

Acct ID: 560420 MTL: 093W24D003300 Date: 8/7/25 Appr: KAC Prop Class: 401 RMV Prop Class: 401
 Situs: 12661 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100487 Year: 2025

Last Date Appraised: 04/04/2019 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: ROBBINS, MICHAEL J & ROBBINS, KRISTIE R Roll Type: R
 Cycle 64 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 470920
 RMV Land: 289830 RMV Imp: 592120 RMV Total: 881950 MAV: 470920 MSAV: 0 SAV: 0
 Comment:

Notations 25-26 cycle

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 14530 Size: 2.21 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 64 Value Source: Rural at MKT Description: RMV: 239830 Exception: Y N
 Adjustment(s): Fsoil 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: 143 + Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 3058 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 550850
 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	2386	3	FB-2	1994	1994	FP - 1, HVAC+, BATH - 2, ROOF, KIT	Y N
Basement	4 +	Finished	672	0	0	1994	1994	HVAC+	Y N
Garage Attached	4	Finished	484	0	0	1994	1994	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	3000	1994	7650	1	Y N
CONCRETE DRIVEWAY	4	440	1994	1216	1	Y N
DECK	4	602	1994	10234	1	Y N
DECK	4	602	1994	10234	1	Y N
PATIO	4	177	1994	827	1	Y N
PATIO	4	2029	1994	9485	1	Y N
ROOF EXTENSION OR PATIO COVER	4	177	1994	4363	1	Y N
ROOF EXTENSION OR PATIO COVER	4	602	1994	14839	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 64x50 RMV: 36480
 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	3200	0	0	2003	2003	FAIR ✓	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x14 RMV: 4790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

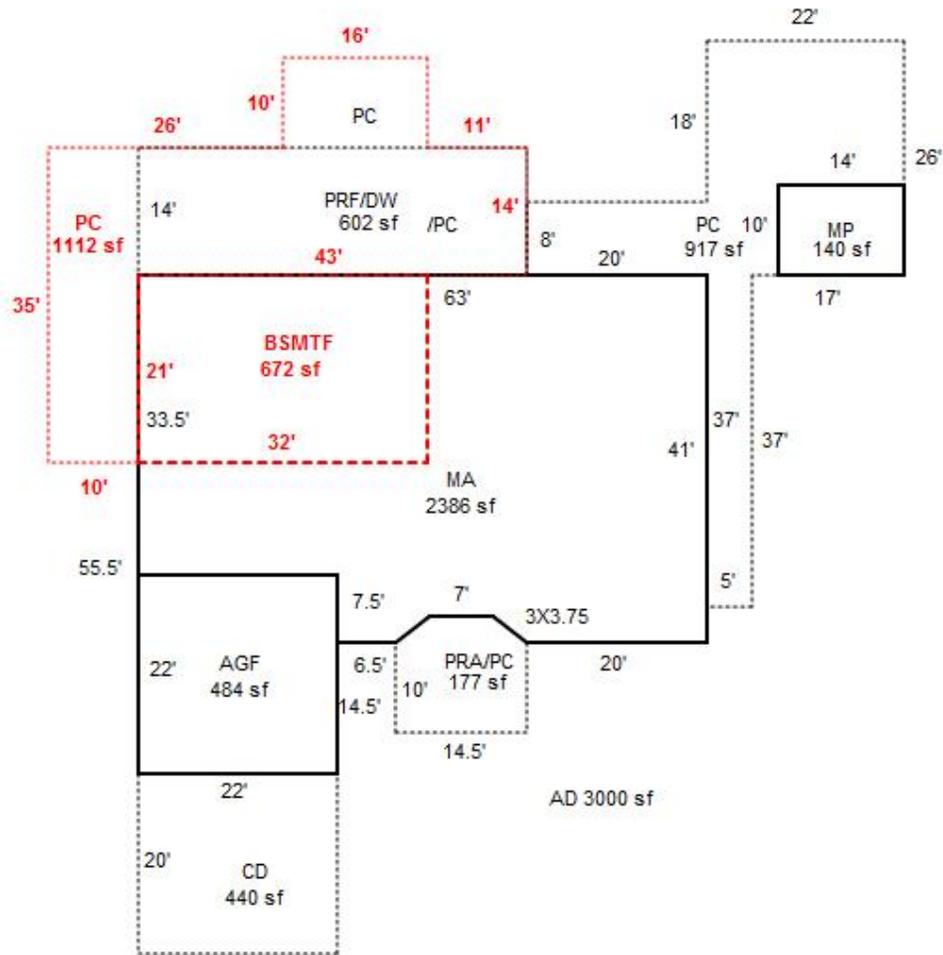
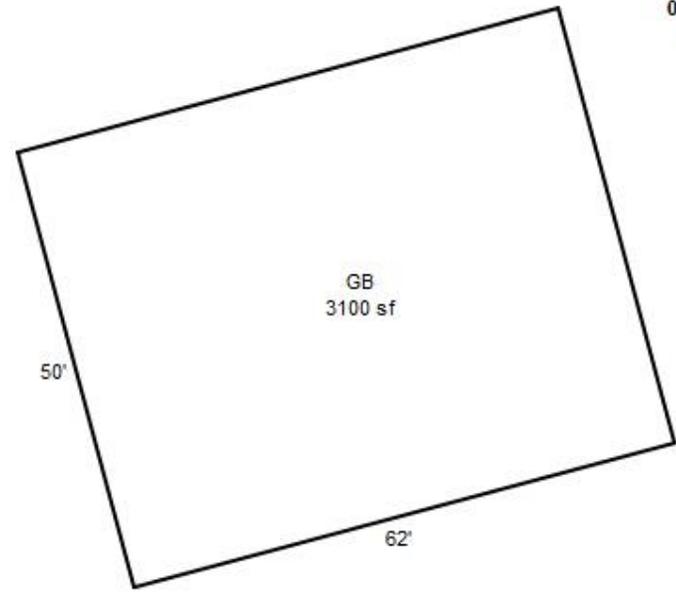
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	140	0	0	2008	2008	FAIR ✓	Y N

