

Acct ID: 560432 MTL: 093W24D005700 Date: 8/4/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401
 Situs: 12922 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100499 Year: 2025

Last Date Appraised: 09/14/2018 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: GROAT, MATTHEW RYAN Roll Type: R
(C) Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 341330
 RMV Land: 289680 RMV Imp: 305380 RMV Total: 595060 MAV: 341330 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 6H Description: RMV: 239680 Exception: Y N
 Adjustment(s): VWFR 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: 141 Year Blt: 1974 Eff Year Blt: 1986 Sq.Ft: 1905 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 263990
 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	1905	3	FB-2	1974	<u>1986</u>	ROOF, FP - 1, HVAC, KIT, BATH - 2	Y N
Garage Attached	4	Finished	512	0	0	1974	<u>1974</u>	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: 108 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3830
 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
ASPHALT DRIVEWAY	1	1700	1974	3825	1

Exception: Y N

Bldg: 5 Code Area: 14530 Stat Class: 107 Year Blt: Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 32100
 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

Move to MA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD <u>AUG</u>	4	1	1974	32100	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 84 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x6 RMV: 0
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------	-----------

W/V

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	84	0	0	1985	1985		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x32 RMV: 5460
 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	
General Purpose Bldg	5	Finished	1152	0	0	1985	1985	FAIR ✓	Exception: Y N

