

Acct ID: 560431 MTL: 093W24D005800 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 13002 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100498 Year: 2025

Last Date Appraised: 09/14/2018 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: DARLING, JAMES P & DARLING, KATHLEEN D Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 363570  
 RMV Land: 330100 RMV Imp: 317120 RMV Total: 647220 MAV: 363570 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**Notations** 25-16 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: 2.43 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT 4HD .86 Description: \_\_\_\_\_ RMV: 280100 Exception: Y N  
 Adjustment(s): VWGR 6 1.57 Esor 1 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: 141 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 2192 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 284040  
 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	2192	4	FB-2	1971	1971	KIT, ROOF, HVAC, BATH - 2, FP - 1	Y N
Garage Attached	4	Finished	504	0	0	1971	1971	ROOF	Y N

**Accessories** VIA

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: 1971 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 31670  
 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									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENT <u>IS GOOD</u>	4	1	1971	31672	1
Exception: Y N					

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 320 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1410  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

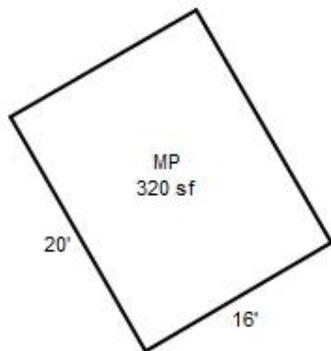
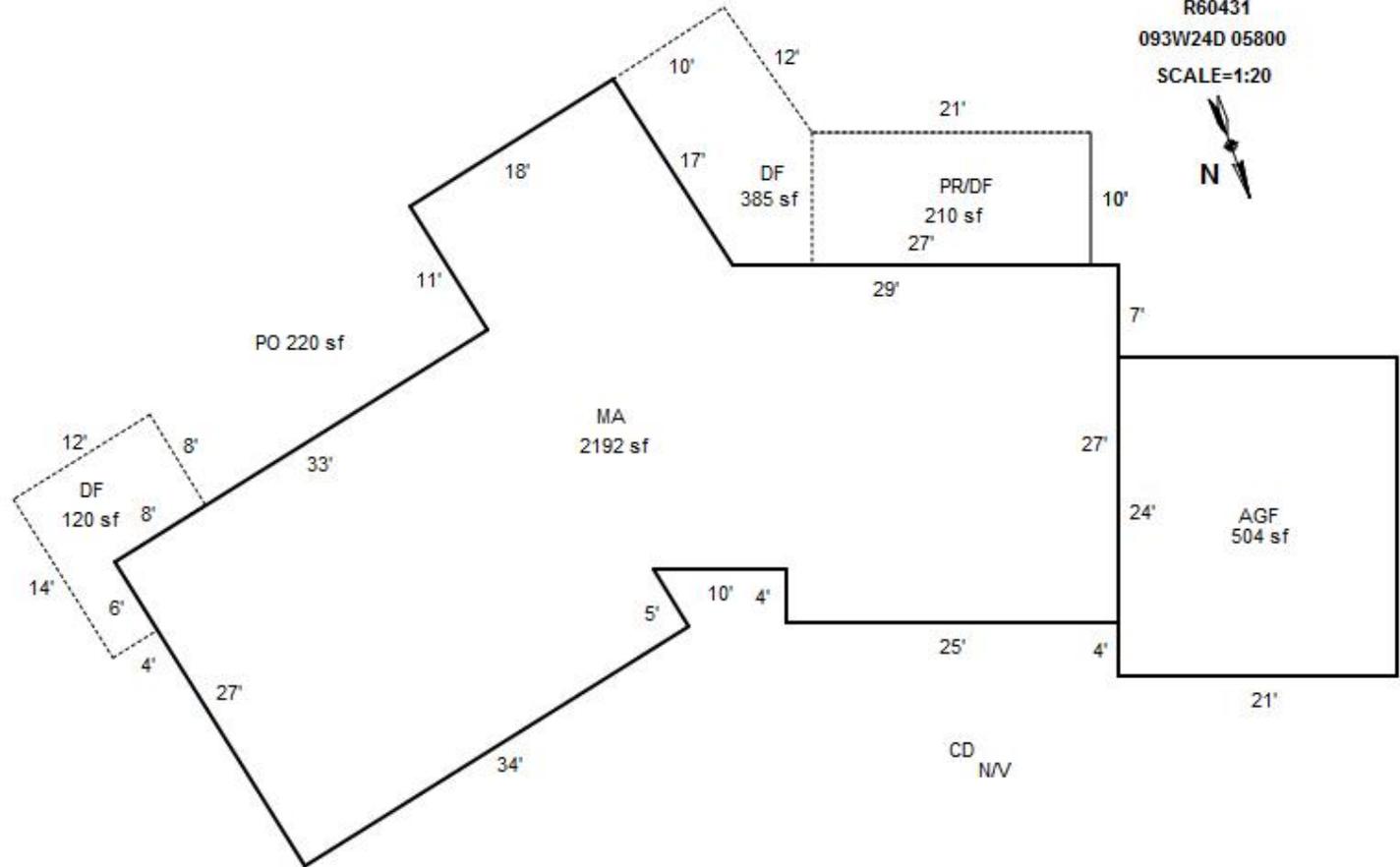
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	320	0	0	1985	1985		Y N

