

Acct ID: 560423 MTL: 093W24D005200 Date: 8/4/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401  
 Situs: 12831 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100490 Year: 2025

Last Date Appraised: 09/14/2018 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: WOODBRIDGE, MATTHEW A & Roll Type: R  
 Cycle 25-26 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 296030  
 RMV Land: 306520 RMV Imp: 269840 RMV Total: 576360 MAV: 296030 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: 2.08 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT 4HS .28 Description: RMV: 256520 Exception: Y N  
 Adjustment(s): VWAR 6H 1.80 F Soil 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: 142 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1684 % Complete: 100  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 260210  
 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	994	1	FB-1	1976	1976	FP - 1, ROOF, KIT+, BATH - 1, HVAC	Y N
Attic	4	Finished	690	2	FB-1	1976	1976	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	600	0	0	1976	1976	ROOF	Y N

**Accessories**

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

Bldg: 2 Code Area: 14530 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 9630  
 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  
 No floor data available MOVE TO MA

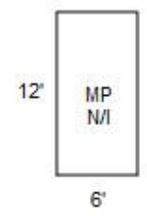
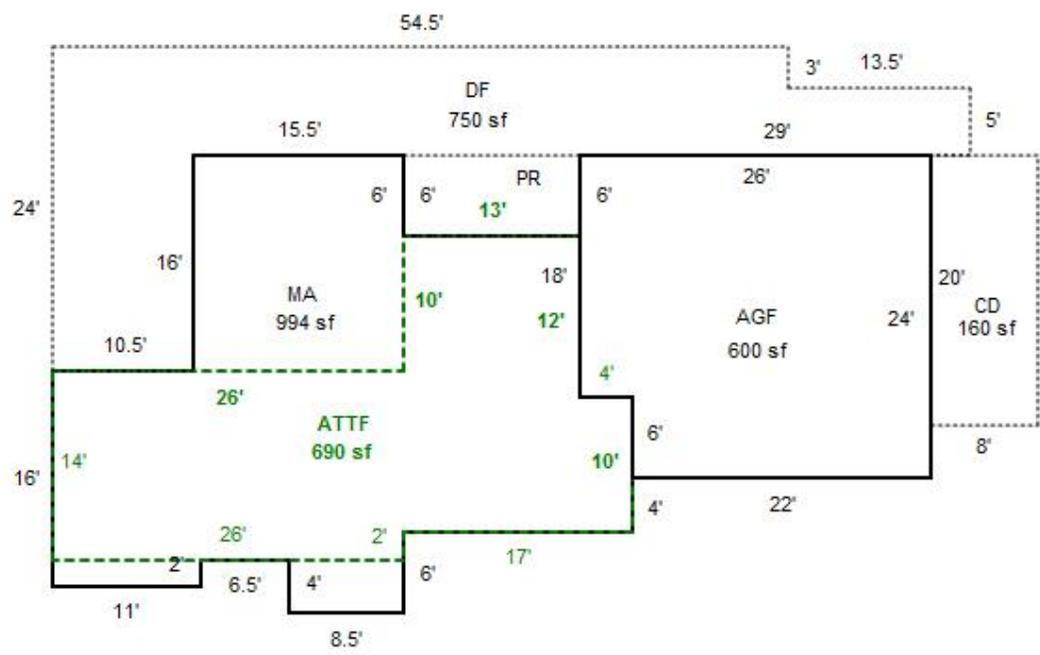
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	0	9630	1	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

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SCALE=1:20





R60423  
MA,ATTF,AGF BACK

9/14/18



R60423

MA, ATTF, AGF

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R60423  
MP N/I

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093W24D 05200  
401 01E F42  
81400130

R60423

ALAN MUDGE & DONNA GERTEN LIV TR&  
2.08 Acres  
12831 CENTERWOOD RD SE  
1/30/02



# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05200

File No R60423

Property Address 12831 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

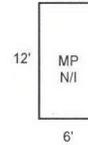
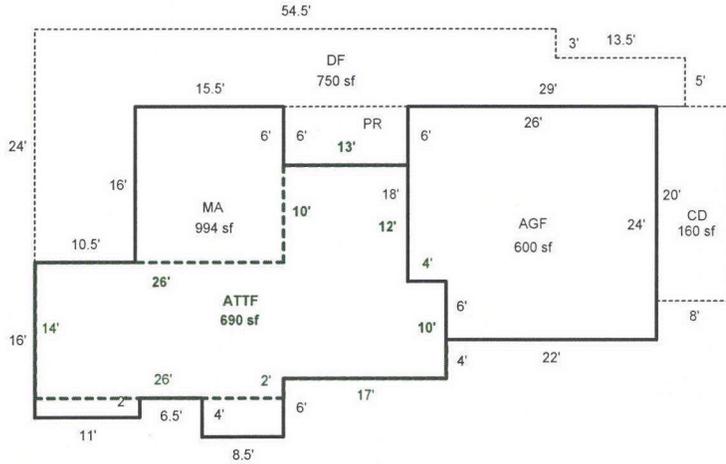
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

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SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	994	158	994
GLA2	ATTF	1.00	690	134	690
GAR	AGF	1.00	600	100	600
P/P	DF	1.00	750	196	
	PR	1.00	78	38	
	CD	1.00	160	56	988

#### Comment Table 1

DRAWN BY JRONDEMA 9/21/18

#### Comment Table 2

#### Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1684

R60423 093W24D 05200 Prop Class: 401 Prop Code: F42 Fran: 24 Appr #: 24 Date: 9-14-18

