

Acct ID: 560424 MTL: 093W24D005100 Date: 8/4/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401
 Situs: 12851 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100491 Year: 2025

Last Date Appraised: 09/14/2018 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: WOLLSLAIR, MIKKEL T & WOLLSLAIR, LUCIA M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 206670
 RMV Land: 316240 RMV Imp: 338360 RMV Total: 654600 MAV: 206670 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: 2.48 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT 4HD .16 Description: RMV: 266240 Exception: Y N
 Adjustment(s): VWAR 6H 2-32 F50:1 Fire Patrol: Description:
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT /03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 14530 Stat Class: 144 - Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1106 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 305910
 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	744	1	FB-1	2000	2000	BATH - 1, KIT-, HVAC, ROOF	Y N
Second Floor	4 -	Finished	362	1	FB-1/ HB-1	2000	2000	HVAC, BTH - 1	Y N
Basement	4 -	Unfinished	744	0	0	2000	2000		Y N
Garage Detached	4	Unfinished	864	0	0	2000	2000	ROOF	Y N

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

Bldg: 3 Code Area: 14530 Stat Class: 107 Year Blt: Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 28250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
 No floor data available MOVE TO MA

Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 YARD IMPROVEMENTS AVERAGE 4 1 2000 28248 1 Exception: Y N

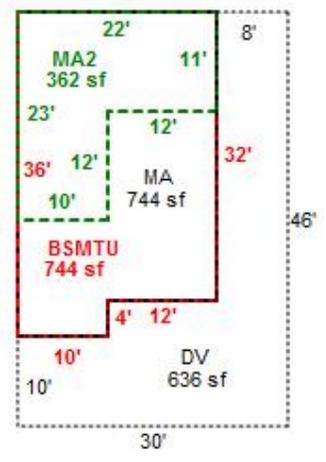
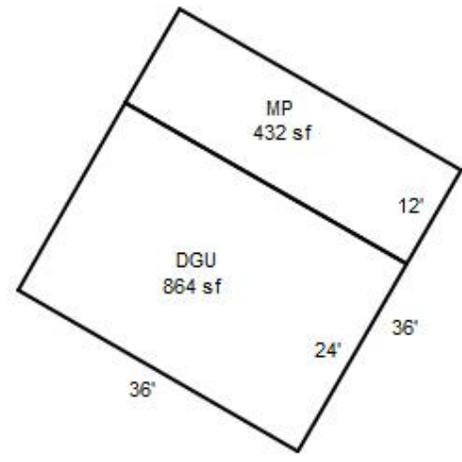
Improvements - Accessory Buildings
 Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 432 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x36 RMV: 4200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	432	0	0	2005	2005	<u>FAIR</u>	Y N

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

R60424
093W24D 05100
SCALE=1:30





R60424
DGU

9/14/18



R60424

MA, MA2, BSMTU

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R60424
MA, MA2

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VIEW

9/14/18

093W24D 05100

R60424

401 01E F00S

81400130

WOLLSLAIR, MIKKEL T & LUCIA M

2.48 Acres

1/30/02

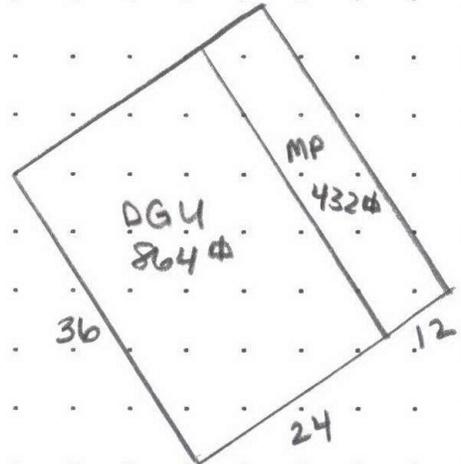
R60424 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74590-160