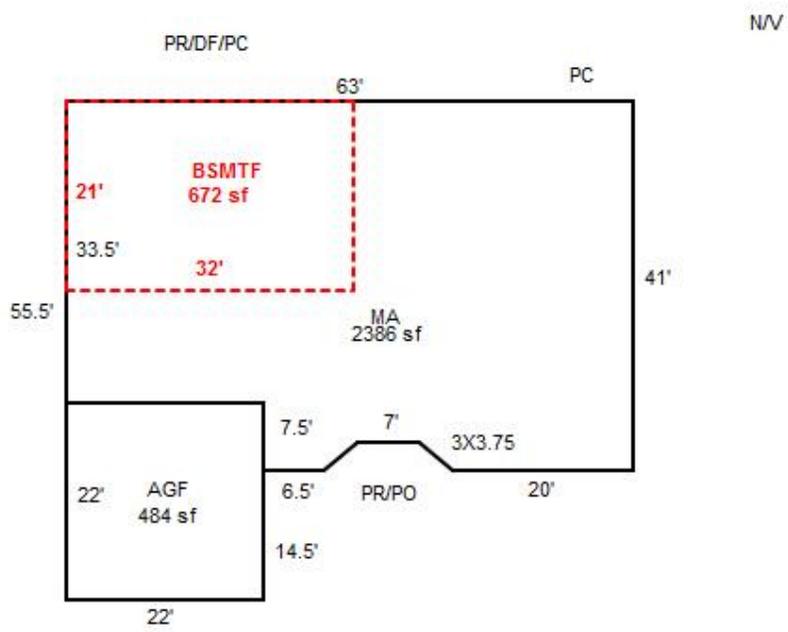
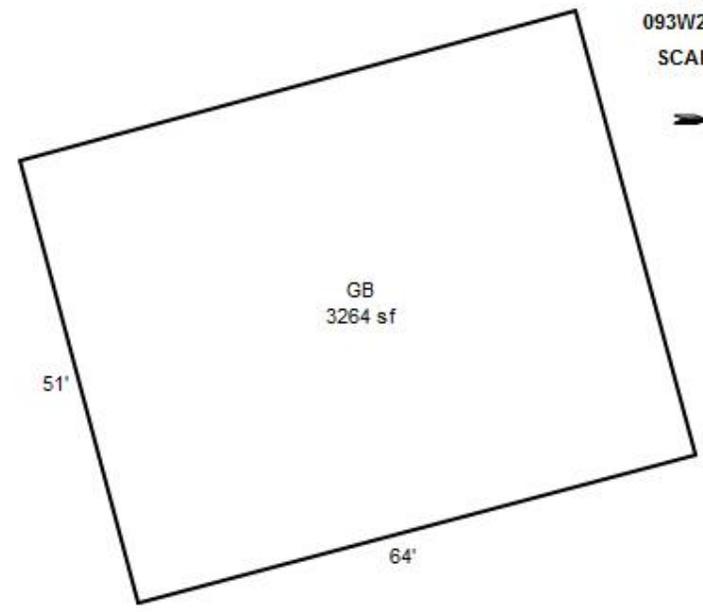
Accessories