**Accessories**

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

R60431  
093W24D 05800  
SCALE=1:20





R60431  
MA BACK

9/14/18



R60431  
MA BACK

9/14/18



R60431  
MA, AGF

9/14/18



R60431  
MP

9/14/18



R60431  
VIEW

9/14/18

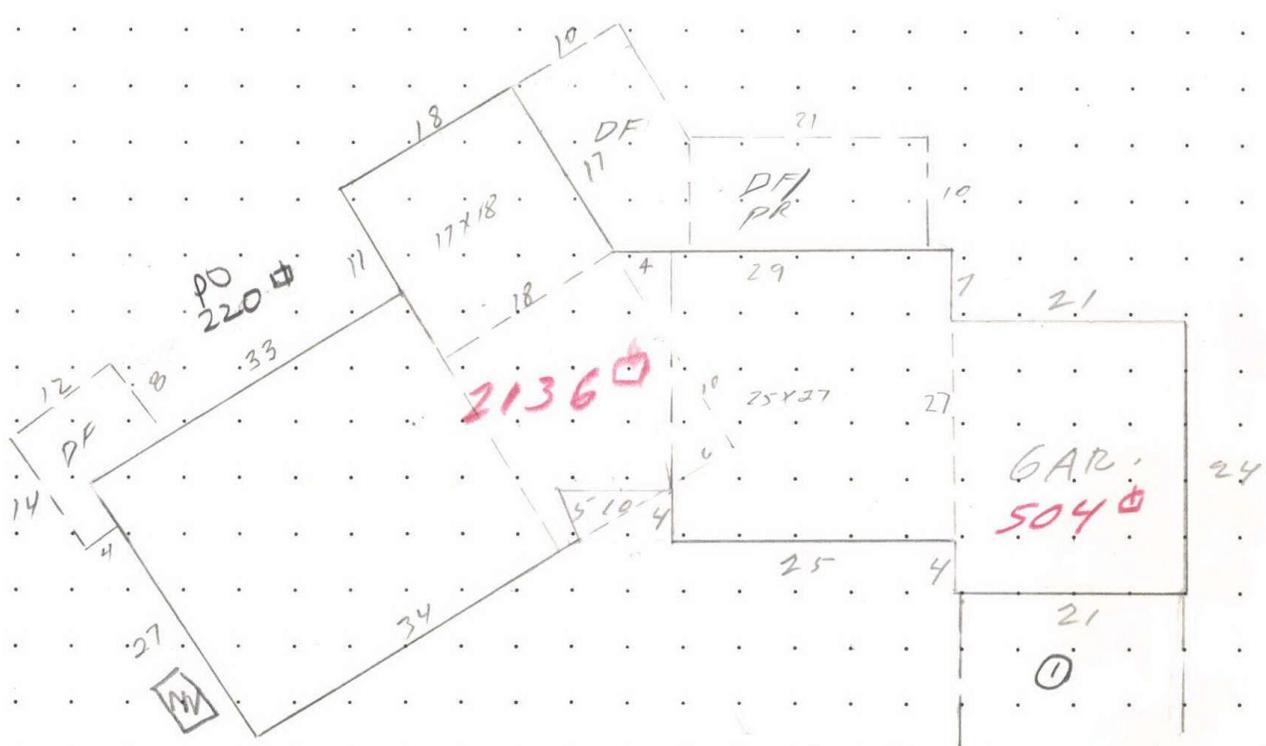
093W24D 05800  
401 01E F41  
81400130

R60431

DARLING, JAMES P & KATHLEEN D  
2.43 Acres  
13002 CENTERWOOD RD SE  
1/30/02

ACCT. NO. 20348-28

MAP NO. 24-9-34



MP 5