Situs Address 12831 CENTERWOOD RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner WOODBRIDGE, MATTHEW A &  Pictom Other: \_\_\_\_\_

RMV Land: 243,040 RMV Imps: 211,000 RMV Total: 454,040 M50 Total: 240,720 For: 2018-2019

Notes: CHANGE AS NOTED

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: METAL Int Comp: DSP;DW;H&F;RNG Adj: RLCM4  
Class: 4 Roof:  
Area: 994 Eff 994 Flooring:  
Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: FA Bedrooms: 1 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: HRTH-P Year: 1976 Eff: 1976 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 106,880  
Exc Code: \_\_\_\_\_ Comment/Adj: NIC L/S: \_\_\_\_\_

**Seg: 1.2 ATTF RESIDENTIAL**  
Method: R05 Roof Cover: Int Comp: Adj: RLCM4  
Class: 4 690 690 Roof:  
Area: 768 768 Eff 768 Flooring:  
Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: FA Bedrooms: 2 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1976 Eff: 1976 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 51,770  
Exc Code: I/O Comment/Adj: update area L/S: \_\_\_\_\_

**Seg: 1.3 AGF RESIDENTIAL**  
Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM4  
Class: 4 Roof:  
Area: 613 613 Eff 613 Flooring:  
Dimens: 600 x 600 Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 1976 Eff: 1976 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 37,350  
Exc Code: I/O Comment/Adj: update area L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.4 Y14 A 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: 15,000  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: \_\_\_\_\_ Comment/Adj: INC DF 750 #, CD 8X20 PR 6X13 L/S: \_\_\_\_\_

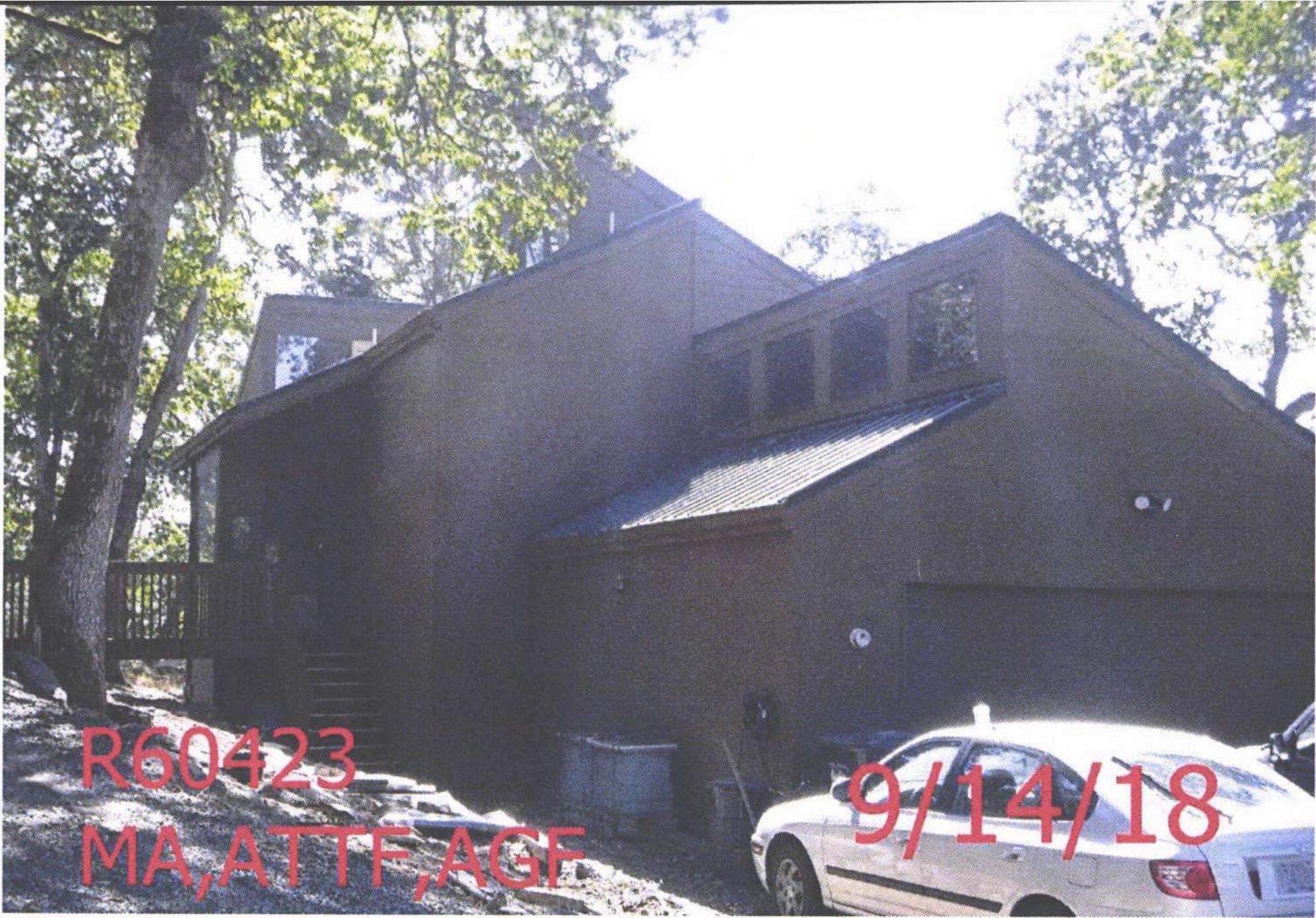
**Out Buildings**











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MA, ATTF, AGF

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MP N/I

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MA, ATTF, AGF BACK

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