

Acct ID: 560410 MTL: 093W24D003700 Date: 8/4/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401  
 Situs: 12858 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100477 Year: 2025

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: CULBERTSON, PHILLIP A & Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 428920  
 RMV Land: 363350 RMV Imp: 789940 RMV Total: 1153290 MAV: 428920 MSAV: 0 SAV: 0  
 Comment:

**Notations** 25-26 cycle  
 No notation data available.

**OSDs**

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

**Land**  
 Site: 1 Code Area: 14530 Size: 3.61 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT 4HD 1.2 Description: RMV: 303350 Exception: Y N  
 Adjustment(s): VWGR GH 2.41 FSO Fire Patrol: Description:  
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 14530 Stat Class: 152 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2644 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 580000  
 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	5	Finished	2164	0	FB-2/ HB-1	2001	2001	HVAC+, ROOF, KIT-, BTH - 1, BATH - 2	Y N
Attic	5	Finished	480	0	0	2001	2001	HVAC+	Y N
Garage Attached	5	Finished	750	0	0	2001	2001	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	2112	2001	6109	1	Y N
PATIO	5	586	2001	2868	1	Y N
PATIO	5	1800	2001	8811	1	Y N
ROOF EXTENSION OR PATIO COVER	5	342	2001	8827	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 148 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 936 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 196520  
 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
Attic	4	Finished	936	0	0	2001	2001	HVAC+, ROOF	Y N
Garage Oversized Detached	4	Finished	1380	0	FB-1	2001	2001	ROOF, BATH - 1	Y N

**Accessories**

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

Bldg: 3 Code Area: 14530 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 13420  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	5900	2005	13423	1	Y N

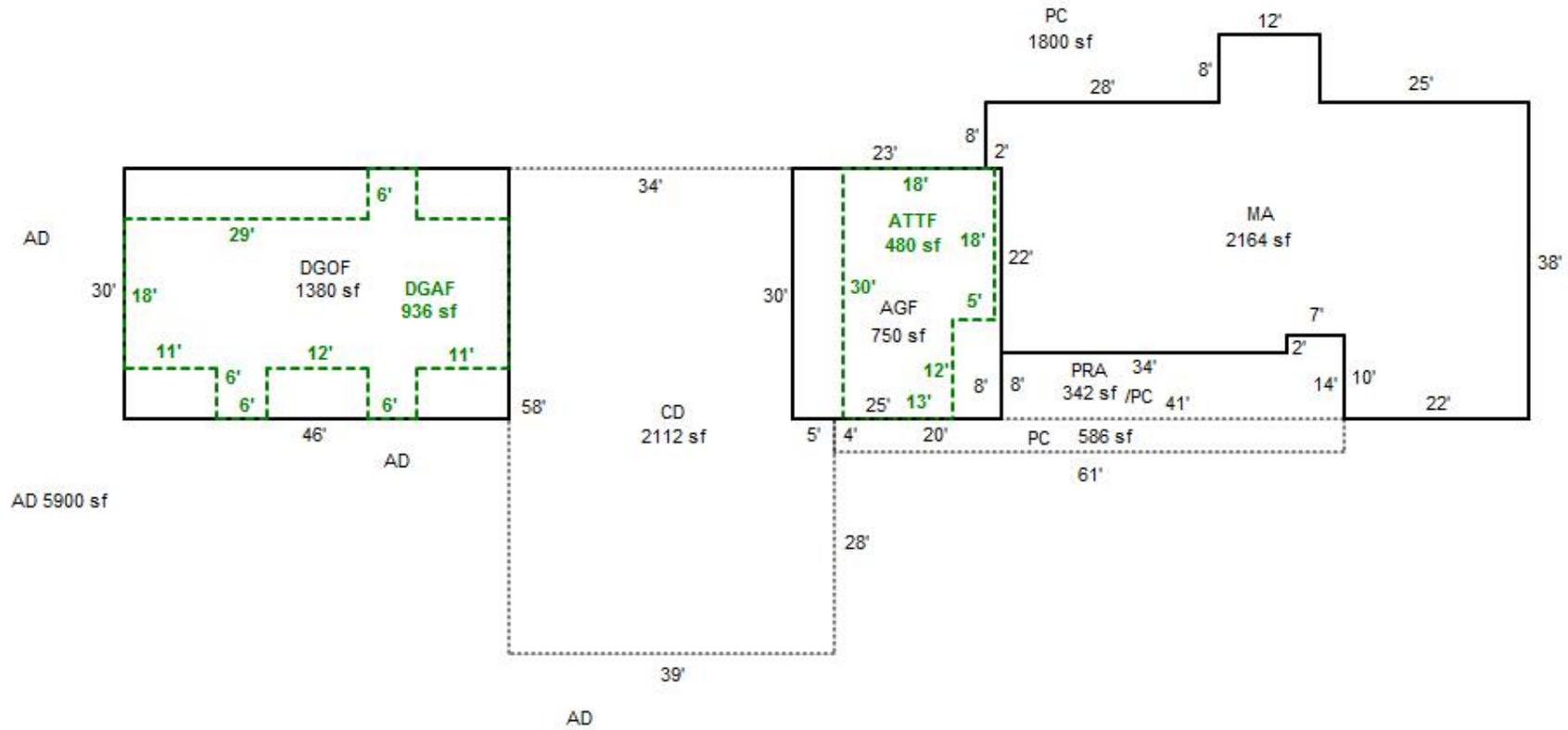
**Improvements - Accessory Buildings**

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No improvement data available for all other stat class types.