$$(27 \times 33) + (25 \times 27) + (4 \times 27) + (15 \times 16) + \frac{(3 \times 16)}{2} + (6 \times 18) + \frac{(9 \times 20)}{2} = 2136$$

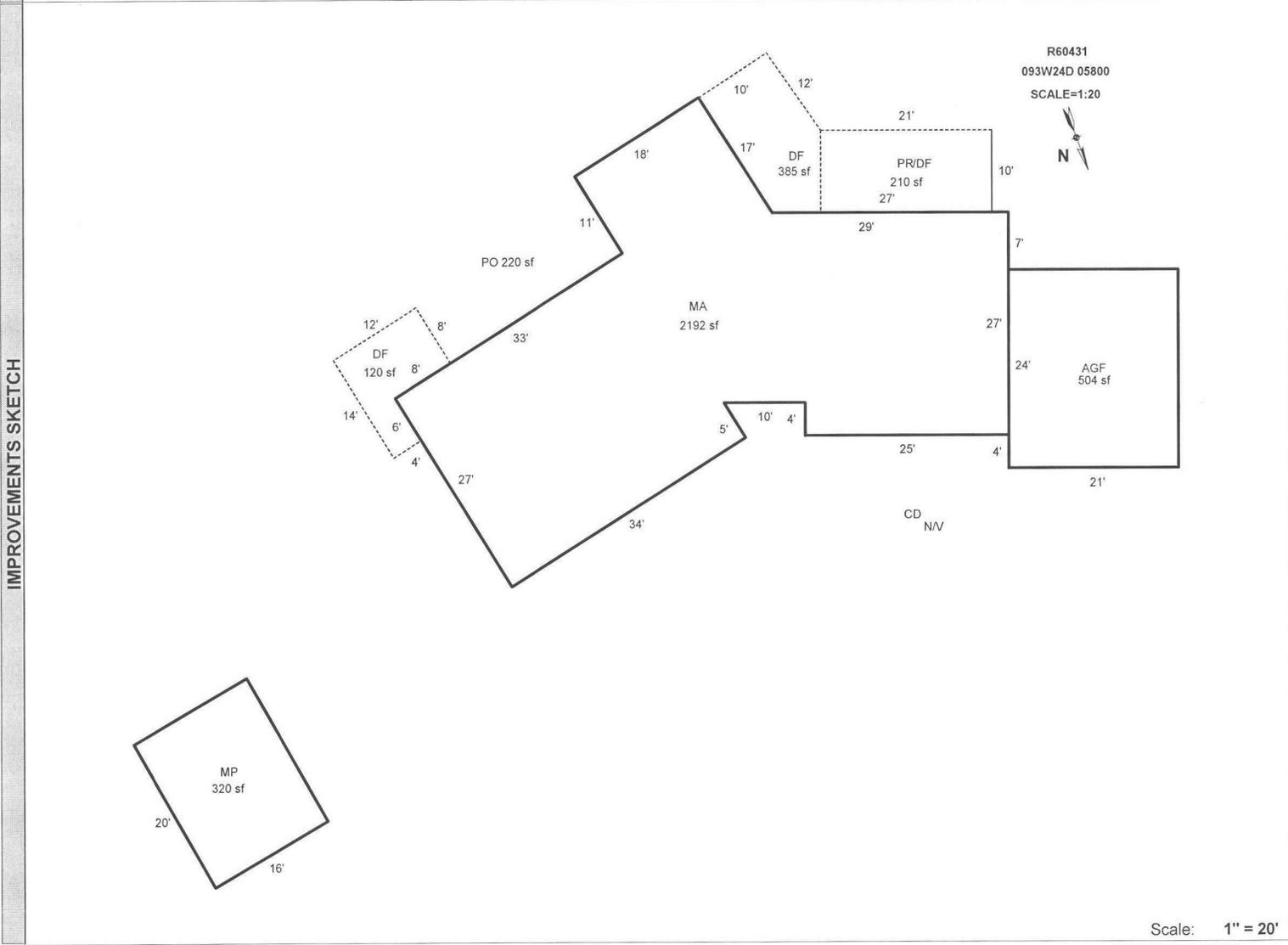
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-31-72	S.B.E.	$157 (25 \times 27) + (17 \times 18) + 18 \times 20 + (27 \times 33)$ $- (6 \times 10) \div 2 + (5 \times 10 \div 2) = 2177 \neq$
3/13/45	W.S.Z.	
5-1-92	Pejn	NJU cycle
8-20-02	King <sup>34</sup>	
9-14-18	24	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05800

