

Acct ID: 560409 MTL: 093W24D004000 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 12907 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100476 Year: 2025

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: MCDONALD, KRIS M Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 408960
 RMV Land: 316620 RMV Imp: 488380 RMV Total: 805000 MAV: 408960 MSAV: 0 SAV: 0
 Comment: _____

Notations 25-26 Cycle
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AVB</u>	60000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.97 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 44D Value Source: Rural at MKT Description: _____ RMV: 256620 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 3453 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 484690
 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	2235	0	FB-1	1993	1993	ROOF, HVAC+, BATH - 1, KIT	Y N
Second Floor	4	Finished	1218	3	FB-2	1993	1993	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	528	0	0	1993	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1302	1993	3596	1	Y N
DECK	4	351	1993	6564	1	Y N
PATIO	4	876	1993	4095	1	Y N
ROOF EXTENSION OR PATIO COVER	4	336	1993	8282	1	Y N
ROOF EXTENSION OR PATIO COVER	4	351	1993	8652	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 1998 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x20 RMV: 2910
 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	280	0	0	2002	1998	FAIR ✓	Y N

Accessories

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

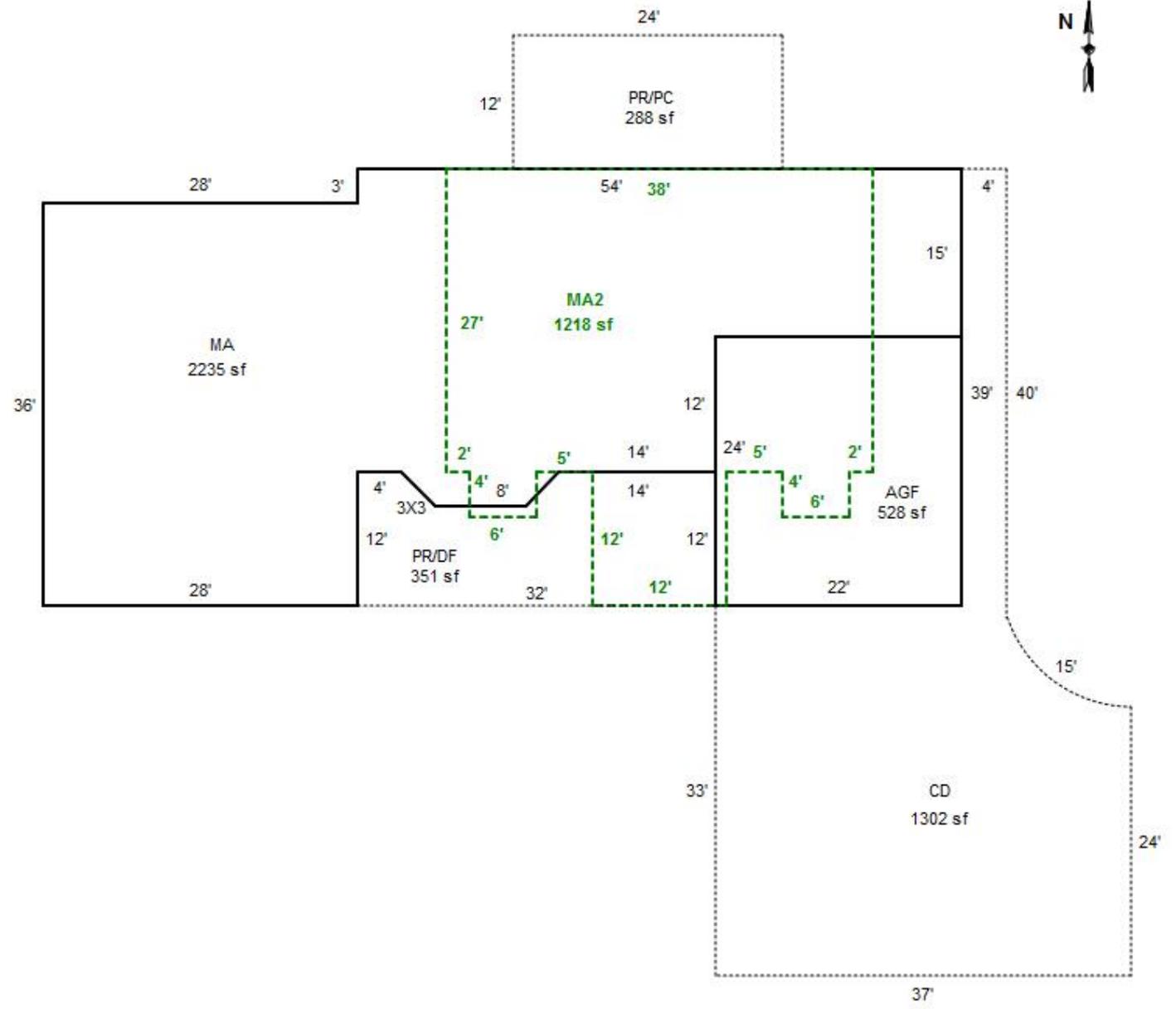
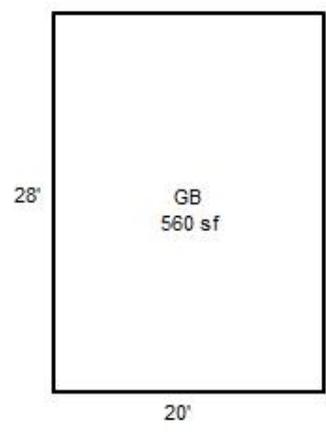
Bldg: 3 Code Area: 14530 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 12x20 RMV: 780
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

