

Acct ID: 560430 MTL: 093W24D004900 Date: 8/4/25 Appr: MDC Prop Class: 401 RMV Prop Class: 401
 Situs: 12981 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100497 Year: 2025

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: MAY, ROBERT G & MAY, HELENE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 406020
 RMV Land: 314680 RMV Imp: 391410 RMV Total: 706090 MAV: 406020 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: 1.83 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT 4 HD 153 Description: RMV: 264680 Exception: Y N
 Adjustment(s): VWGR 6H 1.30 Fscil 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: 1974 Eff Year Blt: 1974 Sq.Ft: 2506 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 356220
 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	1396	3	FB-1/ HB-1	1974	<u>1974</u>	FP - 2, HVAC, KIT, BTH - 1, BATH - 1, ROOF	Y N
Second Floor	4	Finished	1110	2	FB-1	1974	<u>1974</u>	HVAC, BATH - 1	Y N
Garage Attached	4	Low Cost	690	0	0	1974	<u>1974</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	600	1974	1463	1	Y N
DECK	4	978	1974	14670	1	Y N
ROOF EXTENSION OR PATIO COVER	4	120	1974	2610	1	Y N
ROOF EXTENSION OR PATIO COVER	4	160	1974	3480	1	Y N

Bldg: 4 Code Area: 14530 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16280
 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
No floor data available <u>Part of YI</u>									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	7000	2010	16275	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 12420
 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	1200	0	0	1998	1998	FAIR ✓	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 192 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 12x16

RMV: 2140

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: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	1998	1998	FAIR	

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 321 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 720 % Complete: 100

Desc: Hay Cover (HC)

Dimensions: 18x40

RMV: 4350

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

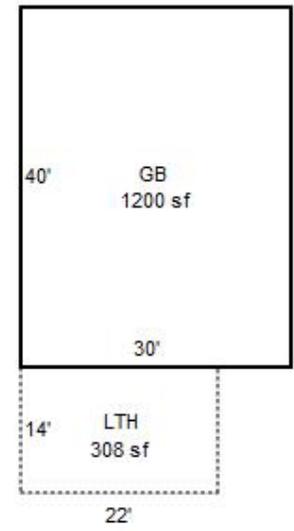
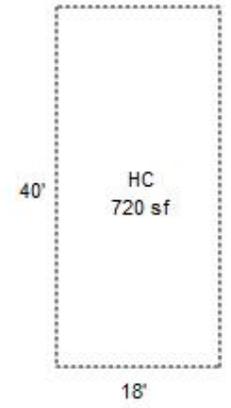
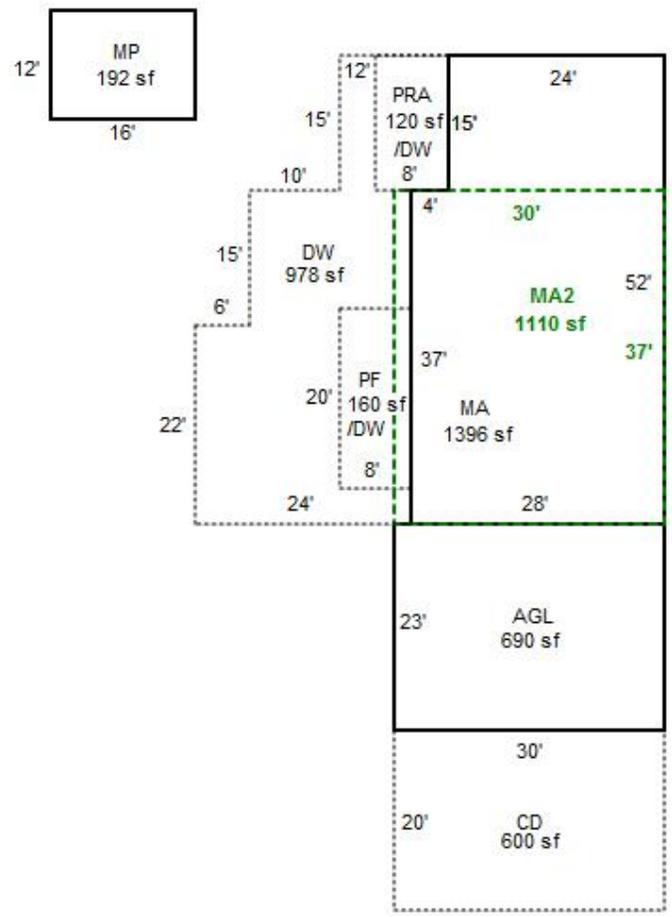
Adjust RMV: 0