MAP NO: 24D-9-3W

TAX LOT: 5100

Center Wind Rd

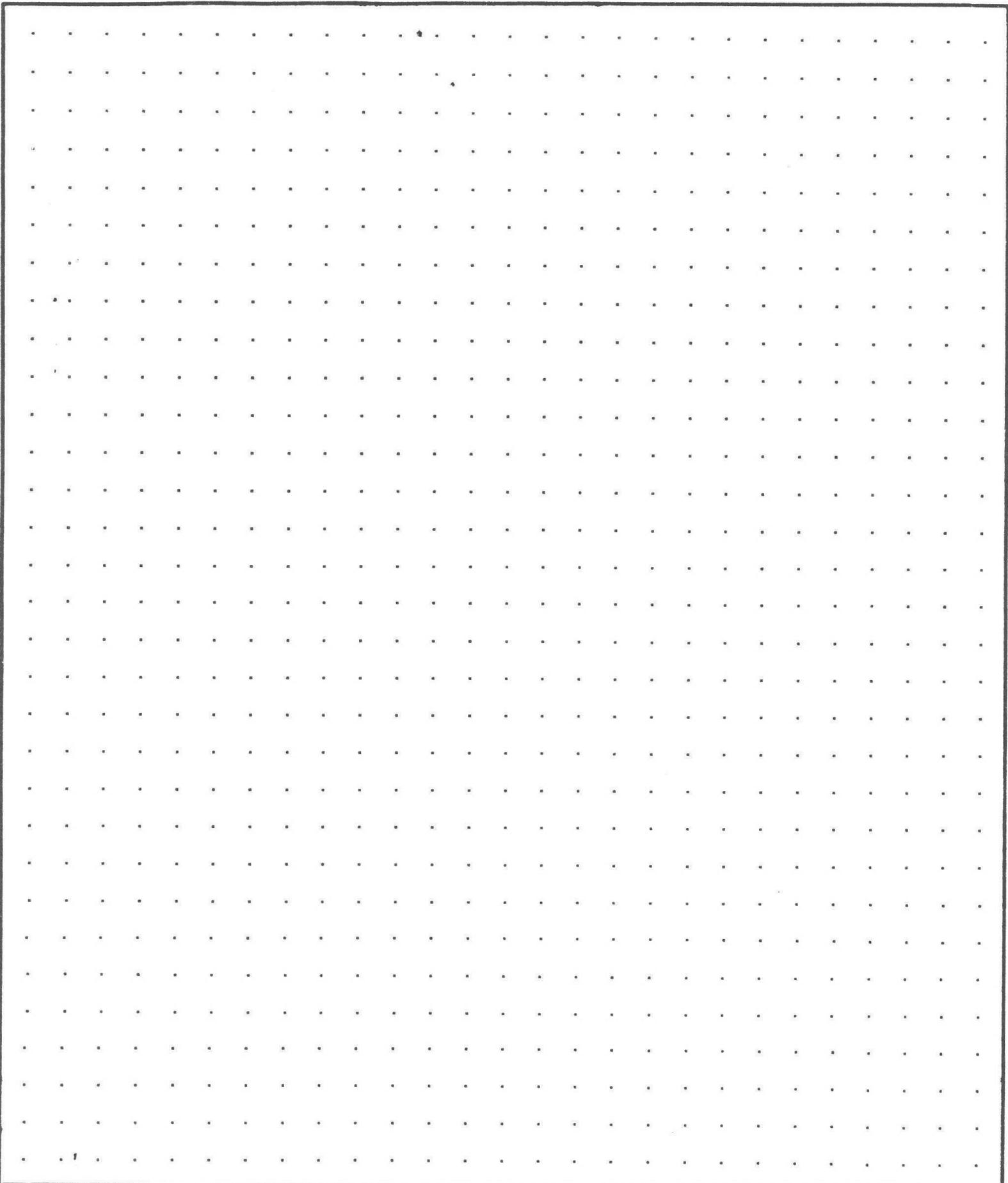


CALCULATIONS:

SCALE: 1" = 20'

$$\begin{aligned} \text{GAR} &= (24 \times 36) = 864 & 2577 & 11422 \\ & & 10 \times 12 & = 362 \\ 1st \text{ fl} & (22 \times 32) + (4 \times 10) = 744 \\ \text{BSMT} & (12 \times 32) = 384 + (10 \times 36) = 744 \end{aligned}$$