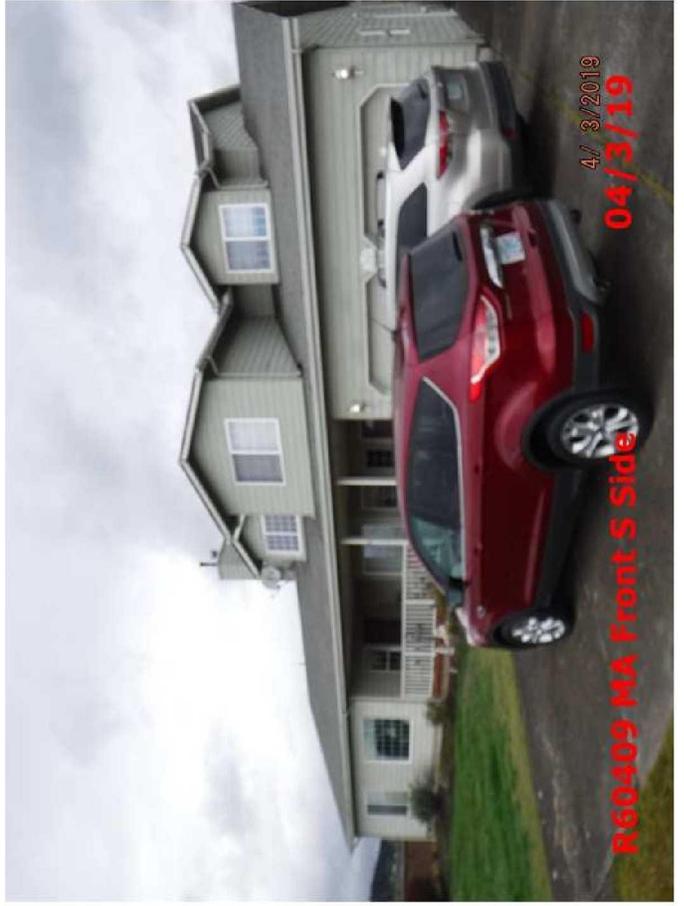
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Heavy Duty	4	Finished	240	0	0	1998	1998		Y N

