

Acct ID: 560421 MTL: 093W24D003400 Date: 8/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 12721 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100488 Year: 2025

Last Date Appraised: 01/20/2011 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: MARTIN, STEVE L Roll Type: R
(Cycle) Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 181350
 RMV Land: 274400 RMV Imp: 257060 RMV Total: 531460 MAV: 181350 MSAV: 0 SAV: 0
 Comment: _____

Notations 25-d6 cycle
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

Land
 Site: 1 Code Area: 14530 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 6H Value Source: Rural at MKT Description: _____ RMV: 234400 Exception: Y N
 Adjustment(s): F Soil Fire Patrol: _____ Description: _____
 Comments: 09-10: CYCLE WORK PER #44 REMOVE TREED ADJ// 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 132 Year Blt: 1989 Eff Year Blt: 1996 Sq.Ft: 2145 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 256540
 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	3	Finished	1221	0	FB-1/ HB-1	1989	1996	KIT-, ROOF, HVAC, FP - 1, BTH - 1, BATH - 1	Y N
Second Floor	3	Finished	600	1	FB-1	2006	1996	BATH+, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	324	1	0	1989	1996	HVAC, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1996	16564	1	Y N

Improvements - Accessory Buildings

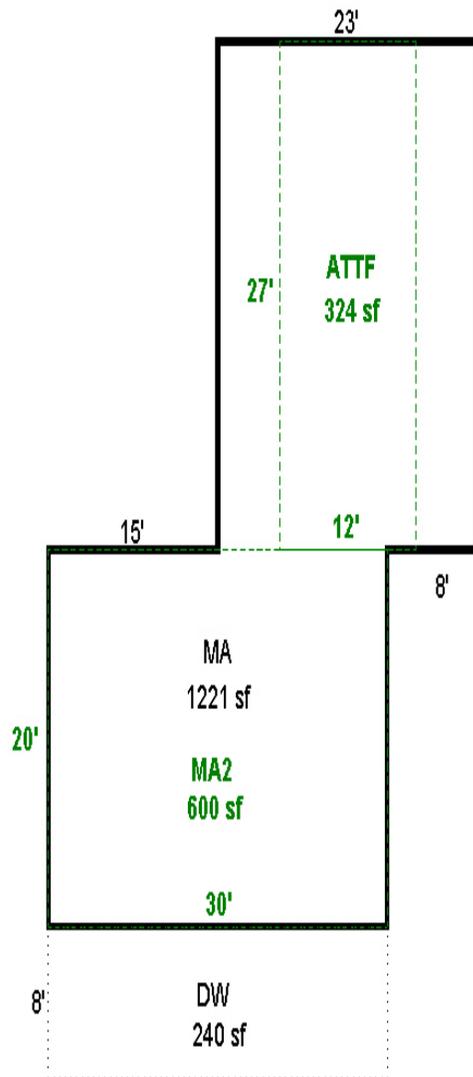
Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 112 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x8 RMV: 520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

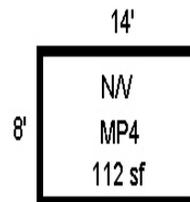
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	112	0	0	1985	1985	<u>FAIR</u>	Y N

Accessories

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



R60421
 093W24D 03400
 SCALE: 1=18.5



093W24D 03400
401 01E F31
81400130

R60421

HOARD,GERALD L

2 Acres

12721 CENTERWOOD RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

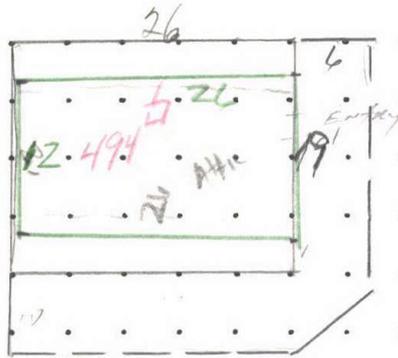
ACCT. NO.

74590-130

MAP NO.

24D-9-3W

See Apex



ft steps
cut
10
2
15
-2
-3
-2
-1
-9
2

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
3-22-89	Allan	
5-1-92	Reya	
8-16-02	King 34	
12-8-09	42	
1-20-11	42	MLU Add more 51% Comp. NV Per owner ok to make 100%.

