

Acct ID: 560411 MTL: 093W24D004400 Date: 8/4/25 Appr: MDC Prop Class: 401 RMV Prop Class: 401
 Situs: 12878 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100478 Year: 2025

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: THOMAS B & BONNIE B GANGER LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 438300
 RMV Land: 328260 RMV Imp: 405640 RMV Total: 733900 MAV: 438300 MSAV: 0 SAV: 0
 Comment:

Notations

No notation data available.

25-26 cycle

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AV6</u>	60000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.57 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: RMV: 268260 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 08-09: CYCLE WORK #44-CHG OF VIEW ADJUSTMENT FROM G TO A// 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: SALES VERIF BY #44 - ADD VIEW ADJ

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2366 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 364720
 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	2366	4	FB-2	1992	1992	ROOF, HVAC+, BATH+, FP - 1, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	624	0	0	1992	1992	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	672	1992	1835	1	Y N
PATIO	4	161	1992	743	1	Y N
PATIO	4	1250	1992	5775	1	Y N
ROOF EXTENSION OR PATIO COVER	4	133	1992	3240	1	Y N

Bldg: 4 Code Area: 14530 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 14880
 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	6400	2010	14880	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 2006 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 23050
 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	1728	0	0	1996	2006	FAIR ✓	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 356 Year Blt: 1996 Eff Year Blt: 2006 Sq.Ft: 432 % Complete: 100
 Desc: Lean-to Excellent (LTE) Dimensions: 12x36 RMV: 2990

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

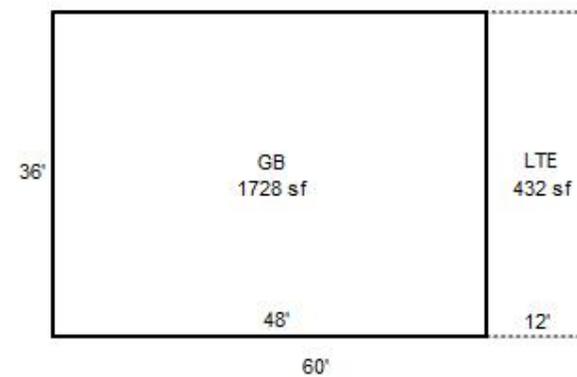
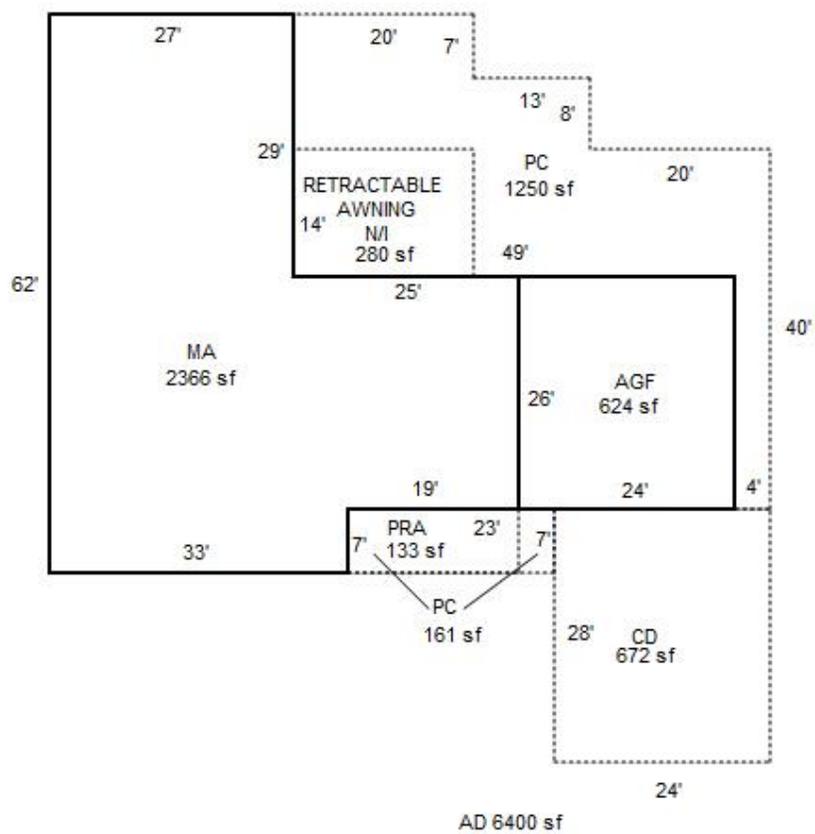
Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Excellent	4	Finished	432	0	0	1996	2006		