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



R60420
093W24D 03300
SCALE=1:30





R60420 50x62 GB E Side S End 4/ 4/2019 04/4/19



R60420 MA Front E Side S End 4/ 4/2019 04/4/19



R60420 MA Front E Side N End 4/ 4/2019 04/4/19

093W24D 03300
401 01E F43
81400130

R60420

ROBBINS, MICHAEL J & KRISTIE R
2.21 Acres
12661 CENTERWOOD RD SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60420

MAP NO: 093W24D

TAX LOT: 03300

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

DATE

BY

REMARKS:

BUILDER:

CALCULATIONS:

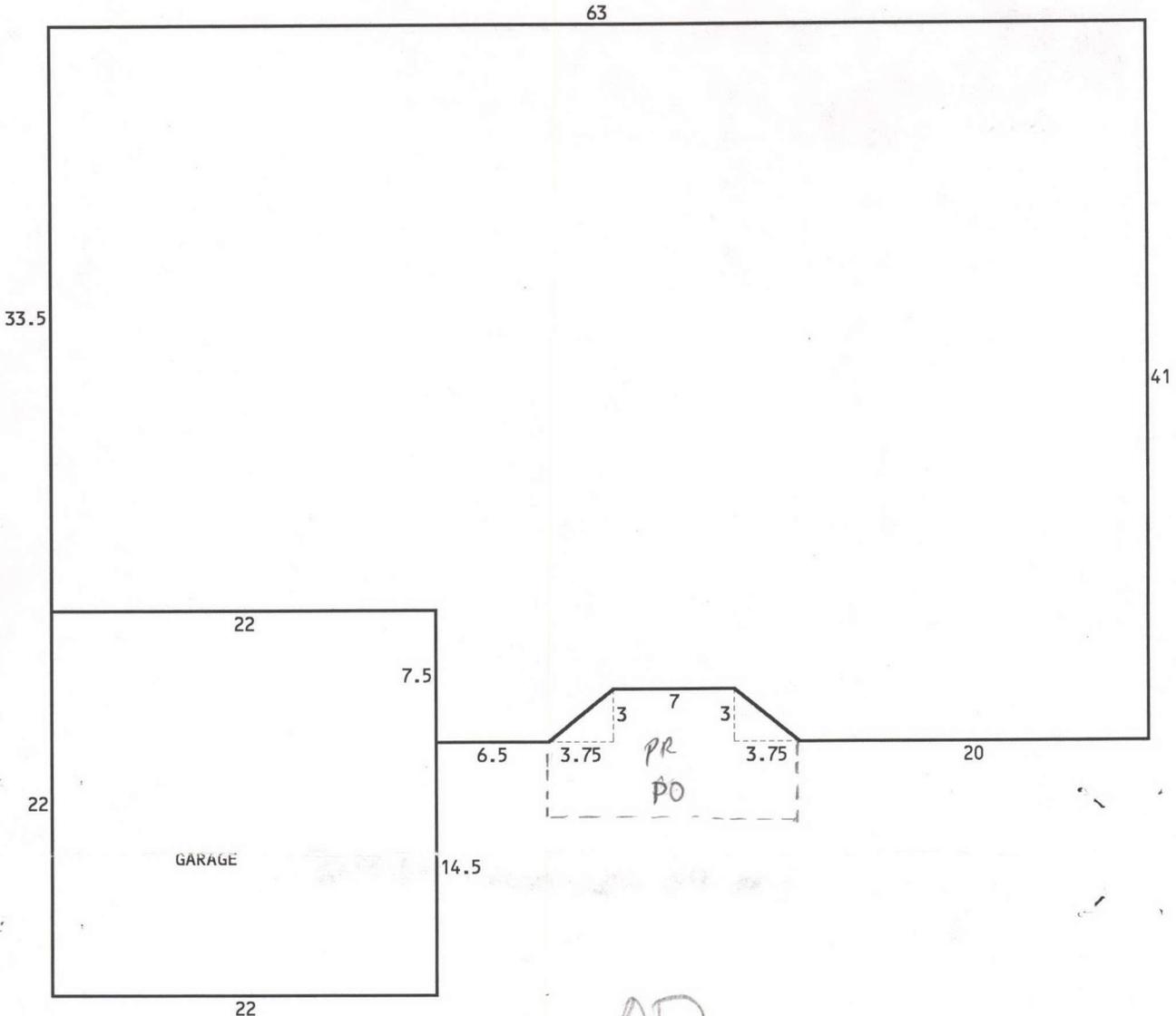
SCALE: 1" = 20'

FIRST FLOOR*

PC Down PR / DF UP

PL

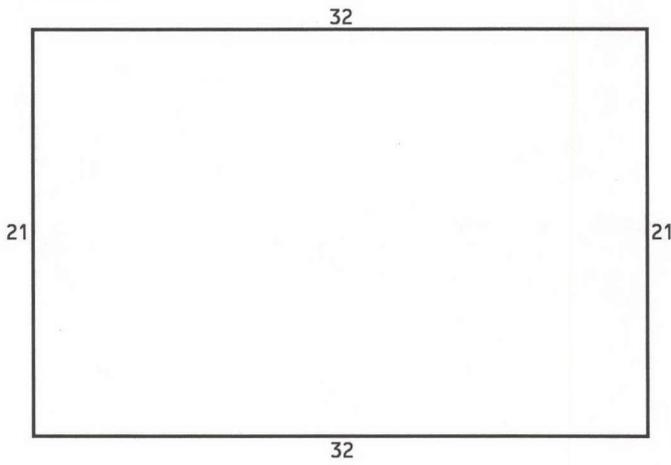
NV



CD

AD

BASEMENT*



12661 Centerwood

8-16-02 - King NOT Ver.