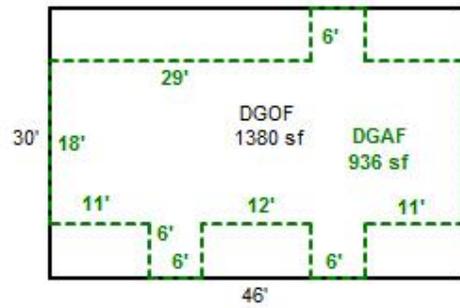
6B  
864 soft  
24K 36  
2023  
5  
ADJ exception

R60410  
093W24D 03700  
SCALE=1:30

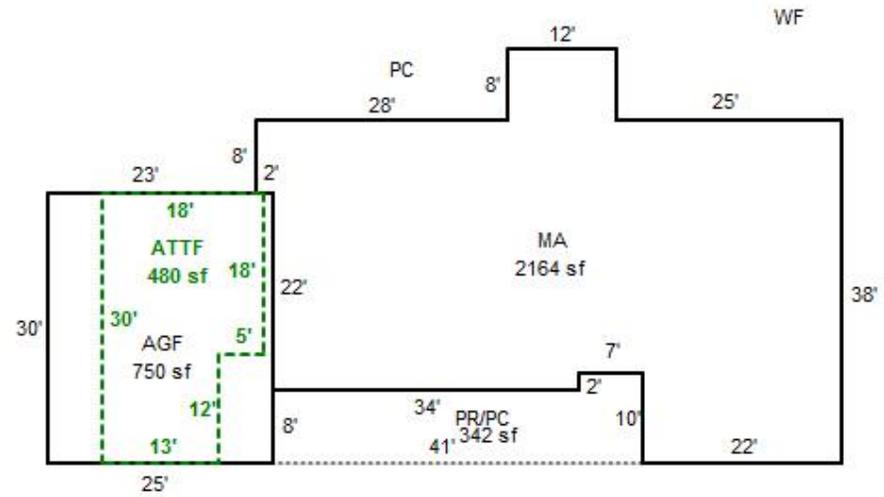


AD 5900 sf

R60410  
093W24D 03700  
SCALE=1:30



CD



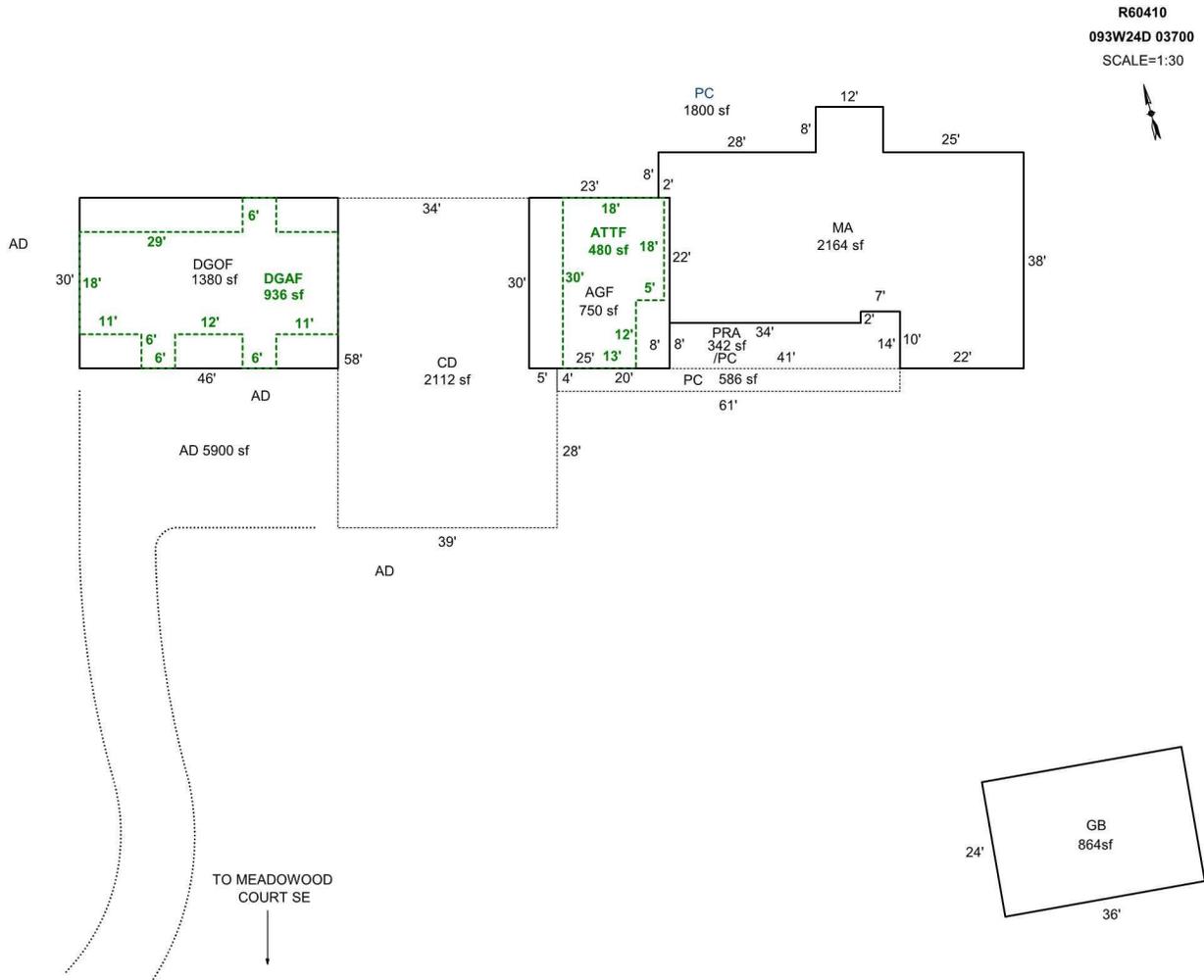
AD

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R60410 Parcel No.: 093W24D 03700  
 Property Address: 12858 MEADOWOOD CT 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	GB	1.0	864.0	120.0	864.0
GLA1	MA	1.0	2164.0	226.0	2164.0
GLA2	ATTF	1.0	480.0	96.0	480.0
GAR	AGF	1.0	750.0	110.0	
	DGOF	1.0	1380.0	152.0	
	DGAF	1.0	936.0	164.0	3066.0
P/P	PC	1.0	586.0	150.0	
	CD	1.0	2112.0	194.0	
	PRA	1.0	342.0	102.0	3040.0
	Net LIVABLE	cnt	2 (rounded)		2,644
	Net BUILDING	cnt	1 (rounded)		864

### COMMENT TABLE 1

DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19  
 UPDATED BY CJURAN 08/23/2021 555-21-005485