Accessories

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





4/ 3/2019
R60411 GB & LTX E Side N End 04/3/19



4/ 3/2019
R60411 MA Rear E Side 04/3/19



4/ 3/2019
R60411 MA Front W Side S End 04/3/19



4/ 3/2019
R60411 MA Rear S Side 04/3/19



4/ 3/2019
R60411 GB W Side W End 04/3/19

093W24D 04400
401 01E F41
81400130

R60411

ALBERS, ROBERT D & SHERI N

2.57 Acres

12878 MEADOWOOD CT SE

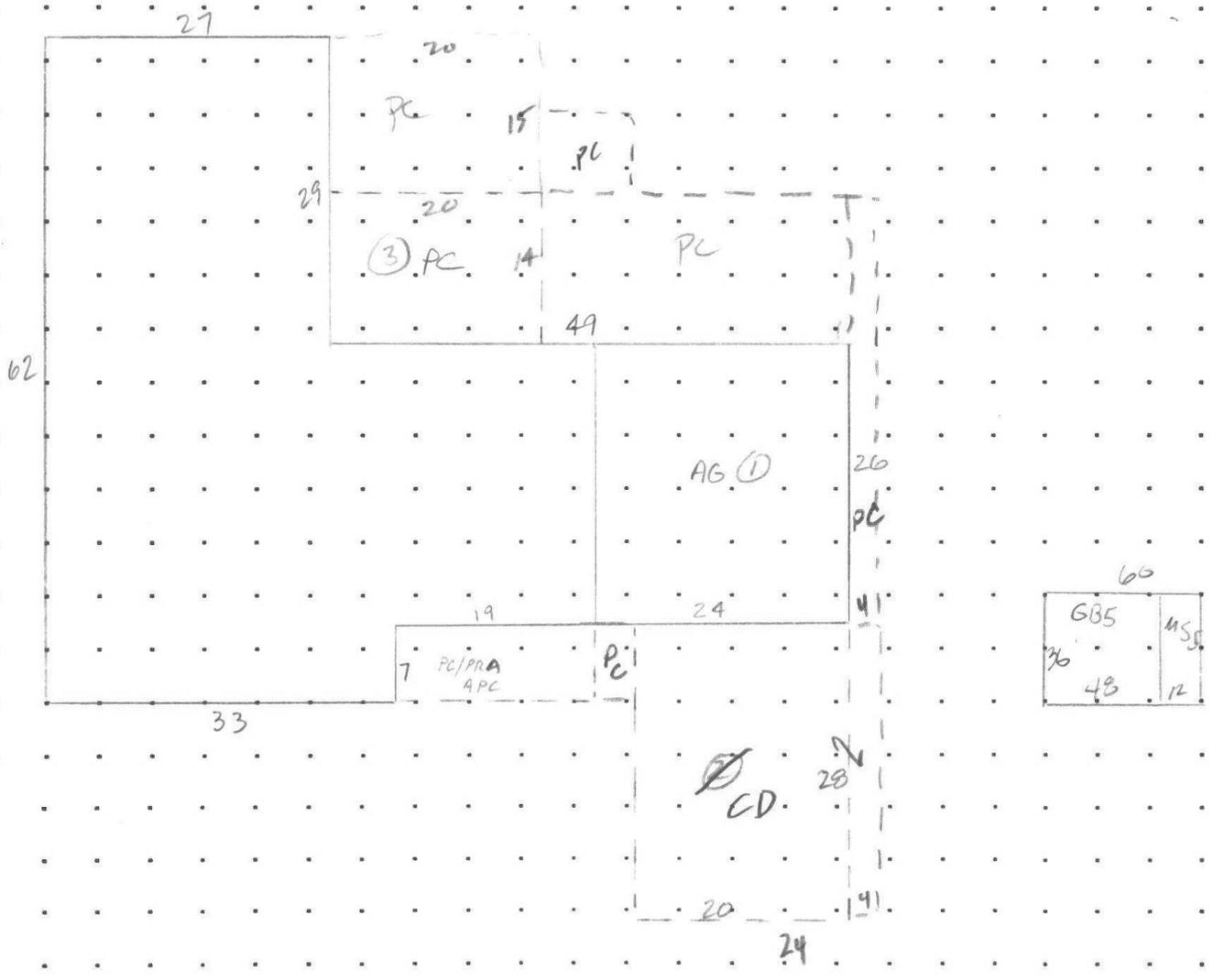
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-030

