

Acct ID: 560422 MTL: 093W24D003500 Date: 8/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 12801 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100489 Year: 2025

8/13/25

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: AARSETH, ROBERT L & AARSETH, BONNIE L Roll Type: R

Cycle 3 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 341260

RMV Land: 316060 RMV Imp: 421440 RMV Total: 737500 MAV: 341260 MSAV: 0 SAV: 0

Comment:

**Notations** 25-06 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: 2.26 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: GH Value Source: Rural at MKT Description: RMV: 276060 Exception: Y N  
 Adjustment(s): VWGR FSoil 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: 143 Year Blt: 1973 Eff Year Blt: 1991 Sq.Ft: 2973 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 421440  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

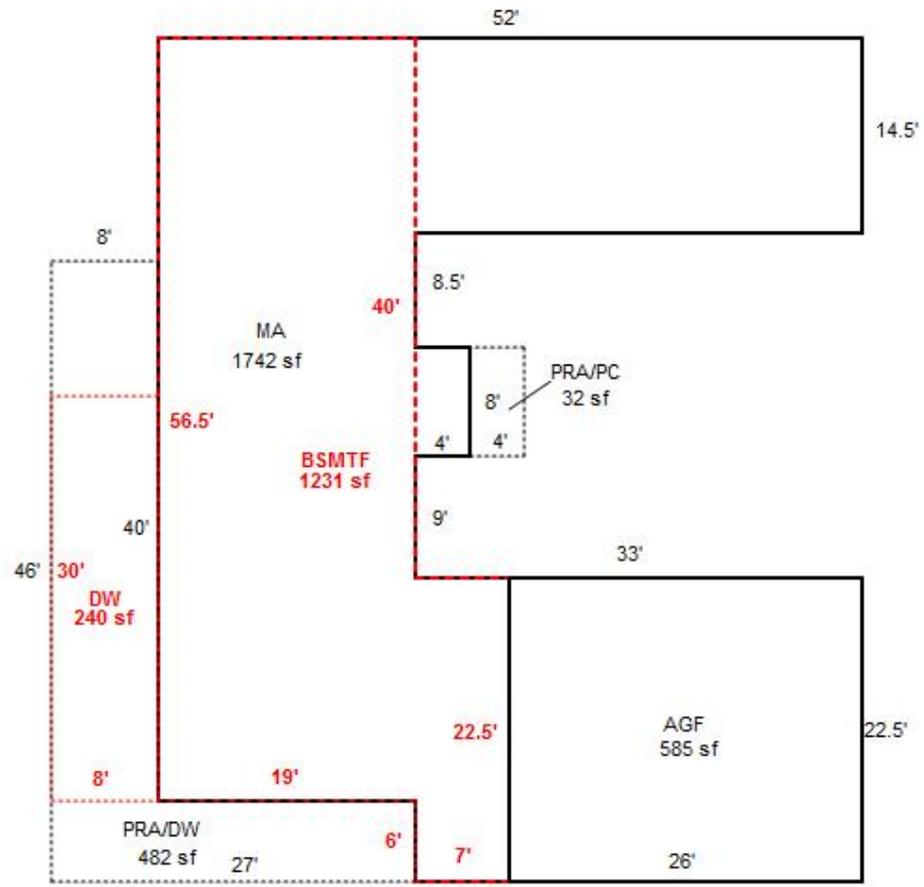
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1742	2	FB-1	1973	<u>1991</u>	KIT-, ROOF, FP - 2, HVAC+, BATH - 1	Y N
Basement	4	Finished	1231	2	FB-1	1973	<u>1991</u>	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	585	0	0	1973	<u>1991</u>	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	1800	1993	4590	1	Y N
DECK	4	240	1973	3960	1	Y N
DECK	4	482	1973	7953	1	Y N
PATIO	4	32	1973	132	1	Y N
ROOF EXTENSION OR PATIO COVER	4	32	1973	696	1	Y N
ROOF EXTENSION OR PATIO COVER	4	482	1973	10484	1	Y N