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03400

File No R60421

SUBJECT

Property Address 12721 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

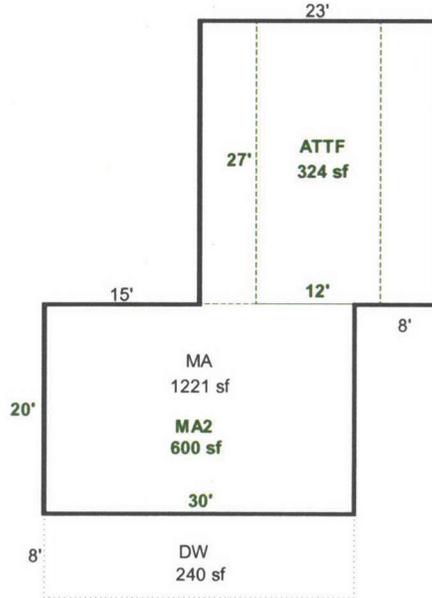
Zip 97352

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R60421
093W24D 03400
SCALE: 1=18.5

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1221	170	1221
GLA2	MA2	1.00	600	100	600
GLA3	ATTF	1.00	324	78	324
GBA1	MP4	1.00	112	44	112
P/P	DW	1.00	240	76	240

Comment Table 1

DRAWN BY BB44
UPDATED BY SH 9-24-08

Comment Table 2

Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 2145
Net BUILDING Area (Rounded w/ Factors) 112

R60421 093W24D 03400 Appr #: 42 Date 1/20/11 Prop Class 401 Prop Code F36
 Situs Address 12721 CENTERWOOD RD SE Franchise Code 42 Year For: 2011-2012
 Owner HOARD, ANGELA &

Notes: Tags Cycle Sales Verification Other:
Addition & Removal 100% Comp. Per Tag

RMV Land: **134,050** RMV Imp: **99,860** RMV Total: **233,910** M50 Total: **111,020**

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1221 Eff Area 1221
 Length Width Roof Cover ARCMP Plumbing BATH1.5 Heat BB ZONAL
 Fireplace HRTH-P Inter. Comp: DW, - Bedrooms
 Year Built 1989 Eff. Year Built 1993/1996 Cond. P F A G E
 Adj Codes RLCM3;COMPL Qty 3 % Comp 100 Func ___ Econ ___ RMV: 57,170
 Lump Sum ___ Except Code/Year MIN Comments ___

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 3 Area 324 Eff Area 324
 Length Width Roof Cover ARCMP Plumbing Heat BB ZONAL
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 1989 Eff. Year Built 1993/1996 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp 100 Func ___ Econ ___ RMV: 15,050
 Lump Sum ___ Except Code/Year MIN Comments ___

Seg.Type MA2 Seg. # 1.4 Method: R05 Class 3 Area 600 Eff Area 600
 Length Width Roof Cover ARCMP Plumbing BATH1;JETTUB Heat BB ZONAL
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 2006 Eff. Year Built 2006/1996 Cond. P F A G E
 Adj Codes RLCM3;COMPL Qty 3 % Comp 100 Func ___ Econ ___ RMV: 23,640
 Lump Sum ___ Except Code/Year MIN Comments ___

Accessory Improvements

Seg.Type YI3A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum ___ Except Code/Year MC Comments ___

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F;N Class 4 Area 112 Eff Area 112
 Length 14 Width 8 Foundation POST Ex. Wall WOOD;6FT Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year MC Comments ___

R60421 093W24D 03400 Appr #: 42 Date 1/20/11 Prop Class 401 Prop Code F36
 Situs Address 12721 CENTERWOOD RD SE Franchise Code 42 Year For: 2011-2012
 Owner HOARD, ANGELA &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 134,050 RMV Imp: 99,860 RMV Total: 233,910 M50 Total: 111,020

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	2.00		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

Date 2-8-11 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response 2/22/11
- Reviewed by lead appraiser/comments _____

401

44

Assessor Monthly Issued Permit Report

PERMIT#: 06-04898

STATUS: ISSUED

APP TYPE: RESCOMBO

APPLIED: 7/11/2006

CLASS:

ISSUED: 8/10/2006

OCC: 7

EXPIRES: 2/10/2007

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 093W24D 03400 R60421

MANF DEALER:

ADDRESS: 12721 CENTERWOOD RD SE JF

MANF DATE:

ACRES: 2

WIDTH:

SUBDIV: SOUTHVIEW WOODS

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

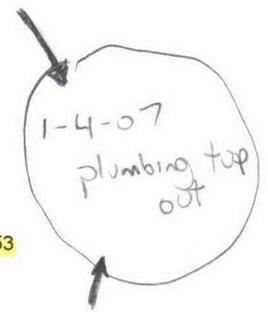
CONST TYPE:

RELATIONSHIP	NAME
APPLICANT	HOARD, ANGELA

ADDRESS	PHONE
12721 CENTERWOOD RD SE JEFFERSON OR 97352	541-327-7753

OWNER	NAME
OWNER	HOARD, ANGELA

12721 CENTERWOOD RD SE JEFFERSON OR 97352



WORK DESC: RC: EL4 BR CKTS, MECH: PELLET STOVE, PLUB 6 FIX, 100 RD, SFD ADDITION 2 BDRM, LIVINGRM, 1 1/2 BATHS

VALUATION: \$108,720.00

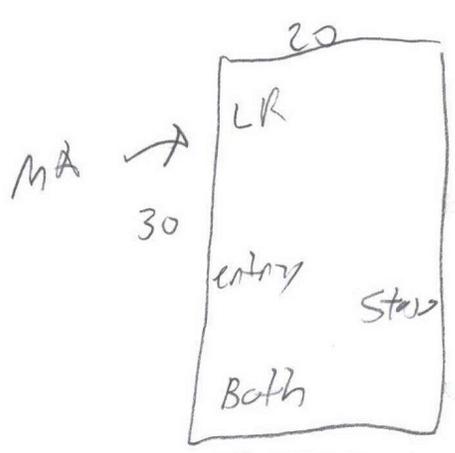
STORIES: 1

SQUARE FEET

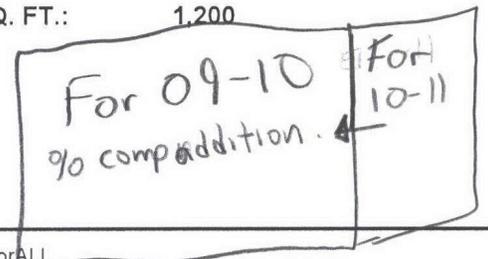
1ST FLOOR:	600
2ND FLOOR:	600
3RD FLOOR:	0
BASEMENT:	0
OTHER:	0
GARAGE:	0

TOTAL SQ. FT.: 1,200

- framing
- Roof
- foundation



20x30



Percent Complete Form

Account # R60421

Per Owner

	No Basement		Basement	
	%Item	%Sum	%Item	%Sum
- Plans/Survey	3%	3%	3%	3%
- Excavation	2%	5%	4%	7%
- Foundation	3%	8%	10%	17%
- Framing	14%	22%	16%	33%
- Trusses	7%	29%	7%	40%
- Roofing	7%	36%	7%	47%
- Windows/Ext. Doors	7%	43%	6%	53%
Siding - <i>Front missing</i>	5% ✓	48%	5%	58%
Plumbing Rough-in	4%	52%	3%	61%
Electrical Rough-in	3%	55%	2%	63%
Heating Rough-in	2%	57%	1%	64%
Heating Unit	-1%	58%	1%	65%
- Insulation	3%	61%	2%	67%
- Drywall (finished)	5%	66%	4%	71%
- Paint Interior	2%	68%	2%	73%
Paint Exterior <i>no 11 12</i>	- 2%	70%	2%	75%
- Cabinets	6%	76%	5%	80%
- Electrical Fixtures	3%	79%	2%	82%
✓ Plumbing Fixtures <i>Just tubs</i>	4%	83%	3%	85%
✓ Floor Coverings & Countertops <i>- 5</i>	7%	90%	6%	91%
✓ Interior Trim Carpentry	7%	97%	6%	97%
✓ Porch/Entry/Stoop	2%	99%	2%	99%
✓ Finish Grade	1%	100%	1%	100%

APPRAISER	DATE	YR FOR	% COMP.
<u>44</u>	<u>3-29-07</u>	<u>07-08</u>	<u>36 / 68</u>
<u>44</u>	<u>12-17-07</u>	<u>08-09</u>	<u>60 / 76</u>
<u>44</u>	<u>12-29-08</u>	<u>09-10</u>	<u>81 / 89</u>
<u>42</u>	<u>12-8-09</u>	<u>10-11</u>	<u>n/c / n/c</u>
<u>42</u>	<u>1-20-10</u>	<u>11-12</u>	<u>100 / 100</u>

Addition overall

APPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST HOLE NUMBER.

REMEMBER THIS IS MERELY A GUIDE.