MAP NO: 93W 24D

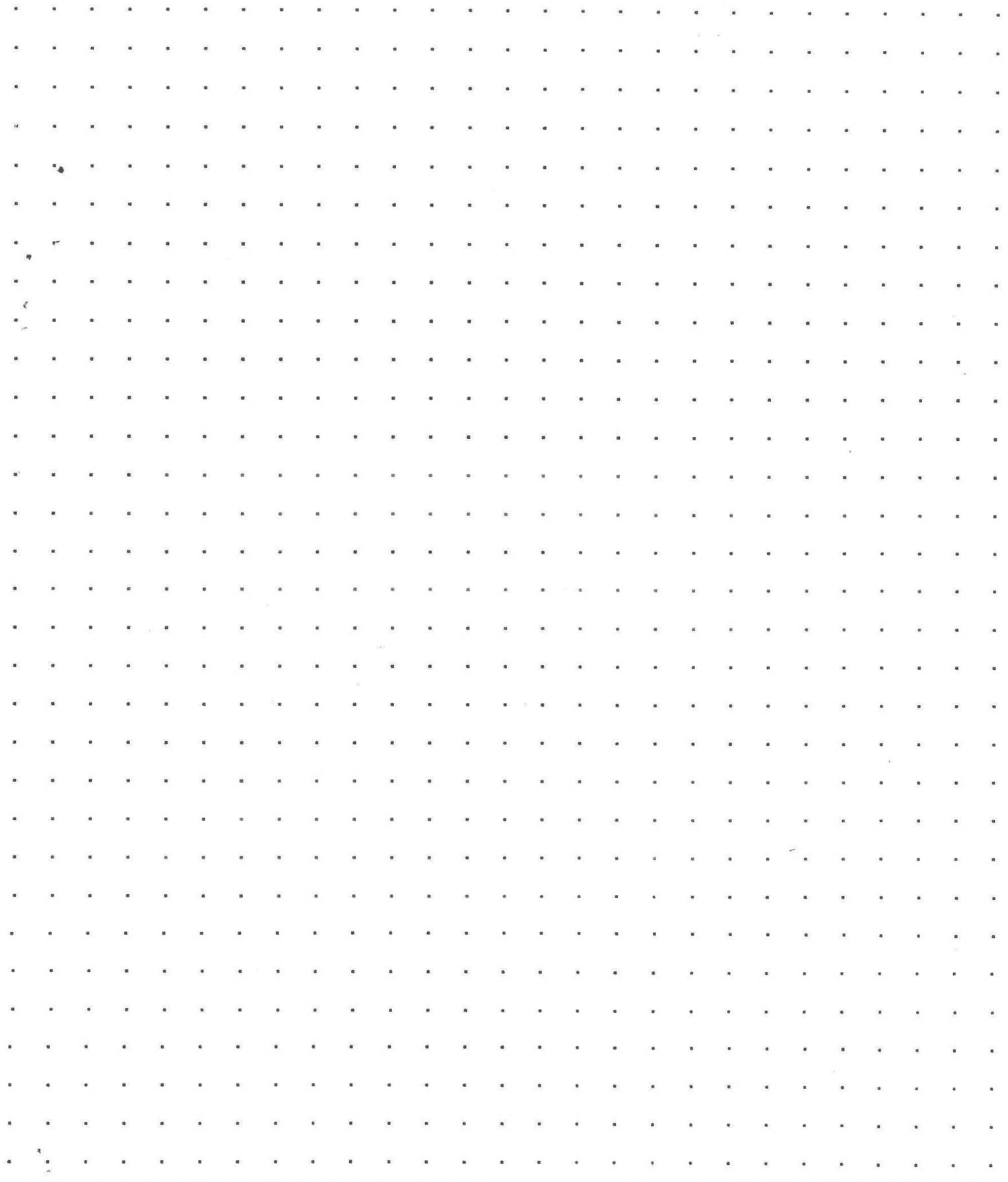
TAX LOT: 4400



CALCULATIONS: $27 \times 29 + 26 \times 52 + 7 \times 33 = 2366 \square$

SCALE: 1" = 20'
AG $24 \times 26 = 624 \square$

MEASUREMENT VERIFIED		YR BLT: 92	ADDRESS: 12878 MEADOWOOD RD JEFFERSON OR 97352	SALES	
				Date	Amt.
DATE	BY	REMARKS: _____			
9/10/92-96	King				
8-19-02	B344				
9-25-08	King				
4-3-19	King	CYCLE-VERIFIED			



CALCULATIONS:

SCALE: 1" = 20'

R60411 093W24D 04400 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: _____ Date: _____
 Situs Address 12878 MEADOWOOD CT SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner THOMAS B & BONNIE B GANGER LT Pictom Other: _____
 RMV Land: 264,680 RMV Imps: 274,930 RMV Total: 539,610 M50 Total: 357,240 For: 2019-2020
 Notes: _____

Segment	CD	PC	PRA	PC	AD	Land
Class						
Dim/Size	24x28 672	161 ^{sq}	7x19 133	IRASG 1250 ^a	6400 ^{sq}	
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring	CONC	CONC	SHED ASPH	CONC	ASPH	
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1992	1992	1992	2010		
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code	1/0	1/0	1/0	NEW		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.57	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres _____ Companion Accounts _____

Zone: AR

Routing Slip

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

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

4/24/19

R60411 093W24D 04400 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 12878 MEADOWOOD CT SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner THOMAS B & BONNIE B GANGER LT Pictom Other: _____

RMV Land: 264,680 RMV Imps: 274,930 RMV Total: 539,610 M50 Total: 357,240 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4
Class: 4 Roof:
Area: 2366 Eff 2366 Flooring:
Dimens: x Plumbing: BATH2;JETTUB Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 4 % Comp: _____
Ex Wall: Fireplace: HRTH-P ✓ Year: 1992 Eff: 1992 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 202,780
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 624 Eff 624 Flooring:
Dimens: 26 x 24 Plumbing: Electrical: Qty: _____
Found: Heat/AC: ✓ Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1992 Eff: 1992 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 36,900
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI4G RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 18,600
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

BROKE OUT ON BACK

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BLDG
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM 75%
Class: 5 Roof Style: GABLE
Area: 1728 Eff: 1728 Flooring: CONC
Dimens: 36 x 48 Plumbing: Electrical: 220V 2006 % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall BKENAM Fireplace: Year: 1996 Eff: 1996 Value: 13,940
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