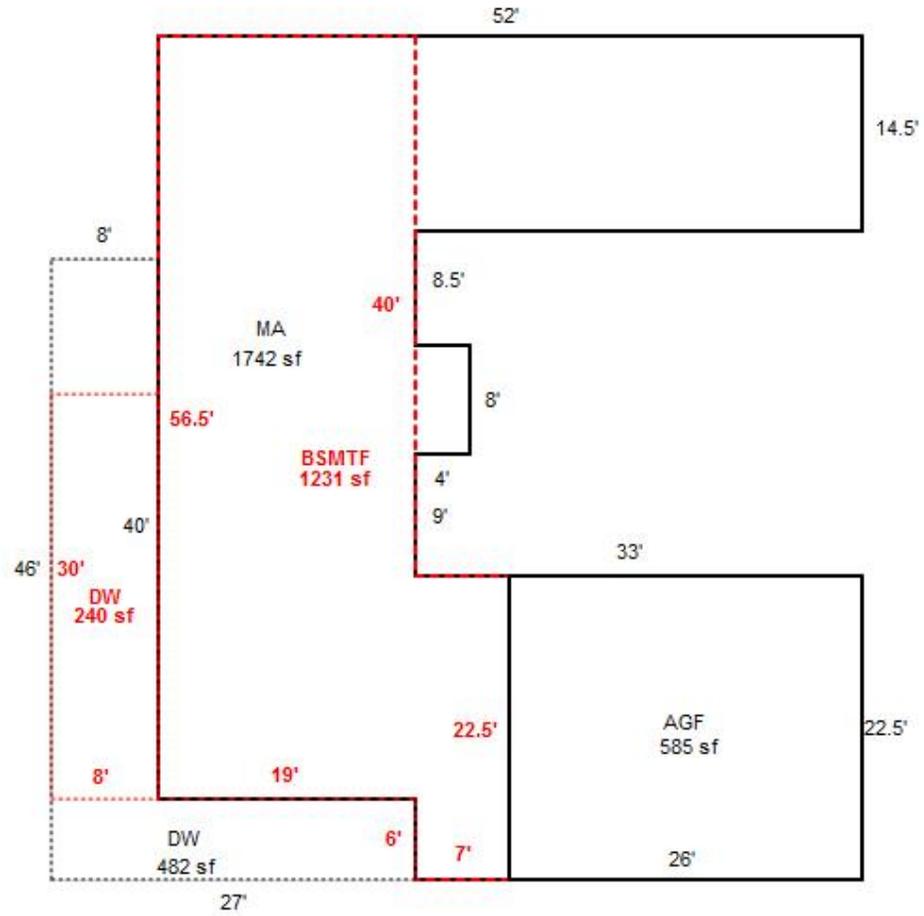
**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



AD

R60422  
093W24D 03500  
SCALE=1:20





4/3/2019  
04/3/19  
R60412 MA SW Corner



4/3/2019  
04/3/19  
R60422 NV-NI Shelter



4/3/2019  
04/3/19  
R60422 MA Rear W Side



4/3/2019  
04/3/19  
R60422 MA-AGF SE Side



4/3/2019  
04/3/19  
R60422 MA Front E Side



4/3/2019  
04/3/19  
R60433 MA N Side



4/3/2019  
04/3/19  
R60422 MA-AGF S Side



4/3/2019  
04/3/19  
R60422 Entrance

093W24D 03500  
401 01E F43  
81400130

R60422

AARSETH,ROBERT L & BONNIE L  
2.26 Acres  
12801 CENTERWOOD RD SE  
1/30/02



# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03500

File No R60422

Property Address 12801 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

Client

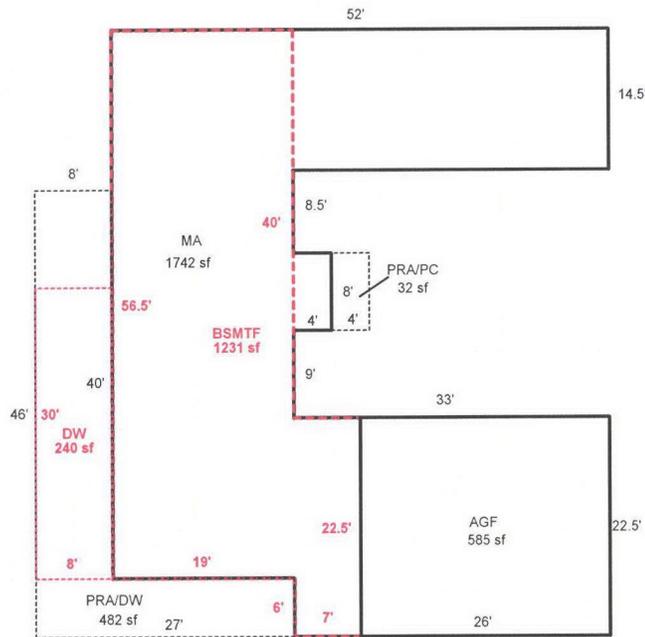
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