FIRST FLOOR*	
33.5 x 63	= 2110.5
4.5 x 41	= 184.5
3 x 8.38	= 25.13
3 x 21.88	= 65.63
Subtotal*	2385.75 SF

GARAGE	
22 x 22	= 484 SF
Total*	2385.75 SF

21 x 32 = 672 SF

* Total G.L.A. 3057.75 SF

BASEMENT*

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03300

File No R60420

Property Address 12661 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

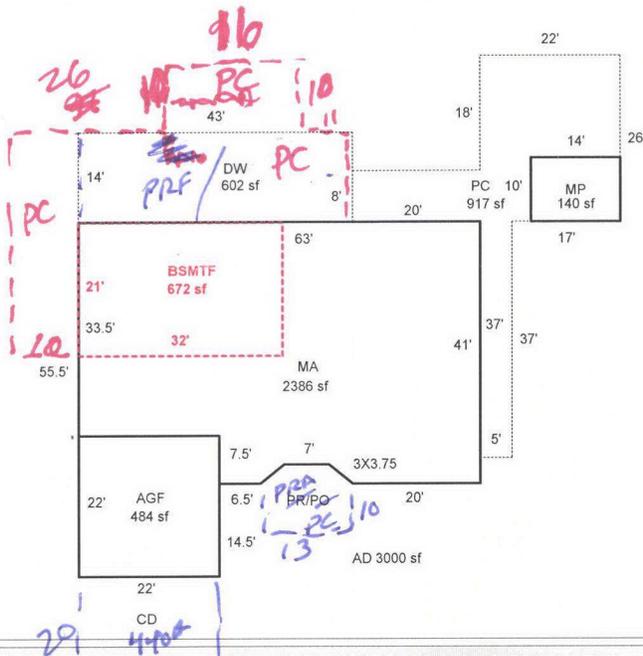
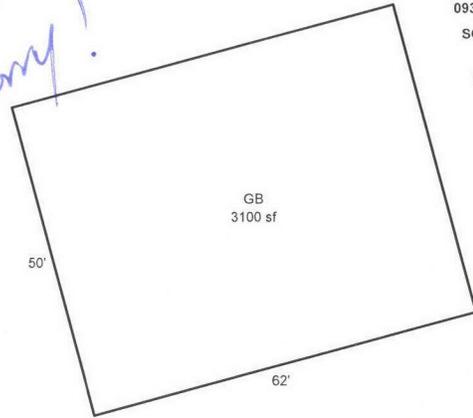
Owner

Client

Appraiser Name

*I FORGOT
A BUNCH
ON THIS ONE
Sorry!*

R60420
093W24D 03300
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2386	210	2386
GLA0	BSMTF	1.00	672	106	672
GBA1	GB	1.00	3100	224	3240
	MP	1.00	140	48	484
GAR	AGF	1.00	484	88	484
P/P	DW	1.00	602	114	1519
	PC	1.00	917	210	
Net LIVABLE Area		(rounded w/ factors)			3058
Net BUILDING Area		(rounded w/ factors)			3240

Comment Table 1

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

Comment Table 2

Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03300

File No R60420

Property Address 12661 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

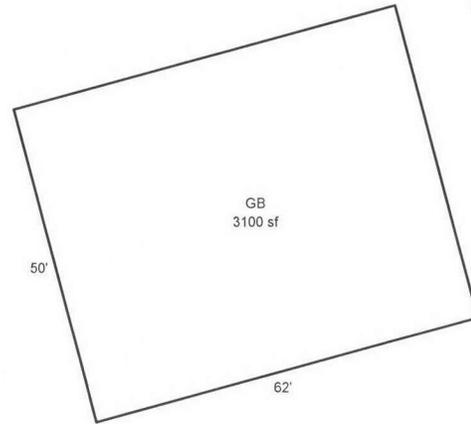
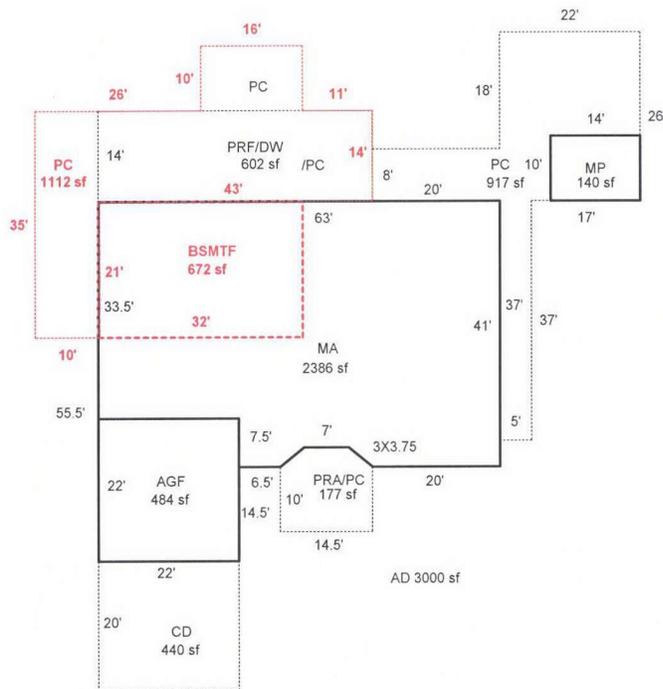
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R60420
093W24D 03300
SCALE=1:30
N