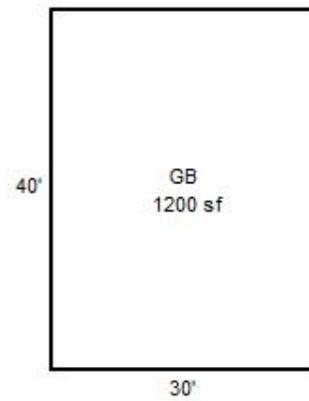
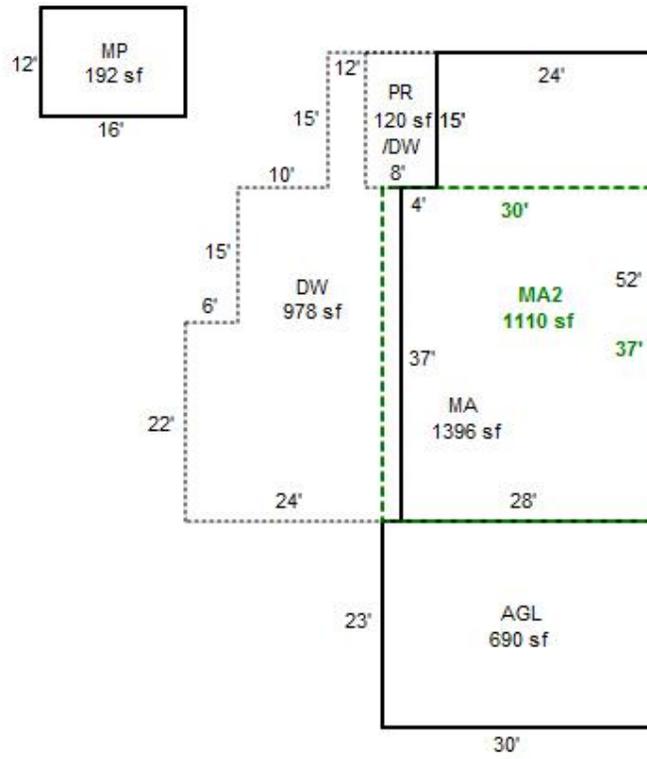
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Hay Cover	5	Finished	720	0	0	2014	2014	FAIR	