Accessories

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



R60432
AGF

9/14/18



R60432

GB

9/14/18



R60432
MA BACK

9/14/18



R60432
MA

9/14/18

093W24D 05700
401 01E F41
81400130

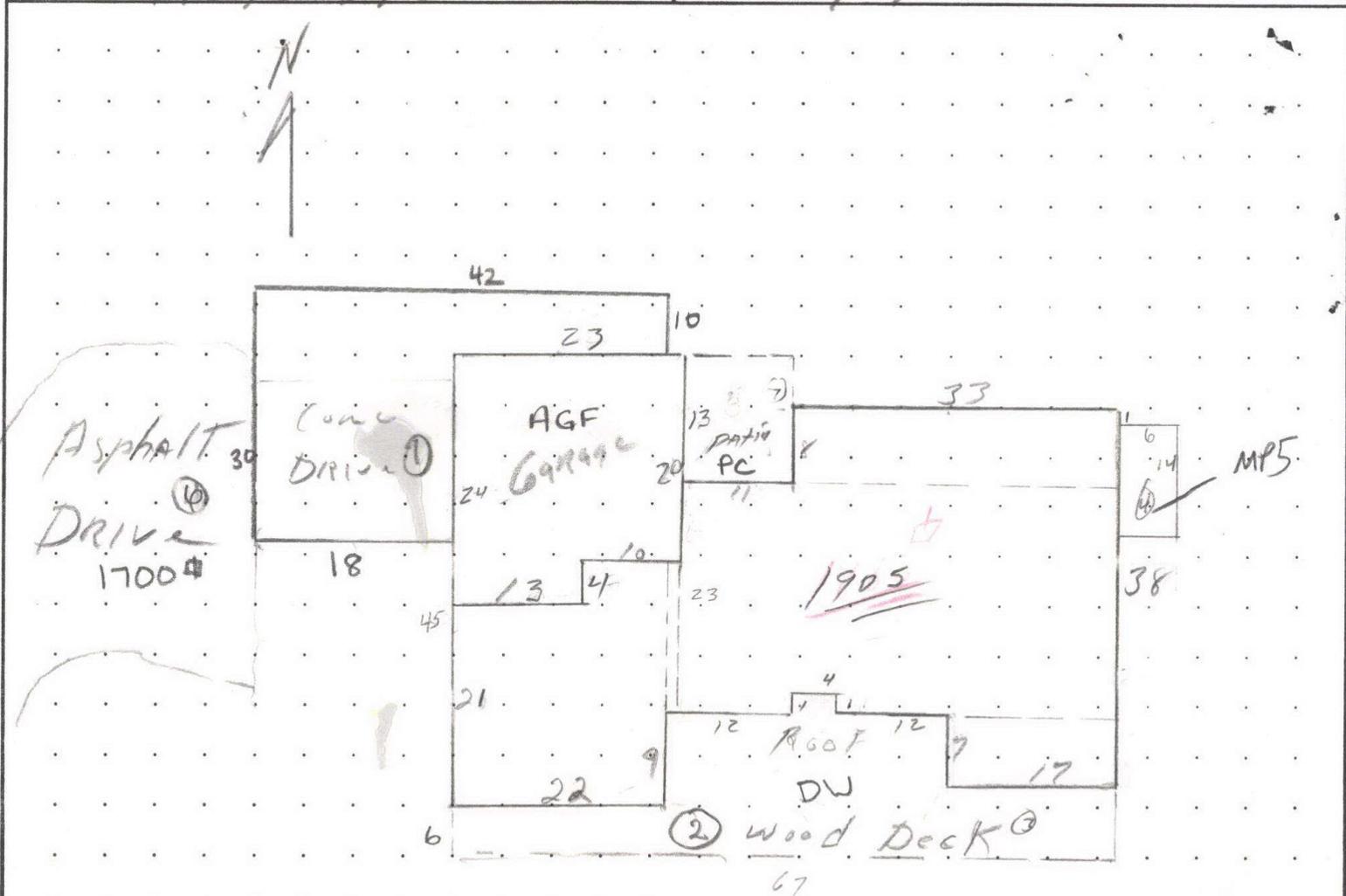
R60432

WARNER,ROBERT S & CLARA M
1.83 Acres
12922 CENTERWOOD RD SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74590-240

MAP NO. 24-9-3W



$$(\cancel{7 \times 17}) + (\cancel{31 \times 44}) - (\cancel{8 \times 11}) + (\cancel{1 \times 15}) + (\cancel{4 \times 9}) + (\cancel{20 \times 23}) =$$

1886 sq

12922 CENTERWOOD

32 665

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-13-74	—	RT 1 Box 380 K 55 Jefferson 1547 (21x22) + (4x9) + (1x16) + (23x44) - (1x4) + (7x17) + (8x33) = 1905
5-1-79	GB	
3/13/45	WBSZ	
5-1-92	Reyn	
8-20-02	King ³⁴	
9-14-18	JH	M/V cycle