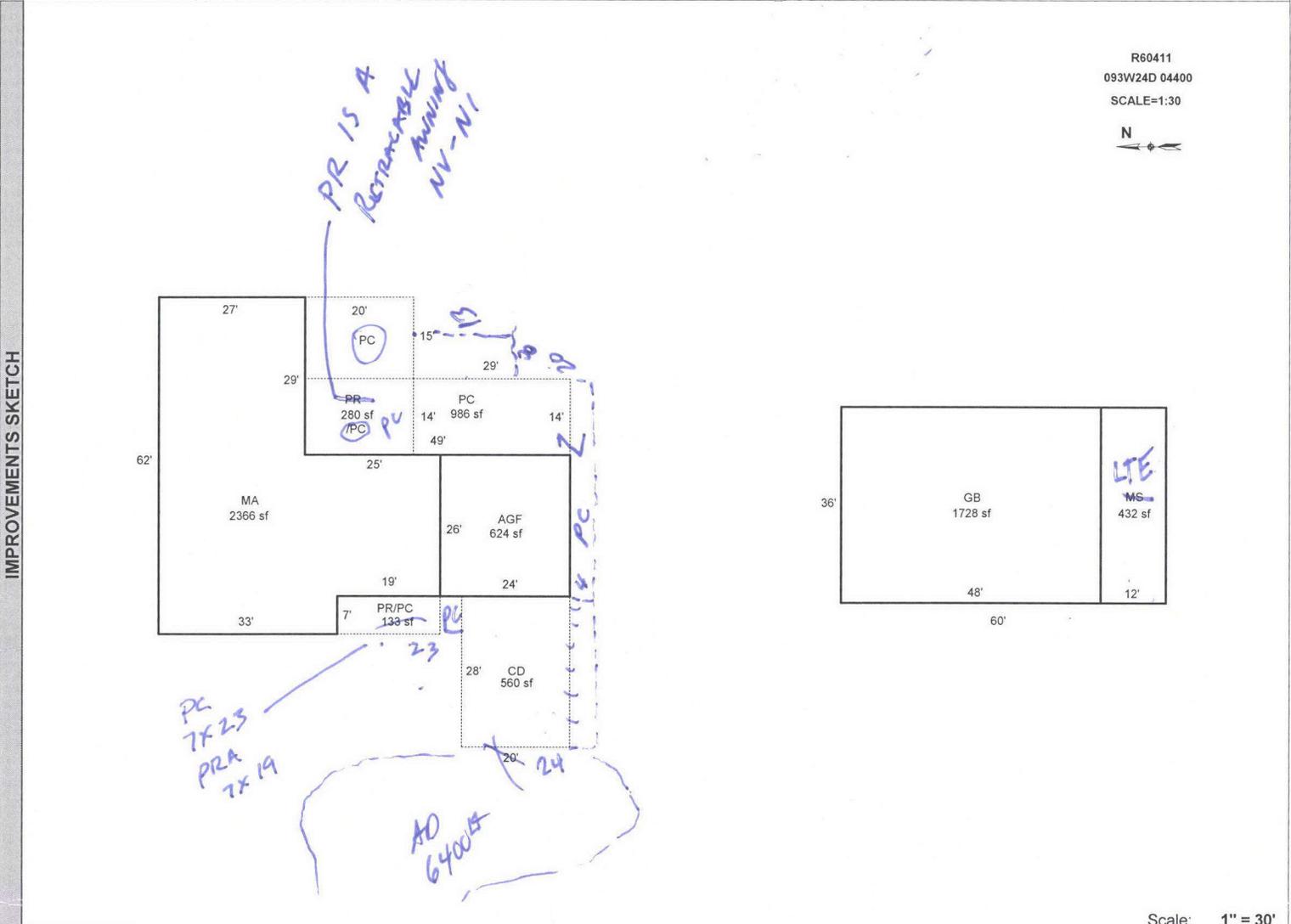
Seg: 3.1 MS LTE MACHINE SHED
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM 75%
Class: 5 Roof Style: GABLE
Area: 432 Eff: 432 Flooring: DIRT
Dimens: 12 x 36 Plumbing: Electrical: 2006 % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall BKENAM Fireplace: Year: 1996 Eff: 1996 Value: 2,710
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04400