Accessories

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







093W24D 04900
401 01E F45
81400130

R60430

MAY, ROBERT G & HELENE
1.83 Acres
12981 CENTERWOOD RD SE
1/30/02

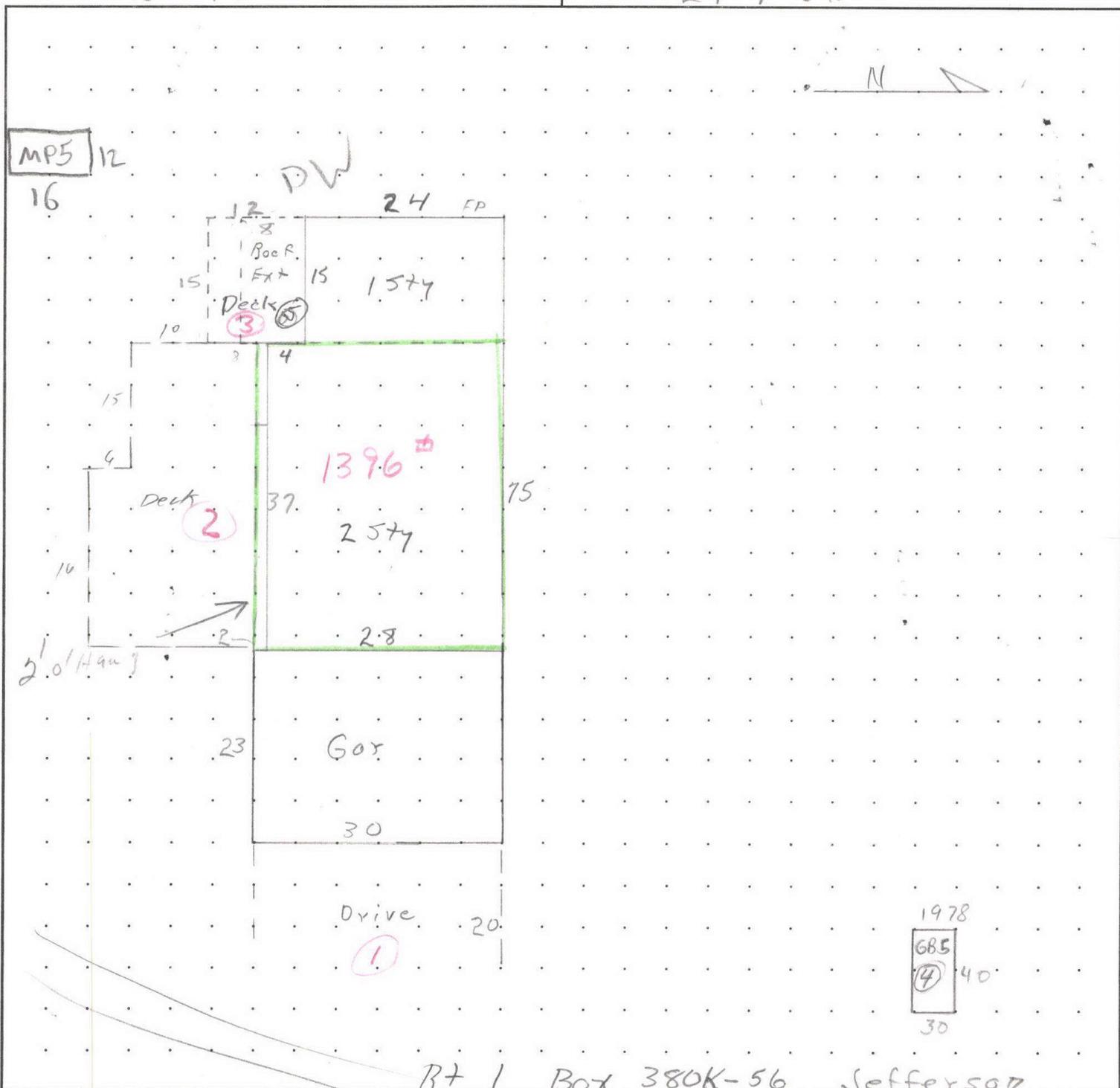
74590-220

ACCT. NO.

20348-027

MAP NO.

24-9-3W



1978
 685
 40
 30

Rt 1 Box 380K-56 Jefferson

MEASUREMENT VERIFIED		REMARKS:
DATE	By	
12-13-74	Gossman	1036 360 $(28 \times 37) + (15 \times 24) = 1396 + 1577$
3/13/85	VB52	$(30 \times 37) = 1110 = 2577$
5-5-92	Pyo	
8-20-02	King ³⁴	MU
9-22-08	BB44	REAPP
4-3-19	E10	CYCLE-VAL