### COMMENT TABLE 2

### COMMENT TABLE 3



R60410 MA Rear N Side 04/3/19



R60410 View to South-3 04/3/19



R60410 DGOF Rear N Side E End 04/3/19



R60410 MA Front S Side 04/3/19



R60410 View to South-2 04/3/19



R60410 CD/between MA & DGOF 04/3/19



R60410 MA Front S Side W End 04/3/19



R60410 View to South-1 04/3/19



R60410 View to South-4 04/3/19



093W24D 03700  
401 01E F52  
81400130

R60410

CULBERTSON, PHILLIP A & JULIE L

3.61 Acres

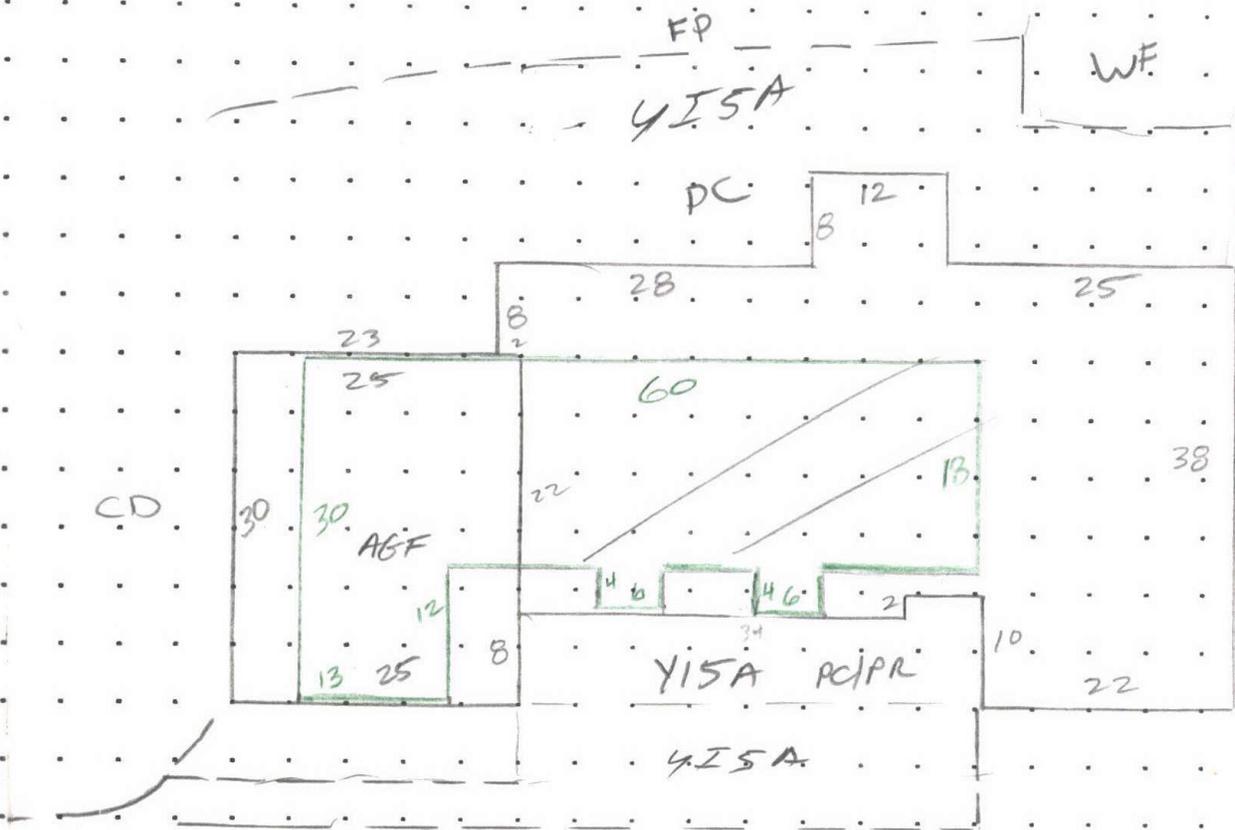
1/30/02

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60410

MAP NO: 093W 24D

TAX LOT: 03700



only ATF over garage.  
 per owner; said there is no second floor over house