File No R60411

SUBJECT	Property Address 12878 MEADOWOOD CT SE
	City JEFFERSON County MARION State OR Zip 97352
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MA	1.00	2366	228	2366	
	GBA1	GB	1.00	1728	168	1728	
		MS	1.00	432	96	2160	
	GAR	AGF	1.00	624	100	624	
	P/P	PR/PC	1.00	133	52	1959	
		CD	1.00	560	96		
		PC	1.00	986	156		
		PR	1.00	280	68		
	Net LIVABLE Area		(rounded w/ factors)			2366	
	Net BUILDING Area		(rounded w/ factors)			2160	

Comment Table 2	Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04400

File No R60411

SUBJECT

Property Address 12878 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

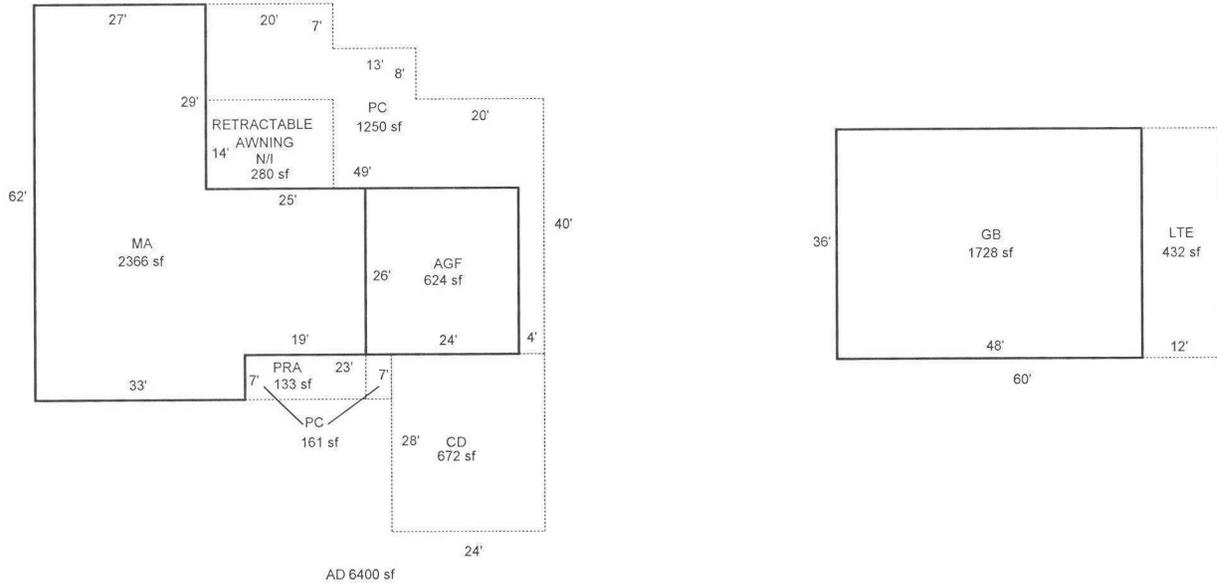
Client

Appraiser Name

R60411
093W24D 04400
SCALE=1:30



IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2366	228	2366
GBA1	GB	1.00	1728	168	2160
	LTE	1.00	432	96	
	AGF	1.00	624	100	
GAR	PC	1.00	161	60	2216
	CD	1.00	672	104	
	PC	1.00	1250	216	
	PRA	1.00	133	52	
	P/P				
Net LIVABLE Area			(rounded w/ factors)		2366
Net BUILDING Area			(rounded w/ factors)		2160

Comment Table 1

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

Comment Table 2

Comment Table 3



1992



1992



1996



R60411 GB & LTE E Side N End

4/3/2019
04/3/19



R60411 MA Front W Side S End

4/3/2019
04/3/19



R60411 MA Rear E Side S End

4/ 3/2019
04/3/19



R60411 MA Rear E Side

4/3/2019

04/3/19



R60411 GB W Side N End

4/3/2019
04/3/19