

Acct ID: 560433 MTL: 093W24D005600 Date: 8/4/25 Appr: MDC Prop Class: 401 RMV Prop Class: 401
 Situs: 12902 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100500 Year: 2025

Last Date Appraised: 09/14/2018 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: GOWER, RANDELL L Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 376410
 RMV Land: 308830 RMV Imp: 522940 RMV Total: 831770 MAV: 376410 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: 2.17 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT GH Description: RMV: 258830 Exception: Y N
 Adjustment(s): VWAR FSoi Fire Patrol: Description:
 Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL // 04-05: CHG OF LAND SCHEDULE PER #29

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 14530 Stat Class: 144 + Year Blt: 1974 Eff Year Blt: 1984 Sq.Ft: 2760 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 411310
 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	1128	2	FB-2	1974	1984	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Second Floor	4 +	Finished	504	1	FB-1	1974	1984	HVAC+, BATH - 1	Y N
Basement	4 +	Finished	1128	0	0	1974	1984	HVAC+	Y N

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

Bldg: 2 Code Area: 14530 Stat Class: 108 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 10040
 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 Part of YE

Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 ASPHALT DRIVEWAY 1 5356 1974 10043 1 Exception: Y N

Bldg: 5 Code Area: 14530 Stat Class: 148 Year Blt: 1974 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 48410
 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
Garage Detached	4	Finished	529	0	0	1974	1984	ROOF	Y N

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

Bldg: 6 Code Area: 14530 Stat Class: 107 Year Blt: Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 34240
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
ADDED to MA

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
YARD IMPROVEMENTS GOOD <i>AUG</i>	4	1	1984	34240	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 3	Code Area: 14530	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 42	% Complete: 100
Desc: Accessory Improvements & Misc.				Dimensions: 7x6		RMV: 0
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Pump House	4	Finished	42	0	0	0	0	Exception: Y N

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

Bldg: 4	Code Area: 14530	Stat Class: 351	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 1152	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 48x24		RMV: 13410
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1152	0	0	2001	2001	FAIR ✓ Exception: Y N

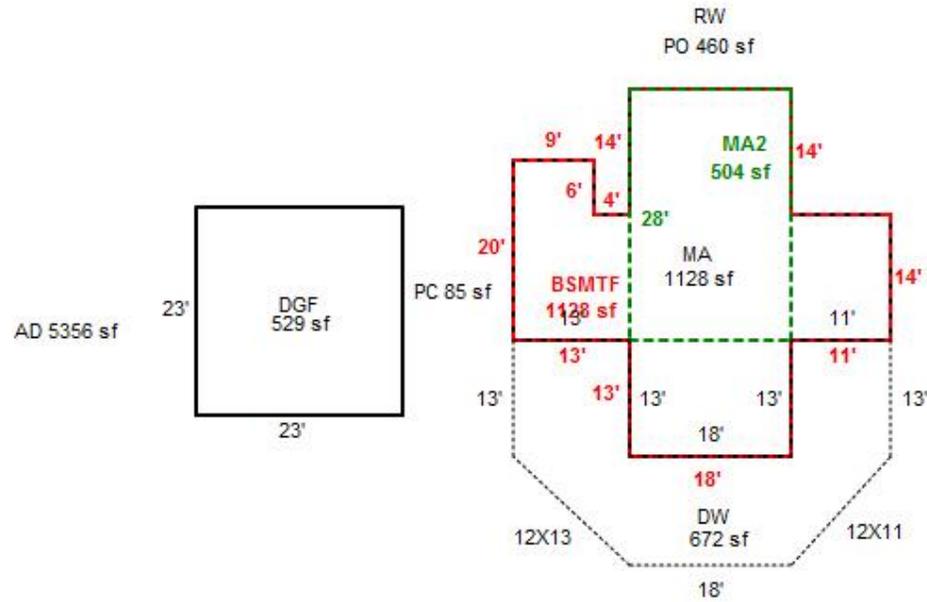
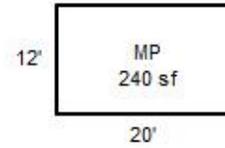
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 7	Code Area: 14530	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 12x20		RMV: 5530
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

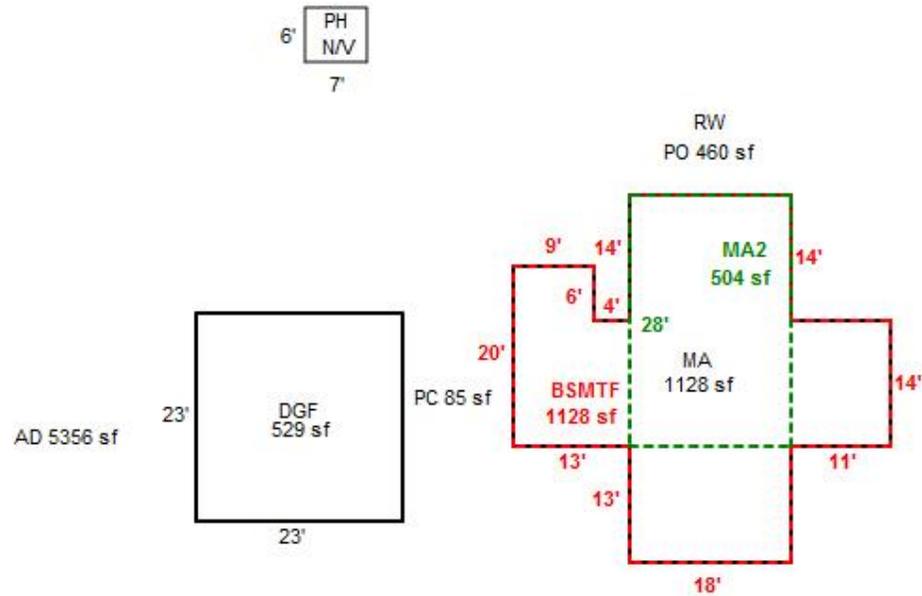
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	240	0	0	2018	2018	FAIR ✓ Exception: Y N