Accessories

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





093W24D 04000
401 01E F45
81400130

R60409

MCDONALD, MICHAEL L & KRIS M

2.97 Acres

12907 MEADOWOOD CT SE

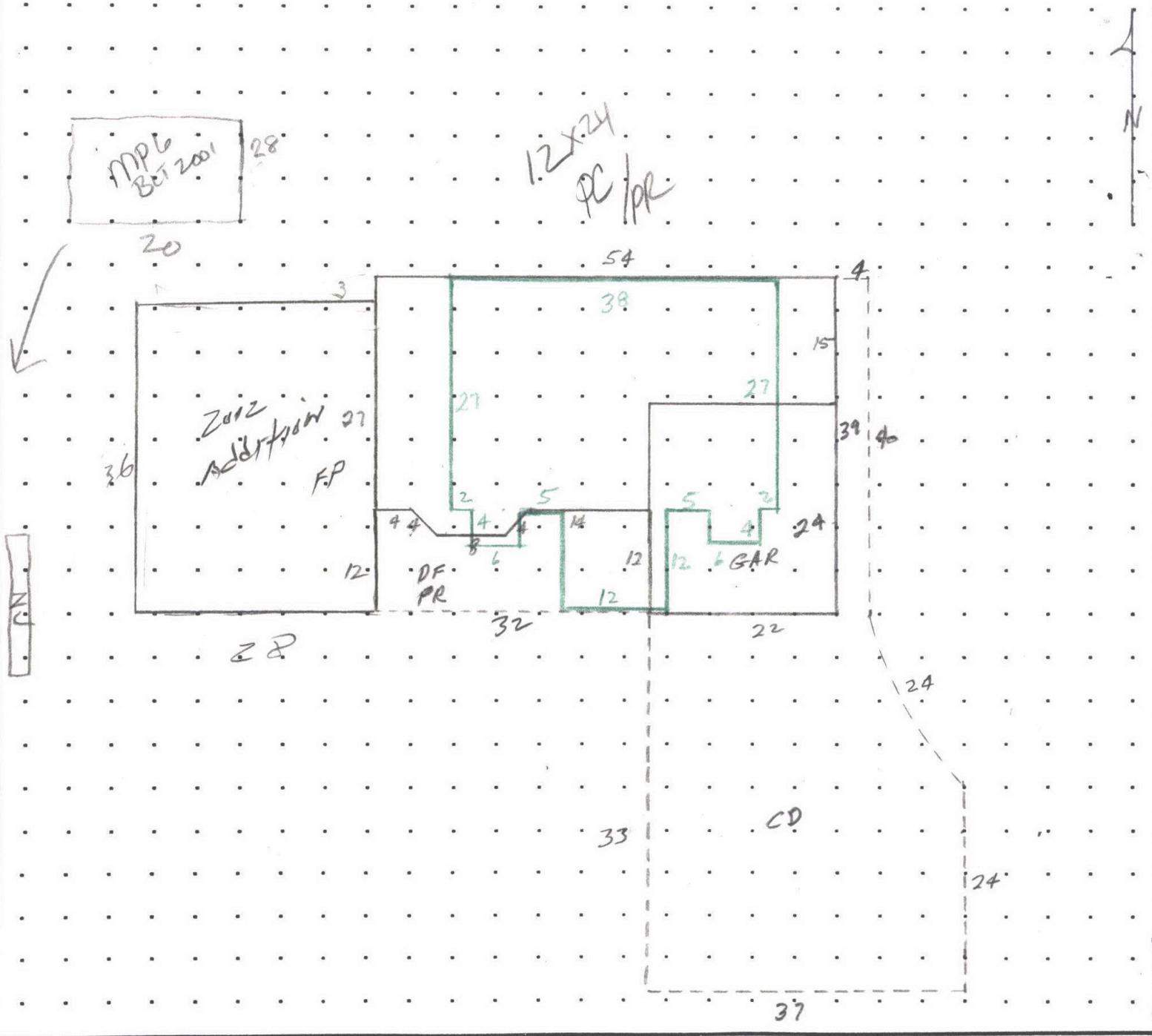
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-010