**CALCULATIONS:**  $10 \times 22 + 2 \times 34 + 28 \times 63 + 2 \times 8 + 8 \times 12 = 2164$   $\checkmark$   
 (220) (68) (1764) (16) (96)  
 ~~$13 \times 30 + 18 \times 47 + 4 \times 6 \times 2 = 1284$~~   $\checkmark$   
 (30) (846) (48)  
 SCALE: 1" = 20'  
 AGF =  $25 \times 30 = 750$   $\checkmark$   
 ATF =  $(13 \times 30) + (5 \times 18) = 480$

MEASUREMENT VERIFIED		YR BLT: 2001	ADDRESS: 12858 MEADOWOOD CT SE	SALES	
				Date	Amt.
DATE	BY	REMARKS: CULBERTSON CONST. CYCLE-VERIFIED	BUILDER: JEFFERSON 97352		
10-24-01	Q10				
9-25-08	BB44				
4-3-19	Q10				

SAND FILTER SYSTEM

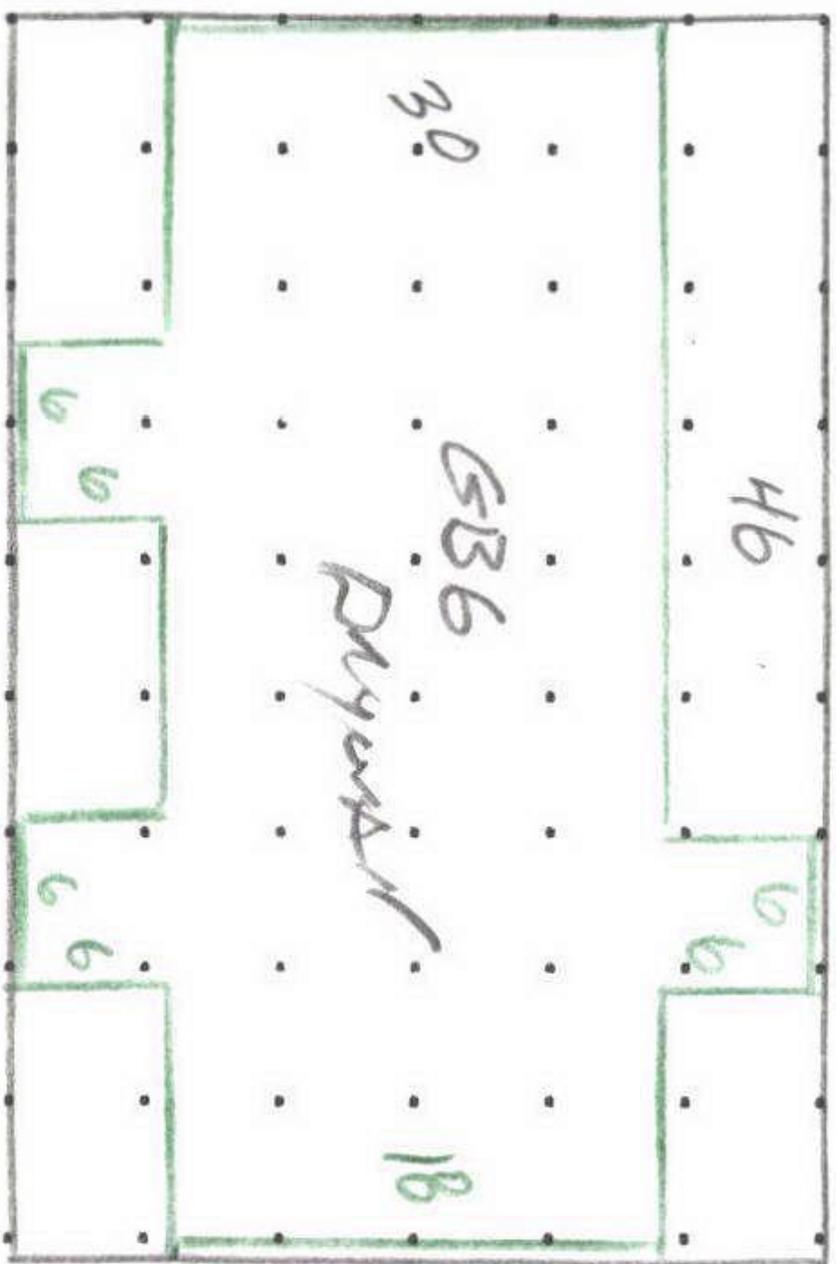
CALCULATIONS:

SCALE: 1" = 20'

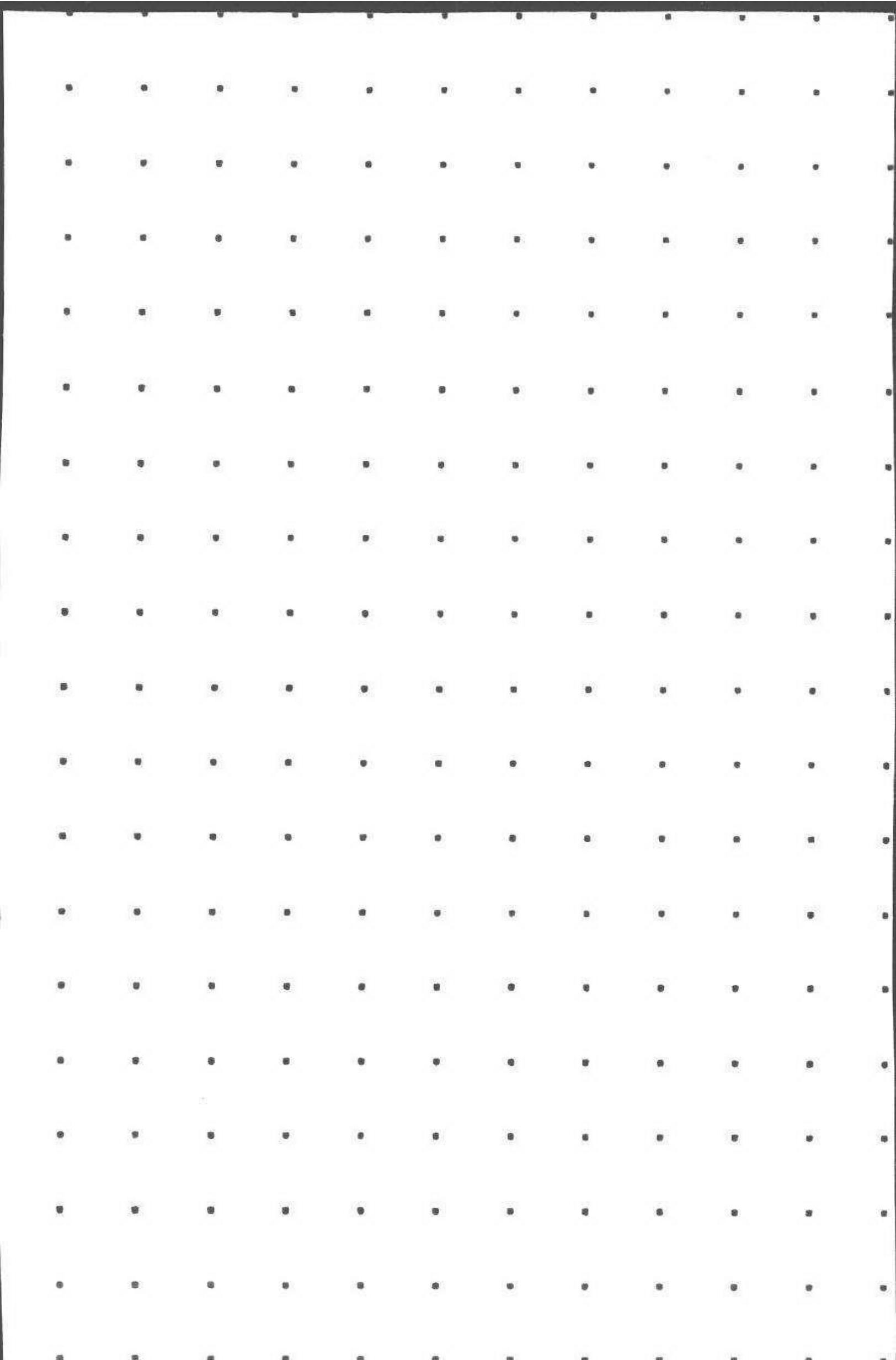
$$35 \times 46 = 1380 \text{ R}$$

$$18 \times 46 + 6 \times 6 \times 3 = 936 \text{ R}$$

$$(828) \quad (108)$$



STEEL DRIVE

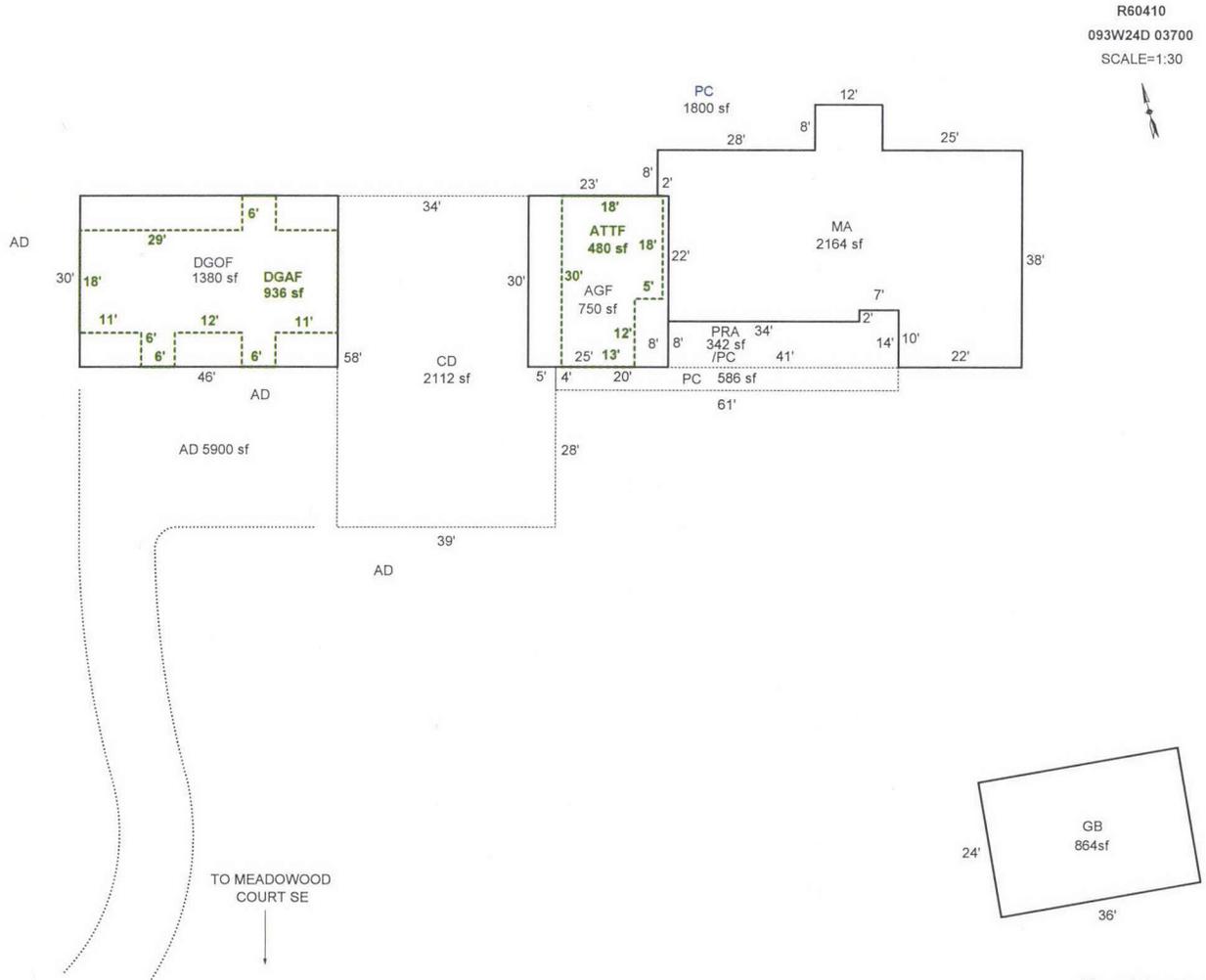


# SKETCH/AREA TABLE ADDENDUM

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 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
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 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