SHELTER N/I

R60422  
093W24D 03500  
SCALE=1:20



AD

*1800 sq ft*

Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1742	251	1742
GLA0	BSMTF	1.00	1231	177	1231
GAR	AGF	1.00	585	97	585
P/P	PRA/DW	1.00	482	146	
	DW	1.00	240	76	
	PRA/PC	1.00	32	24	754
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>2973</b>

### Comment Table 1

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

### Comment Table 2

### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03500

File No R60422

Property Address 12801 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

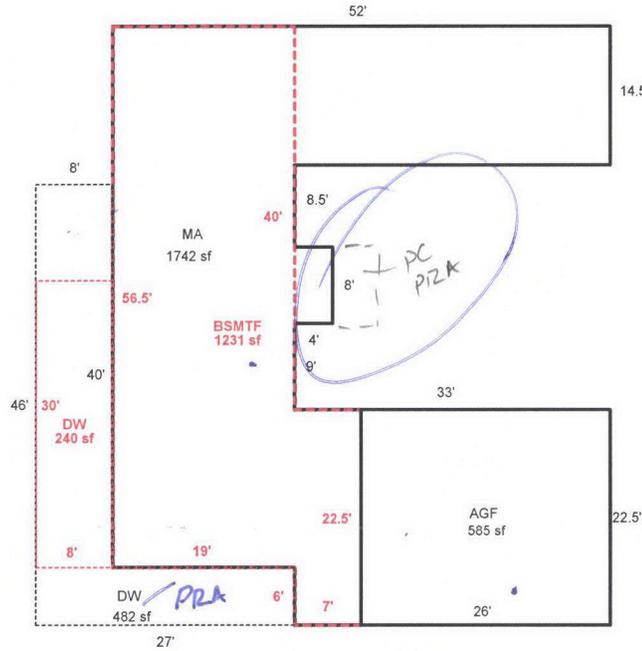
Owner

Client

Appraiser Name

XIV  
 NI  
 5/13/2012

R60422  
093W24D 03500  
SCALE=1:20



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1742	251	1742
GLA0	BSMTF	1.00	1231	177	1231
GAR	AGF	1.00	585	97	585
P/P	DW	1.00	482	146	
	DW	1.00	240	76	722
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>2973</b>

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19

### Comment Table 2

### Comment Table 3

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

R60422 093W24D 03500 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 12801 CENTERWOOD RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner AARSETH,ROBERT L &  Pictom Other: \_\_\_\_\_

RMV Land: 254,710 RMV Imps: 282,280 RMV Total: 536,990 M50 Total: 285,830 For: 2019-2020

Notes: Please make noted changes

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 1742 Eff 1742 Flooring:  
Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: HP Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: DBL-E Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 145,280  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 BSMTF RESIDENTIAL**  
Method: R05 Roof Cover: Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 1231 Eff 1231 Flooring:  
Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: HP Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 91,550  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.3 AGF RESIDENTIAL**  
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 585 Eff 585 Flooring:  
Dimens: 26 x 22 Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 31,500  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.4 Y14A RESIDENTIAL**  
Method: R05 Roof Cover: *on back* 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: 13,950  
AddFactor1: AddFactor2: AddFactor3: L/S: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_

**Out Buildings**

R60422 093W24D 03500 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 12801 CENTERWOOD RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner AARSETH, ROBERT L &  Pictom Other: \_\_\_\_\_

RMV Land: 254,710 RMV Imps: 282,280 RMV Total: 536,990 M50 Total: 285,830 For: 2019-2020

Notes: \_\_\_\_\_

Segment	CD AD	DW	PRA	DW (BSMNT LEVEL)	PC	PRA	Land
Class		482 <sup>2</sup>	482 <sup>2</sup>				
Dim/Size	1800			240 <sup>2</sup>	4x8 32	4x8 32	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.	<i>uses farm depreciation</i>						
Yr Blt	1993						
Eff Yr	<del>1908</del> ?	1973	1973	1973	1973	1973	
Cond.							
% Good	50%						
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	1/0	1/0	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.26	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDF.RUR			

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

Zone: AR

Date: 4/19 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

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

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

*610  
4/24/19*





R60422 Entrance

4/3/2019

04/3/19



Tahoe

4/3/2019

04/3/19

R60422 NV-NI Shelter



R60422 MA Rear W Side N End

4/3/2019  
04/3/19



4/3/2019

R60422 MA N Side

04/3/19



R60422 MA SW Corner

4/3/2019

04/3/19



R60422 MA-AGF S Side

4/3/2019  
04/3/19



**R60422 MA-AGF SE Side**

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



R60422 MA Front E Side

4/ 3/2019  
04/3/19