11-2004

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R60421 093W24D 03400

Imp 1 Of 2

Owners Name: HOARD,ANGELA &

Nbhd:SW.RUR

Living Area/Value : 2,145 / \$95,860

- | | | | |
|-----------------|---|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$99,860 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$99,860 |
| 6. Comment | : 10-11: PER #42 CORRECT INV ONLY, PROJECT STALLED// 09-10: PER # | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1221+	R05	\$57,170
S2	ATTF - ATTIC FINISHED	3	324+	R05	\$15,050
S3	YI3A - YARD IMP'S; CLASS		1	R05	\$4,000
S4	MA2 - MAIN AREA 2ND FL --	3	600+	R05	\$23,640

Enter 'C' To Display Improvement Segment Totals

T-Trend

CM-Comment

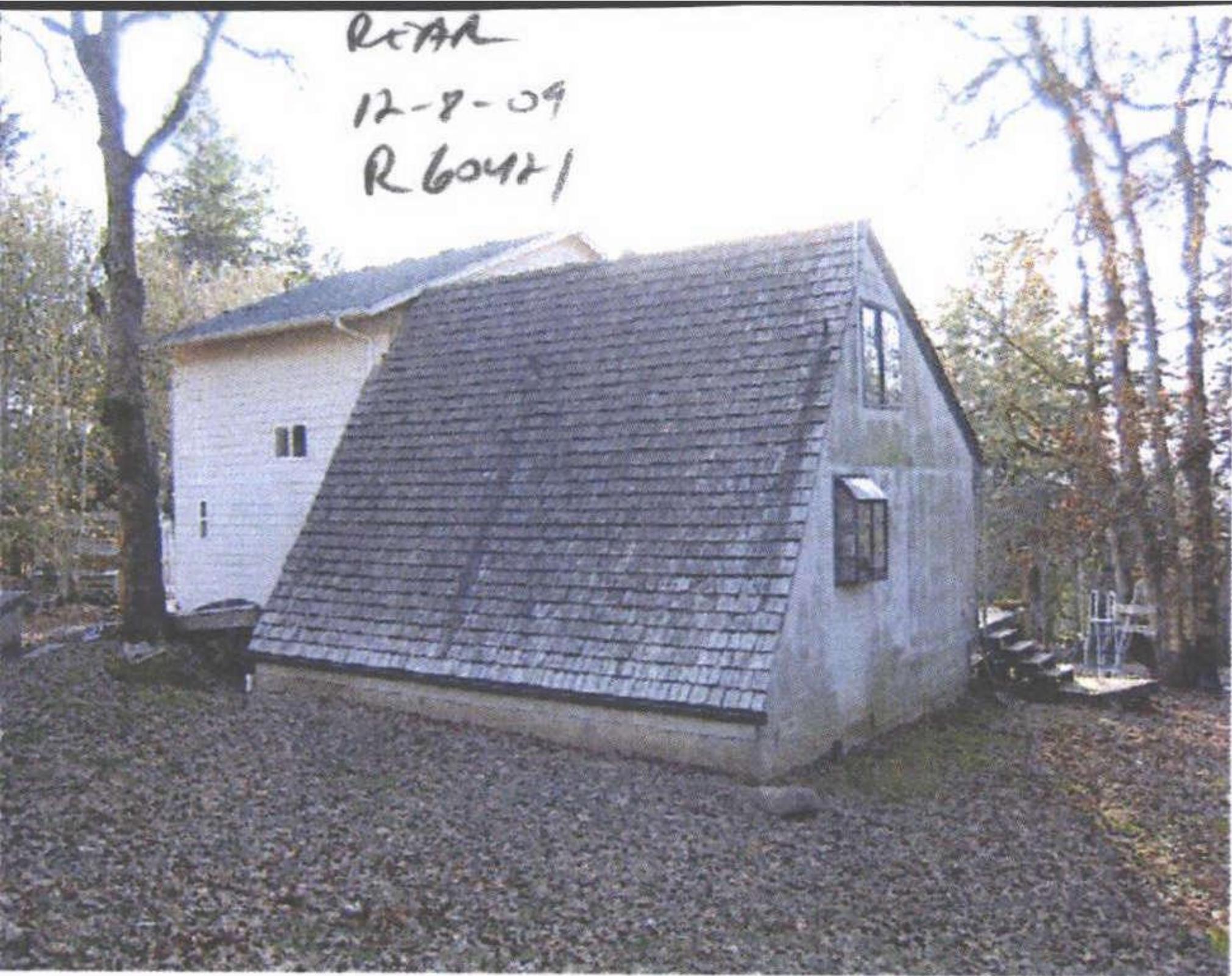
S*-Add Seg

(.) More

REAR

12-8-09

R 60421





R60921 12/8/09