MAP NO: 9-3W-24D

TAX LOT: 4000



CALCULATIONS: $(15 \times 54) + (12 \times 32) + (3 \times 11) = 1227$ ϕ New Addition
 $(27 \times 38) + (4 \times 6 \times 2) + (12 \times 12) = 1218$ ϕ $(28 \times 34) = 1008 + 1227 = 2235$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 93	ADDRESS: 12907 MEADOWOOD	SALES	
				Date	Amt.
DATE	BY	REMARKS: <u>ED DUNN</u>			
8-24-93	KEN #82				
8-19-02	KING #34				
9-25-08	BB #44				
4-3-19	CE10	VERIFIED/CYCLES			

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04000

File No R60409

Property Address 12907 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

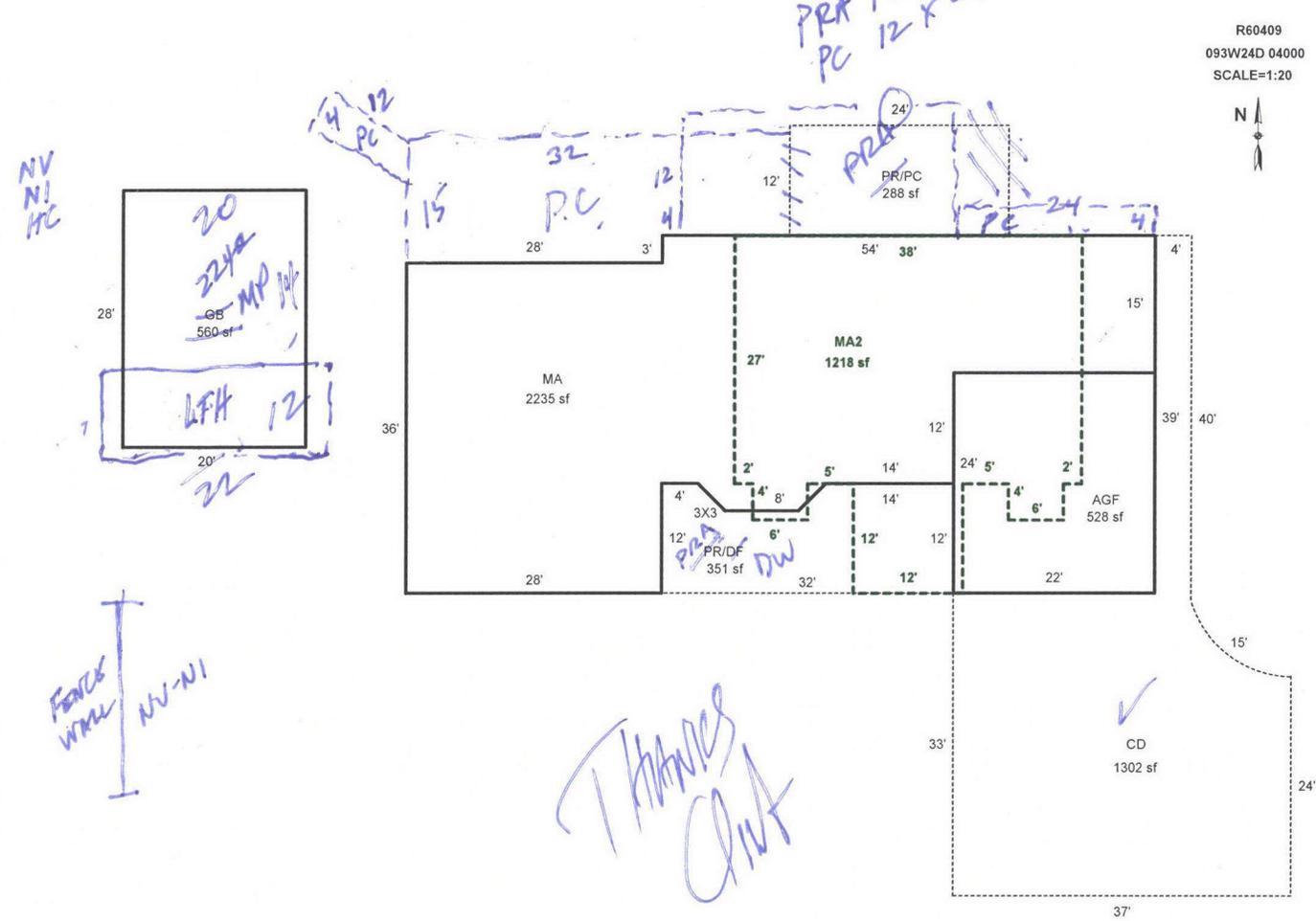
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2235	244	2235
GLA2	MA2	1.00	1218	170	1218
GBA1	GB	1.00	560	96	560
GAR	AGF	1.00	528	92	
	CD	1.00	1302	214	1830
P/P	PR/DF	1.00	351	90	
	PR/PC	1.00	288	72	639
Net LIVABLE Area			(rounded w/ factors)		3453
Net BUILDING Area			(rounded w/ factors)		560