File No R60431

SUBJECT	Property Address 13002 CENTERWOOD RD SE			
	City JEFFERSON	County MARION	State OR	Zip 97352
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MA	1.00	2192	240	2192	DRAWN BY JRONDEMA 9/21/18 UPDATED BY JRONDEMA 10/16/18
	GBA1	MP	1.00	320	72	320	
	GAR	AGF	1.00	504	90	504	
	P/P	DF	1.00	385	96		
		PR	1.00	210	62		
		DF	1.00	120	52	715	
		Net LIVABLE Area		(rounded w/ factors) 2192		2192	Comment Table 2
		Net BUILDING Area		(rounded w/ factors) 320		320	Comment Table 3

R60431 093W24D 05800 Prop Class: 401 Prop Code: F41 Fran: 24 Appr #: 24 Date: 9-14-18  
 Situs Address 13002 CENTERWOOD RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner DARLING, JAMES P &  Pictom Other: \_\_\_\_\_

RMV Land: 267,580 RMV Imps: 226,330 RMV Total: 493,910 M50 Total: 295,650 For: 2018-2019

Notes: Update Inv

**Seg: 1.1 MA RESIDENTIAL Arcomp**  
 Method: R05 Roof Cover: SHAKE Int Comp: DSP;DW;H&F Adj: RLCM4  
 Class: 4 2192 2192 Roof:  
 Area: 2136 Eff 2136 Flooring:  
 Dimens: x Plumbing: BATH2 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: AC Bedrooms: 4 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: SGL-E Year: 1971 Eff: 1971 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 179,250  
 Exc Code: I10 Comment/Adj: Update roof cover L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL Arcomp**  
 Method: R05 Roof Cover: SHAKE Int Comp: Adj: RLCM4  
 Class: 4 Roof:  
 Area: 504 Eff 504 Flooring:  
 Dimens: 24 x 21 Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1971 Eff: 1971 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 30,220  
 Exc Code: I10 Comment/Adj: update roof cover L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4G RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 1 Eff: 1 Flooring: CD 21x18 Est. per MARINS = N/U  
 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: NIC INC OF/PR210, PO 220, DF 120, DF 385 L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING**  
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM  
 Class: 5 Roof Style: SHED  
 Area: 320 Eff: 320 Flooring: WOOD  
 Dimens: 20 x 16 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: FRAME Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall PLYWD;8FT Fireplace: Year: Eff: 1985 Value: 1,860  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: Comment/Adj: NIC L/S: \_\_\_\_\_







R60431  
VIEW

9/14/18



R60431

MP

9/14/18

20x16



R60431  
MA BACK

9/14/18



R60431  
MA BACK

9/14/18



R60431  
MA, AGF

9/14/18