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GAR	AGF	1.0	750.0	110.0	
	DGOF	1.0	1380.0	152.0	
	DGAF	1.0	936.0	164.0	3066.0
P/P	PC	1.0	586.0	150.0	
	CD	1.0	2112.0	194.0	
	PRA	1.0	342.0	102.0	3040.0

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 UPDATED BY CJURAN 08/23/2021 555-21-005485

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	2,644
Net BUILDING	cnt	1	(rounded)	864

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03700

File No R60410

Property Address 12858 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

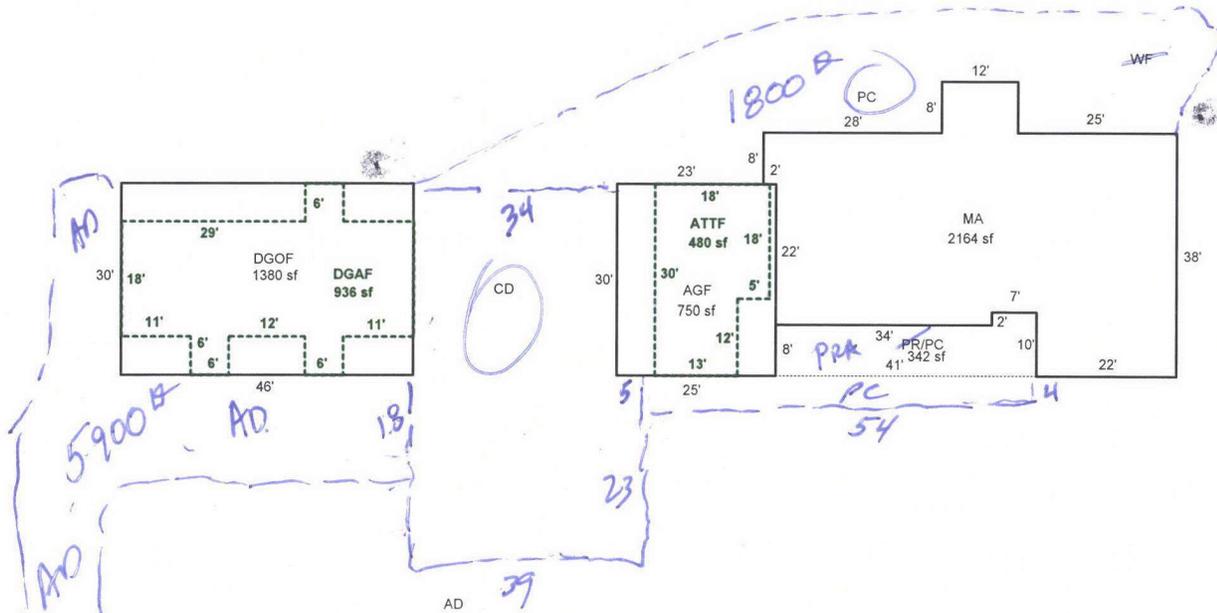
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60410  
093W24D 03700  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2164	226	2164
GLA2	ATTF	1.00	480	96	480
GAR	AGF	1.00	750	110	
	DGOF	1.00	1380	152	
	DGAF	1.00	936	164	3066
P/P	PR/PC	1.00	342	102	342
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>2644</b>

#### Comment Table 1

DRAWN BY JRONDEMA 3/11/19

#### Comment Table 2

#### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03700

File No R60410

Property Address 12858 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

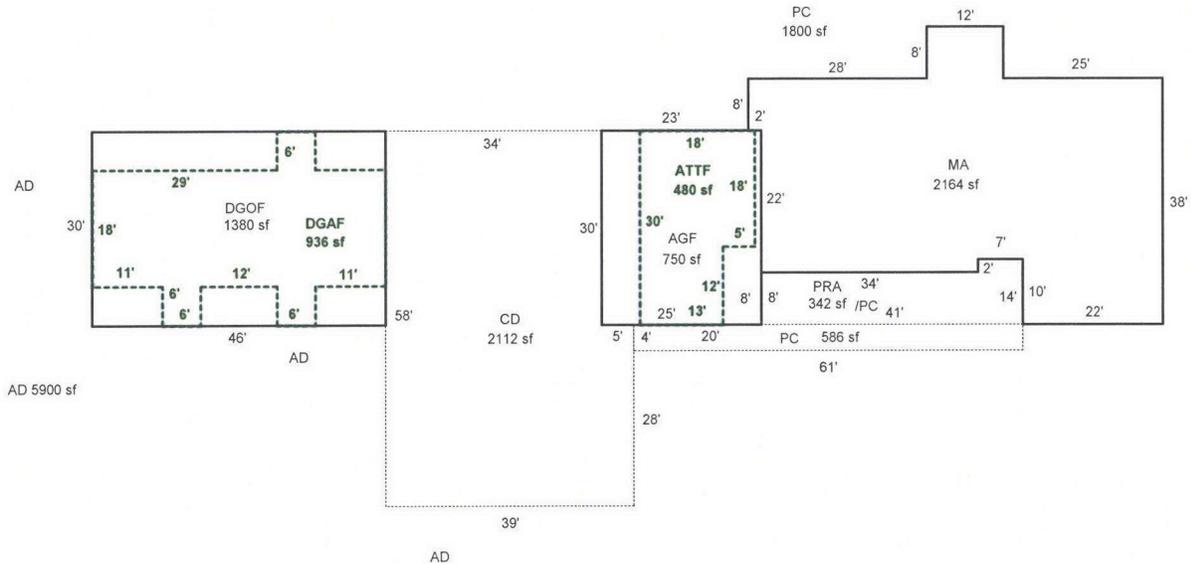
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60410  
093W24D 03700  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2164	226	2164
GLA2	ATTF	1.00	480	96	480
GAR	AGF	1.00	750	110	
	DGOF	1.00	1380	152	
	DGAF	1.00	936	164	3066
P/P	PC	1.00	586	150	
	CD	1.00	2112	194	
	PRA	1.00	342	102	3040
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>2644</b>

