calculated Percent Good will be entered into ORCATS as an Effective Year Built.

Using This Form:
 Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good. Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.
 The form will calculate an updated Percent Good value for the entire structure.

Account Number: 536879 Appraiser: GRH Date: _____

	Sq. Ft.	% Good	% of Whole	
Addition:	910	100%	34%	34%
Basement:				
First Floor:	1760	75%	66%	49%
Second Floor:				
Attic:				
Total Sq. Ft.:	2660	100%	84%	= Updated % Good



CHECK OUT REQUIRED To modify this server workbook you must check it out. Check Out

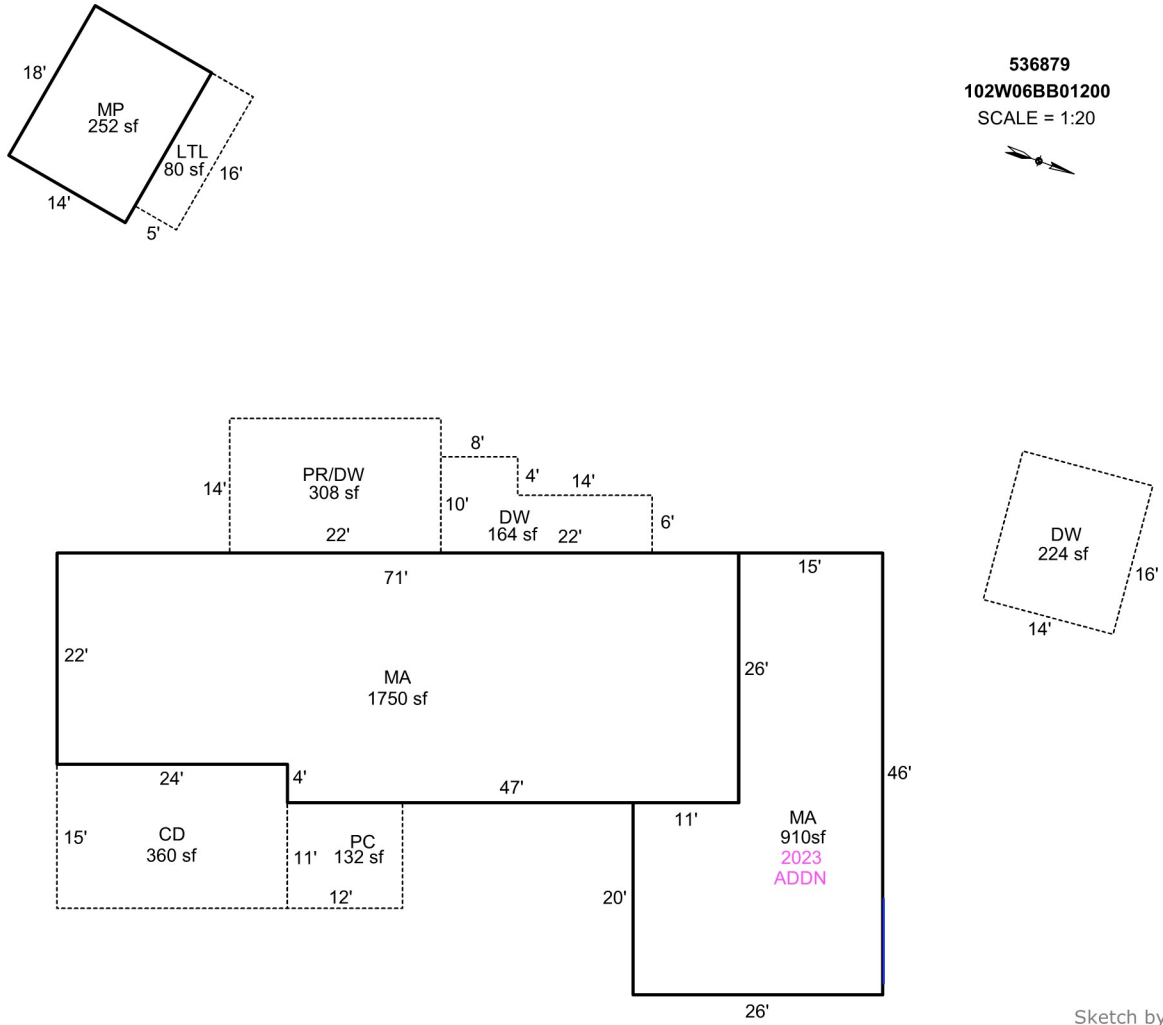
Type	Updated	Appraiser:
2. Year Built	1976	
3. Roof	Updated	Date: _____
4. Windows	Updated	
5. Siding		
6. Exterior Paint		
7. Door		
8. Floors		
9. Interior Paint		
10. Bathrooms	Updated	
11. Kitchen counters		
12. Kitchen cupboards		
13. Suggested EYB	1992	
14. Addition		
15. Original SF		
16. Add-on SF		
17. Suggested Blended EYB	#DIV/0!	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536879 Parcel No.: 102W06BB01200
 Property Address: 3553 JEFFERSON MARION RD SE
 City: JEFFERSON County: MARION 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	LTL	1.0	80.0	42.0	80.0
GLA1	MA	1.0	1750.0	194.0	
	MA	1.0	910.0	144.0	2660.0
OTH	MP	1.0	252.0	64.0	252.0
P/P	DW	1.0	224.0	60.0	
	CD	1.0	360.0	78.0	
	PC	1.0	132.0	46.0	
	PR/DW	1.0	308.0	72.0	
	DW	1.0	164.0	64.0	1188.0
	Net LIVABLE	cnt	2 (rounded)		2,660
	Net BUILDING	cnt	1 (rounded)		80

COMMENT TABLE 1

Apex 6/02/2010 Jane
 UPDATED BY CJURAN 03/07/2023 555-22-011091

COMMENT TABLE 2

COMMENT TABLE 3

ACCOUNT # 536879 DATE: 12/13/23 RMV CLASS 45 PROP CLASS 451
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA
 AREA 910 EFF AREA 910 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 45 % 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
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 536879

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%		Plumbing Rough-In	4%	3%	60%
3%	75%	Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%		Paint Interior	2%	2%	75%
2%	90%	Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR MDL Date 12/13/23 YR For 24-25 % COMP 45%
 APPR GPA Date 2/12/24 YR For 26-27 % COMP 100
 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 _____

Assessor Monthly Issued Permit Report

For 2/1/2023 to 2/28/2023

PERMIT#: 555-22-011091-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 12/7/2022
 SUB-TYPE: Structural ISSUED: 2/22/2023
 CATEGORY: Comprehensive EXPIRES: 8/21/2023

OFFICE: MC
 PARCEL#: 102W06BB01200 R36879
 ACRES: 0.33
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 3553 JEFFERSON MARION RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		PO BOX 3123 ALBANY, OR 97321 070	5419262858
CCB	NO WHIT CONSTRUCTION INC	PO BOX 3123 ALBANY, OR 97321-0702	5419262858
OWNER	WILBURN & FAYE MCCARY RLT	3553 JEFFERSON MARION RD SE JEFFERSON, OR 97352	

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: 910 SF Addition and Interior Remodel NO CHANGE TO BDRM COUNT

VALUATION: \$137,291.70

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 2636

NEW: 910

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	910 Sq Ft