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05700

File No R60432

Property Address 12922 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

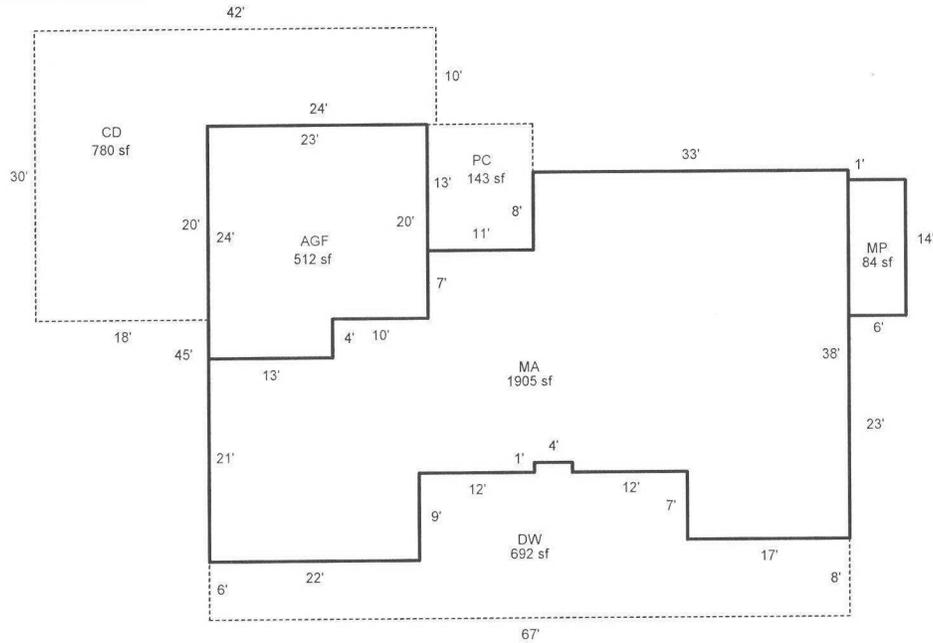
Owner

Client

Appraiser Name

SUBJECT

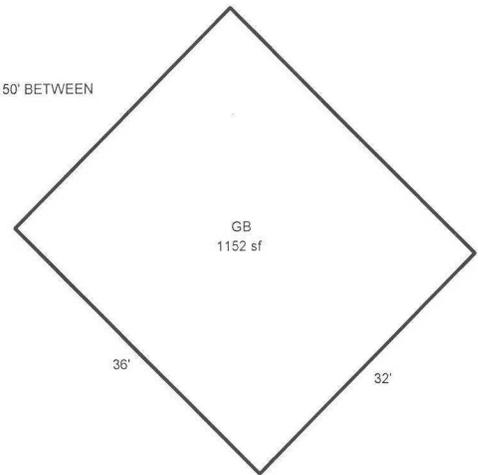
IMPROVEMENTS SKETCH



R60432
093W24D 05700
SCALE=1:20



APPROX 150' BETWEEN



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1905	230	1905
GBA1	MP	1.00	84	40	
	GB	1.00	1152	136	1236
GAR	AGF	1.00	512	94	512
P/P	PC	1.00	143	48	
	CD	1.00	780	144	
	DW	1.00	692	166	1615
Net LIVABLE Area			(rounded w/ factors)		1905
Net BUILDING Area			(rounded w/ factors)		1236

Comment Table 1

DRAWN BY JRONDEMA 9/21/18

Comment Table 2

Comment Table 3

R60432 093W24D 05700 Prop Class: 401 Prop Code: F41 Fran: 24 Appr #: 24 Date: 9-14-18

Situs Address 12922 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner MCCLUNG, THEODORE A & Pictom Other: _____

RMV Land: 224,030 RMV Imps: 220,000 RMV Total: 444,030 M50 Total: 277,560 For: 2018-2019

Notes: _____

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ~~COMP~~ ARCMP Int Comp: DSP;DW;H&F Adj: RLCM4
Class: 4 Roof:
Area: 1905 Eff 1905 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: SGL-P Year: 1974 Eff: 1974 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 166,130
Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 512 Eff 512 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1974 Eff: 1974 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 30,970
Exc Code: _____ Comment/Adj: N/C L/S: _____