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04900

File No R60430

Property Address 12981 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

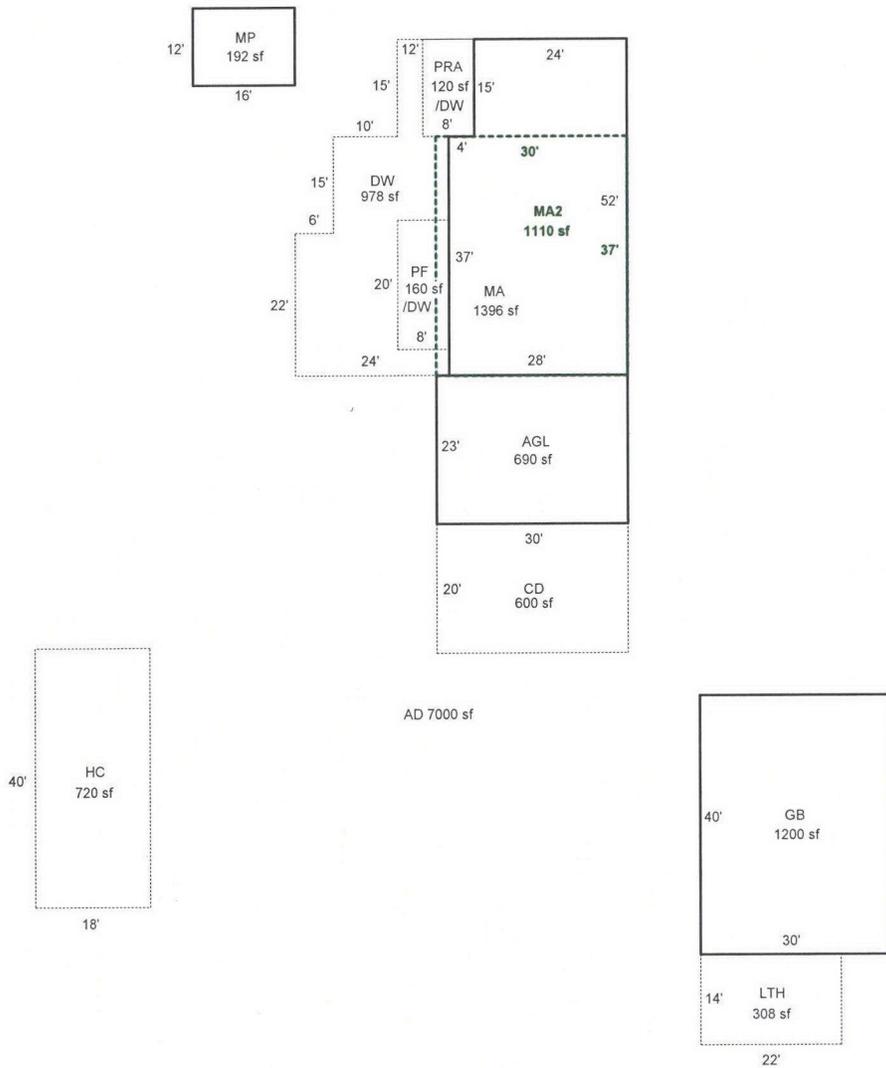
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1396	160	1396
GLA2	MA2	1.00	1110	134	1110
GBA1	GB	1.00	1200	140	
	MP	1.00	192	56	
	HC	1.00	720	116	
	LTH	1.00	308	72	2420
GAR	AGL	1.00	690	106	690
P/P	DW	1.00	978	160	
	PRA	1.00	120	46	
	CD	1.00	600	100	
	PF	1.00	160	56	1858
Net LIVABLE Area		(rounded w/ factors)			2506
Net BUILDING Area		(rounded w/ factors)			2420

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 04900

File No R60430

Property Address 12981 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

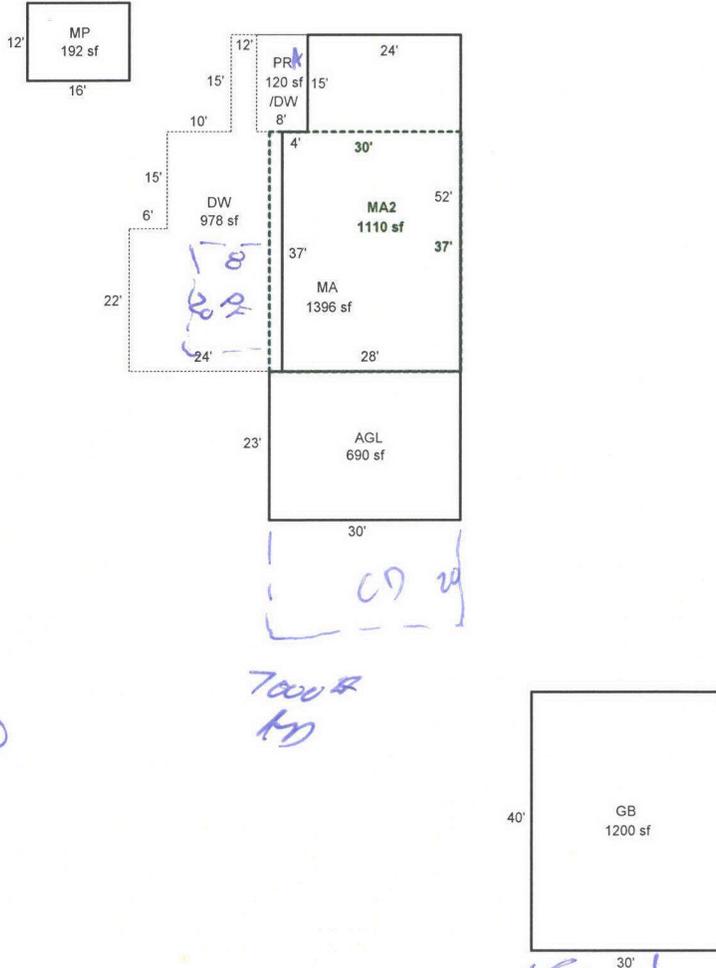
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60430
093W24D 04900
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1396	160	1396
GLA2	MA2	1.00	1110	134	1110
GBA1	GB	1.00	1200	140	1200
	MP	1.00	192	56	1392
GAR	AGL	1.00	690	106	690
P/P	DW	1.00	978	160	
	PR	1.00	120	46	1098