Comment Table 1

DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04000

File No R60409

Property Address 12907 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

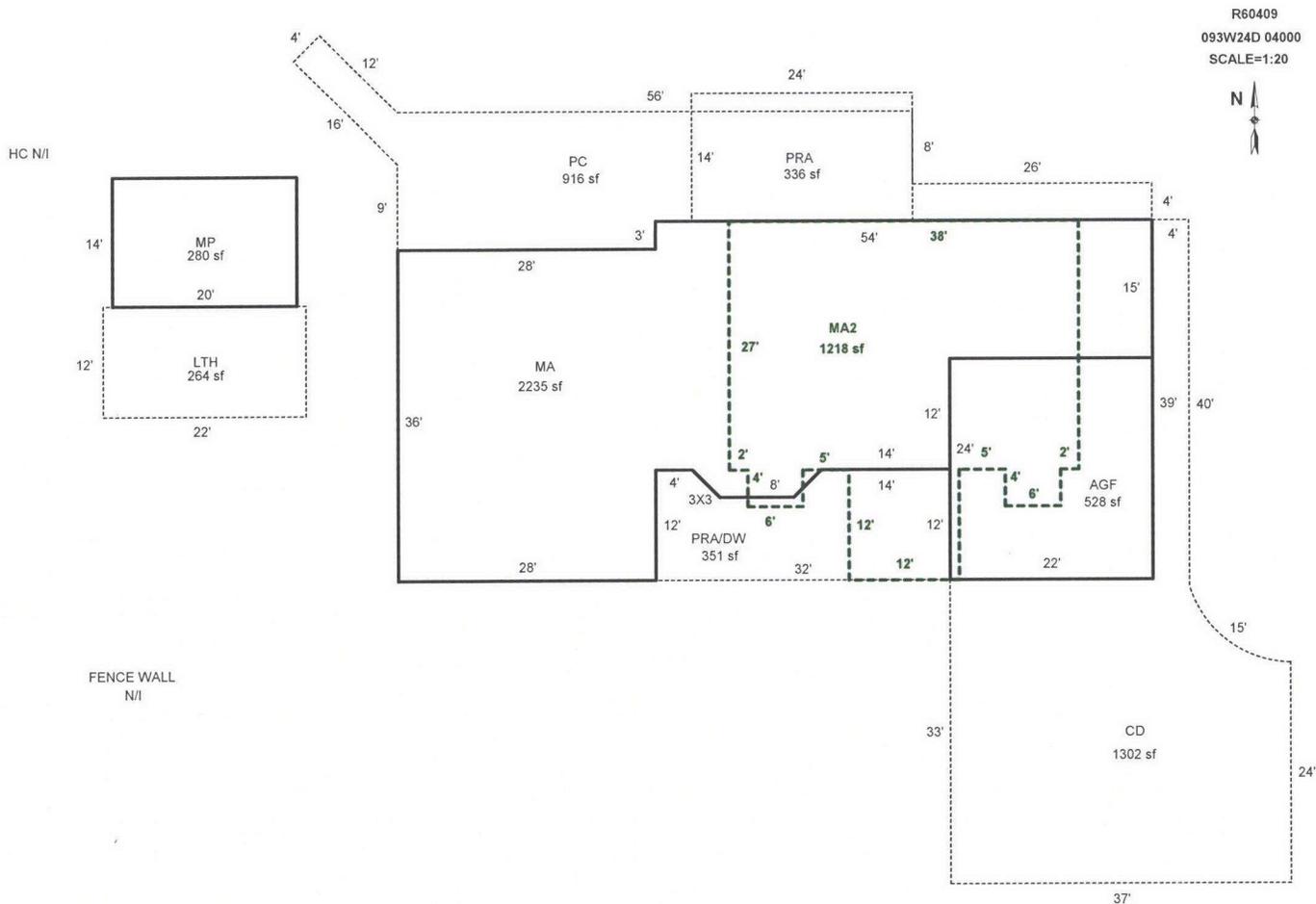
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2235	244	2235
GLA2	MA2	1.00	1218	170	1218
GBA1	MP	1.00	280	68	
	LTH	1.00	264	68	544
GAR	AGF	1.00	528	92	
	CD	1.00	1302	214	1830
P/P	PRA/DW	1.00	351	90	
	PC	1.00	916	220	
	PRA	1.00	336	76	1603