Accessory Improvements

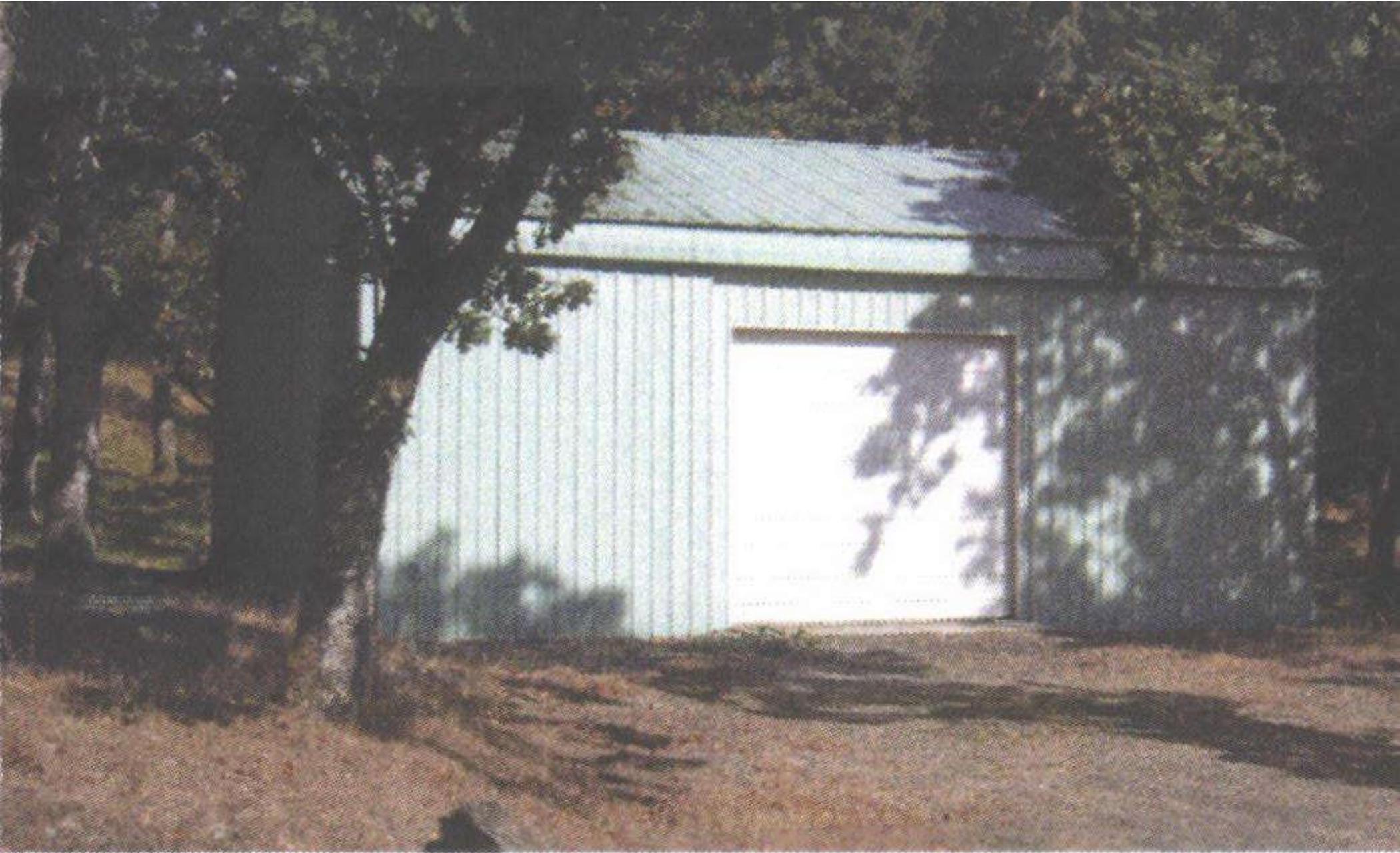
Seg: 1.3 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: PC 143P RMV: 15,000
AddFactor1: AddFactor2: AddFactor3: #
Exc Code: _____ Comment/Adj: N/C Inc CD 780 #, DW 692 # L/S: _____

Seg: 3.1 AD ASPHALT DRIVEWAY
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1700 Eff: 1700 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1974 RMV: 1,020
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: N/C L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM
Class: 5 Roof Style: SHED
Area: 84 Eff: 84 Flooring:
Dimens: 14 x 6 Plumbing: Electrical: % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex Wall: PLYWD;8FT Fireplace: Year: Eff: 1985 Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: N/C L/S: _____

Seg: 4.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 1152 Eff: 1152 Flooring: CONC
Dimens: 36 x 32 Plumbing: Electrical: 110V % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall: 12FT;METAL Fireplace: Year: Eff: 1985 Value: 6,880
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: N/C L/S: _____



9-22-08

32x36





R60432

GB

9/14/18



R60432
MA

9/14/18



R60432
AGF

9/14/18



R60432
MA BACK

9/14/18