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 12851 Center Wind Rd	SALES		
DATE	BY	REMARKS:	BUILDER:	Date	Amt.	
2-20-200	Rey 10					
8-20-02	King ³⁴					
9-14-18	24	N/V Cycle				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05100

File No R60424

Property Address 12851 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

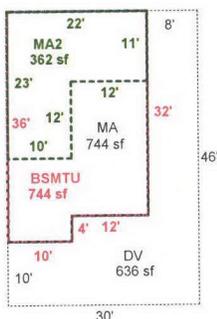
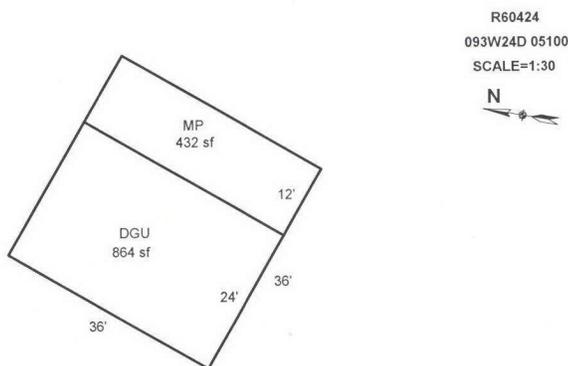
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	744	116	744
GLA2	MA2	1.00	362	90	362
GBA1	MP	1.00	432	96	432
BSMT	BSMTU	1.00	744	116	744
GAR	DGU	1.00	864	120	864
P/P	DV	1.00	636	152	636
Net LIVABLE Area (rounded w/ factors)					1106
Net BUILDING Area (rounded w/ factors)					432

Comment Table 1

DRAWN BY JRONDEMA 9/21/18

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R60424 093W24D 05100 Prop Class: 401 Prop Code: F45 Fran: 24 Appr #: 24 Date: 9-14-18
 Situs Address 12851 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner WOLLSLAIR, MIKKEL T & Pictom Other: _____

RMV Land: 253,440 RMV Imps: 244,110 RMV Total: 497,550 M50 Total: 168,080 For: 2018-2019

Notes: Update Inv

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: Arcomp Int Comp: DW;H&F Adj: RLCM4;R4-QLTY
 Class: 4 Roof: _____
 Area: 864 Eff 864 Flooring: _____
 Dimens: 744 x 744 Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: _____ Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 2000 Eff: 2000 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 100,690
 Exc Code: I10 Comment/Adj: Mistake in input, update area L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM4;R4-QLTY
 Class: 4 Roof: _____
 Area: 362 Eff 362 Flooring: _____
 Dimens: _____ x _____ Plumbing: BATH.5 Electrical: _____ Qty: _____
 Found: _____ Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 2000 Eff: 2000 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 33,430
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 1.4 BSMTU RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM4;R4-QLTY
 Class: 4 Roof: _____
 Area: 744 Eff 744 Flooring: _____
 Dimens: _____ x _____ Plumbing: _____ Electrical: _____ Qty: _____
 Found: _____ Heat/AC: _____ Bedrooms: _____ % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 2000 Eff: 2000 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 42,270
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Accessory Improvements

Seg: 1.5 YI4A 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: 2002 Eff: 2002 RMV: 10,000
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: N/C Inc DV 6360 L/S: _____

Out Buildings

Seg: 1.3 DGU RESIDENTIAL
 Method: R05 Roof Cover: ~~COMP~~ ARCMP Int Comp: _____ Adj: RLCM4
 Class: 4 Roof Style: GABLE
 Area: 864 Eff: 864 Flooring: CONC
 Dimens: 36 x 24 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall PLYWD;10FT Fireplace: _____ Year: 2000 Eff: 2000 Value: 54,000
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 2.1 MP MP
 Method: F09 Roof Cover: BKENAM Int Comp: _____ Adj: FLCM
 Class: 4 Roof Style: SHED
 Area: 432 Eff: 432 Flooring: DIRT
 Dimens: 12 x 36 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall BKENAM;10FT Fireplace: _____ Year: _____ Eff: 2005 Value: 3,720
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: N/C L/S: _____



'94 1 5



'94 1 5



7 2 '02



'94 2 23



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MA, MA2

9/14/18



R60424
DGU

9/14/18



R60424
VIEW

9/14/18