Comment Table 1

DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	2506
Net BUILDING Area	(rounded w/ factors)	1392

R60430 093W24D 04900 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 12981 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner MAY,ROBERT G & Pictom Other: _____

RMV Land: 249,030 RMV Imps: 281,610 RMV Total: 530,640 M50 Total: 326,810 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;DSP Adj: RLCM4
Class: 4 Roof:
Area: 1396 Eff 1396 Flooring:
Dimens: x Plumbing: BATH1.5 Electrical: Qlty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: DBL-E Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 133,540
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 1110 Eff 1110 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty: _____
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 71,420
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGL RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 690 Eff 690 Flooring:
Dimens: 30 x 23 Plumbing: Electrical: Qlty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 37,260
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 834 Eff: 834 Flooring:
Dimens: 978 x 978 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1974 RMV: 12,100
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 YI4G RESIDENTIAL
Method: R05 Roof Cover: BROKE OUT 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: 18,600
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM 60%
Class: 5 Roof Style: GABLE
Area: 1200 Eff: 1200 Flooring: CONC
Dimens: 40 x 30 Plumbing: Electrical: 110V % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall BKENAM;10FT Fireplace: Year: Eff: 1998 Value: 6,130
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MP MP
Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM 60%
Class: 5 Roof Style: GABLE
Area: 192 Eff: 192 Flooring: WOOD
Dimens: 12 x 16 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall PLYWD;8FT Fireplace: Year: Eff: 2007 Value: 2,560
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R60430 093W24D 04900 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: _____ Date: _____
 Situs Address 12981 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner MAY, ROBERT G & Pictom Other: _____
 RMV Land: 249,030 RMV Imps: 281,610 RMV Total: 530,640 M50 Total: 326,810 For: 2019-2020
 Notes: _____

Segment	PRA	PF	AD	HE	CD	Land
Class				5		
Dim/Size	8x15/120	8x20/160	7000 ^{sq}	18x40/720	20x30/600	
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover				BLENDED AREA		
Roof Style						
Flooring				DIRT	CONC	
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1974	1974	2010	2014	1974	
Cond.						
% Good						
% Comp						
Lump Sum						
Except. Code	1/0	1/0	NEW	NEW	1/0	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.83	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

Zone: AR

Routing Slip

Date: 4/24 Clerk: Amy Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input
 Review by lead appraiser _____

610
4/24/19



R60430 MA Front N Side E End

4/3/2019
04/3/19



4/3/2019

R60430 MA-AGLE End

04/3/19



R60430 MA Rear S Side E End-2

4/ 3/2019
04/3/19



R60430 MA Rear S Side E End-1

4/ 3/2019

04/3/19



R60430 GB S Side W End

4/3/2019
04/3/19



R60430 14x22 LTL

4/ 3/2019
04/3/19







R60430 18x40 HC

4/ 3/2019
04/3/19