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19  
UPDATED BY JRONDEMA 4/15/19

### Comment Table 2

### Comment Table 3

**R60410 093W24D 03700** Prop Class: 401 Prop Code: F52 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 12858 MEADOWOOD CT SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner CULBERTSON, PHILLIP A &  Pictom Other: \_\_\_\_\_  
 RMV Land: 264,600 RMV Imps: 491,310 RMV Total: 755,910 M50 Total: 359,240 **For: 2019-2020**  
 Notes: \_\_\_\_\_

Segment	PC	PRA	PC	CD	Land
Class					
Dim/Size	IRREG 586	2x7 8x41 14 328 342	1800 B IRREG	IRREG 2112	
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric					
Misc.					
Yr Blt					
Eff Yr	2001	2001	2001	2001	
Cond.					
% Good					
% Comp					
Lump Sum					
Except.Code	1/0	1/0	1/0	1/0	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	3.61	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres \_\_\_\_\_ Companion Accounts \_\_\_\_\_

Zone: AR

Date: 4/19 Clerk: Amy Routing Slip  
 Clerk Comments: Need EYB's above *Amy!*

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R60410 093W24D 03700 Prop Class: 401 Prop Code: F52 Fran: 35 Appr #: 10 Date: 4-3-19  
 Situs Address 12858 MEADOWOOD CT SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner CULBERTSON, PHILLIP A &  Pictom Other: \_\_\_\_\_

RMV Land: 264,600 RMV Imps: 491,310 RMV Total: 755,910 M50 Total: 359,240 For: 2019-2020

Notes: Please MAKE NOTES CHANGES

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F Adj: RLCM5  
 Class: 5 Roof:  
 Area: 2164 Eff 2164 Flooring:  
 Dimens: x Plumbing: BATH2.5 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2001 Eff: 2001 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 229,510  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 ATTF RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5  
 Class: 5 Roof:  
 Area: 480 Eff 480 Flooring:  
 Dimens: x Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2001 Eff: 2001 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 40,590  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.3 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5  
 Class: 5 Roof:  
 Area: 750 Eff 750 Flooring:  
 Dimens: 30 x 25 Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2001 Eff: 2001 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 51,590  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.4 YISG RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style: *Brace at on brace*  
 Area: 1 Eff: 1 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2001 Eff: 2001 RMV: 23,250  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 AD AD**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style: *EMC 1/0*  
 Area: 5600 Eff: 5600 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 2005 RMV: 11,520  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 DGOF DGOF, DGAF**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4  
 Class: 4 Roof Style: GABLE  
 Area: 1380 Eff: 1380 Flooring: CONC  
 Dimens: 46 x 30 Plumbing: BATH1 Electrical: 220V % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex Wall: 10FT;BEVEL Fireplace: Year: 2001 Eff: 2001 Value: 68,420  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.2 DGAF DGOF, DGAF**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4  
 Class: 4 Roof Style:  
 Area: 936 Eff: 936 Flooring: WOOD  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2001 Eff: 2001 Value: 66,430  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_



R60410 MA Front S Side

4/3/2019  
04/3/19



R60410 MA Front S Side W End

4/ 3/2019  
04/3/19



R60410 MA Rear N Side

, 4/ 3/2019  
04/3/19



R60410 LTL 8x23

4/3/2019  
04/3/19



**R60410 CD between MA & DGOF**

**4/ 3/2019  
04/3/19**



R60410 DGOF S Side E End

4/ 3/2019

04/3/19



R60410 DGOF Rear N Side E End

4/3/2019  
04/3/19



R60410 View to South

4/3/2019  
04/3/19



R60410 View to South

4/ 3/2019  
04/3/19



R60410 View to South

4/3/2019  
04/3/19



10.25.01



10 05 01







10 25 '01



10 25 '01



10 25 '01



PRO 911

10 25 '01



10 25 '01



10.25.01