Net LIVABLE Area (rounded w/ factors) 3453
 Net BUILDING Area (rounded w/ factors) 544

Comment Table 1

DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3

R60409 093W24D 04000 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 12907 MEADOWOOD CT SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner MCDONALD, KRIS M Pictom Other: _____

RMV Land: 245,280 RMV Imps: 338,980 RMV Total: 584,260 M50 Total: 320,500 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;RNG Adj: RLCM4
Class: 4 Roof:
Area: 2235 Eff 2235 Flooring:
Dimens: x Plumbing: BATH1 Electrical: 1993 Qty: _____
Found: Heat/AC: HP Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1993 Eff: 1998 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 193,810
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 1218 Eff 1218 Flooring:
Dimens: x Plumbing: BATH2 Electrical: 1993 Qty: _____
Found: Heat/AC: HP Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: Year: 1993 Eff: 1998 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 86,580
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 528 Eff 528 Flooring:
Dimens: 24 x 22 Plumbing: Electrical: 1993 Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1993 Eff: 1998 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 33,660
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 CD RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: 1302 Roof Style:
Area: 1318 Eff: 1318 Flooring: 1302
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1993 RMV: 5,760
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 Y14A RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style: Break out on back
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 13,950
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 GB MP GB
Method: F09 Roof Cover: ARCOMP Int Comp: Adj: FLCM
Class: 4 280 280 Roof Style: GABLE
Area: 560 Eff: 560 Flooring: CONC
Dimens: 20 x 28 Plumbing: Electrical: 1998 % Comp: _____
Found: FRAME 14x20 Heat/AC: Bedrooms: Func: _____
Ex Wall: PLYWD;8FT Fireplace: Year: 2002 Eff: 2002 Value: 5,220
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R60409 093W24D 04000 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: _____ Date: _____

Situs Address 12907 MEADOWOOD CT SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner MCDONALD, KRIS M Pictom Other: _____

RMV Land: 245,280 RMV Imps: 338,980 RMV Total: 584,260 M50 Total: 320,500 For: 2019-2020

Notes: _____

Segment	DW	PRA	PC	PRA	LTH	Land
Class						
Dim/Size	357' x 174' x 56'	357' x 174' x 56'	12x24 288 12x34 408 3x28 84 4x24 96 <hr/> 876	336	12x20/240	
Foundation					Post	
Exter Wall					PLYWD	
Wall Height					8'	
Inter Finish						
Roof Cover					Comp	
Roof Style					SHED	
Flooring					DMT	
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1993	1993	1993	1993	1998	
Cond.						
% Good						
% Comp						
Lump Sum						
Except. Code	1/0	1/0	1/0	1/0	1/0	

Was Ran as
PRA or 6B

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.97		
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 4/23 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser