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2386	210	2386
GLA0	BSMTF	1.00	672	106	672
GBA1	GB	1.00	3100	224	
	MP	1.00	140	48	3240
GAR	AGF	1.00	484	88	484
P/P	PRF/DW	1.00	602	114	
	PC	1.00	917	210	
	PC	1.00	1112	196	
	CD	1.00	440	84	
	PRA/PC	1.00	177	51	3248
Net LIVABLE Area (rounded w/ factors)					3058
Net BUILDING Area (rounded w/ factors)					3240

Comment Table 1

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

Comment Table 2

Comment Table 3

R60420 093W24D 03300 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: 10 Date: 4-4-19

Situs Address 12661 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner ROBBINS, MICHAEL J & Pictom Other: _____

RMV Land: 227,300 RMV Imps: 363,510 RMV Total: 590,810 M50 Total: 394,420 For: 2019-2020

Notes: Please make noted changes

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F;RNG Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 2386 Eff 2386 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: HRT-H Year: 1994 Eff: 1994 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 218,290
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 672 Eff 672 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1994 Eff: 1994 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 67,020
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 484 Eff 484 Flooring:
Dimens: 22 x 22 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1994 Eff: 1994 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 30,890
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 480 Eff: 480 Flooring:
Dimens: 40 x 12 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 1997 Eff: 1997 RMV: 8,840
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 Y14A RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring: ON BACK
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 GB
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 3264 Eff: 3264 Flooring: CONC
Dimens: 64 x 51 Plumbing: Electrical: 220V % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall: 10FT;BKENAM Fireplace: Year: Eff: 1997 Value: 24,520
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R60420 093W24D 03300 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: _____ Date: _____
 Situs Address 12661 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ROBBINS, MICHAEL J & Pictom Other: _____
 RMV Land: 227,300 RMV Imps: 363,510 RMV Total: 590,810 M50 Total: 394,420 For: 2019-2020

Notes: _____

Segment	AD	CD	PC	PRA	PC	PRF	DW	MP Land
Class								6
Dim/Size	3000	20x22 440	177	177	112 97 2029	14x43 602	14x43 602	10x14 140
Foundation								FRAMES
Exter Wall								WOOD
Wall Height								8'
Inter Finish								
Roof Cover								COMP
Roof Style								GMSK
Flooring								CONC
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1994	1994	1994		1994	1994	1994	2008
Cond.								
% Good	52%							
% Comp								
Lump Sum								
Except. Code	NSW	1/0	1/0		1/0	1/0	1/0	NSW

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.21		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

Zone: AR

Date: 4/19 Clerk: Amy Routing Slip Clerk Comments: AD % Good what you wanted?

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser

4/24/19



9-22-08

51X64



565 LFN
MASSACHUSETTS

4/ 4/2019

R60420 MA Front E Side S End

04/4/19



4/ 4/2019

R60420 MA Front E Side N End

04/4/19



4/ 4/2019

R60420 50x62 GB E Side S End

04/4/19