610
4/24/19



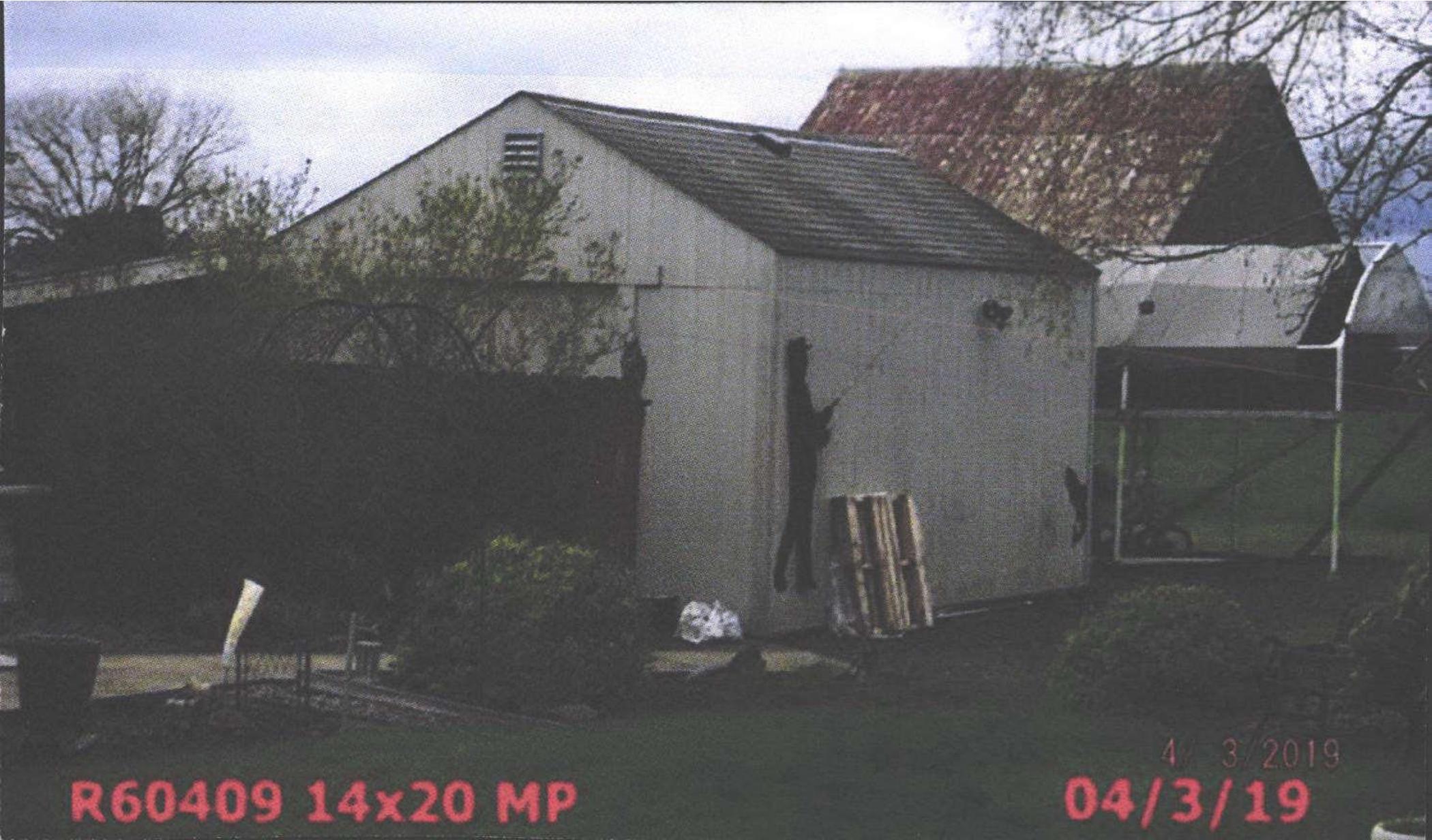






R60409 12x22 LTH

4/3/2019
04/3/19



R60409 14x20 MP

4/3/2019
04/3/19



R60409 MA Rear N Side

4/ 3/2019
04/3/19



R60409 MA Front S Side

4/ 3/2019
04/3/19