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

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093W24D 05600
SCALE=1:30



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SCALE=1:30





R60433
DGF

9/14/18



R60433
GB

9/14/18



R60433

MA, MAZ BACK

9/14/18



R60433

MA, MA2, BSMTF BACK

9/14/18



R60433

MP

9/14/18

093W24D 05600
401 01E F44
81400130

R60433

SWANDER, STANLEY L & DEBORAH L
2.17 Acres
12902 CENTERWOOD RD SE
1/30/02

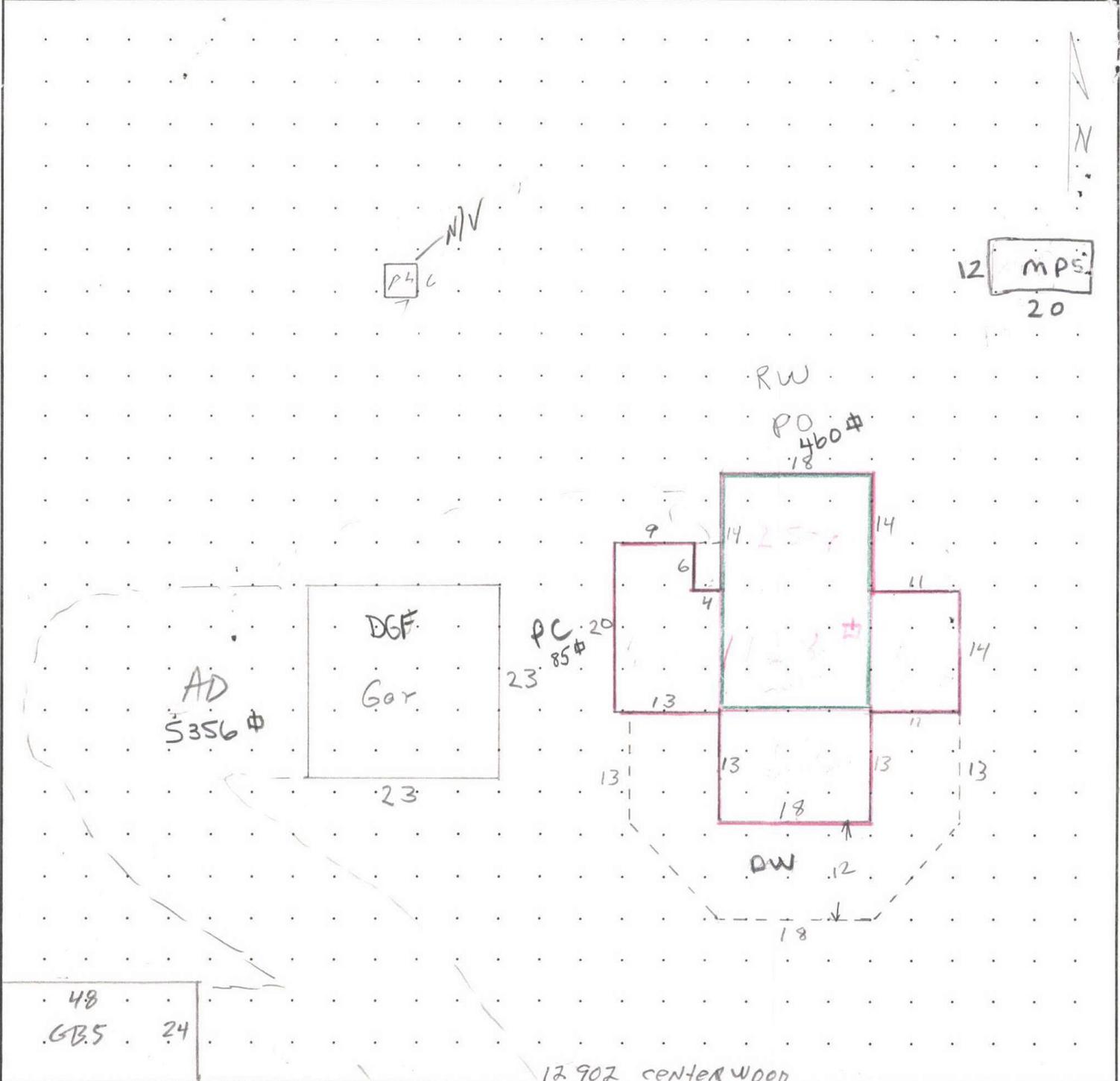
R60433

0-000-84991-02901-000
BUILDING DIAGRAM AND OUTBUILDINGS

74590-250

ACCT. NO. 20348-030

MAP NO. 24-9-3W



48
GB.5 24

12902 CENTERWOOD

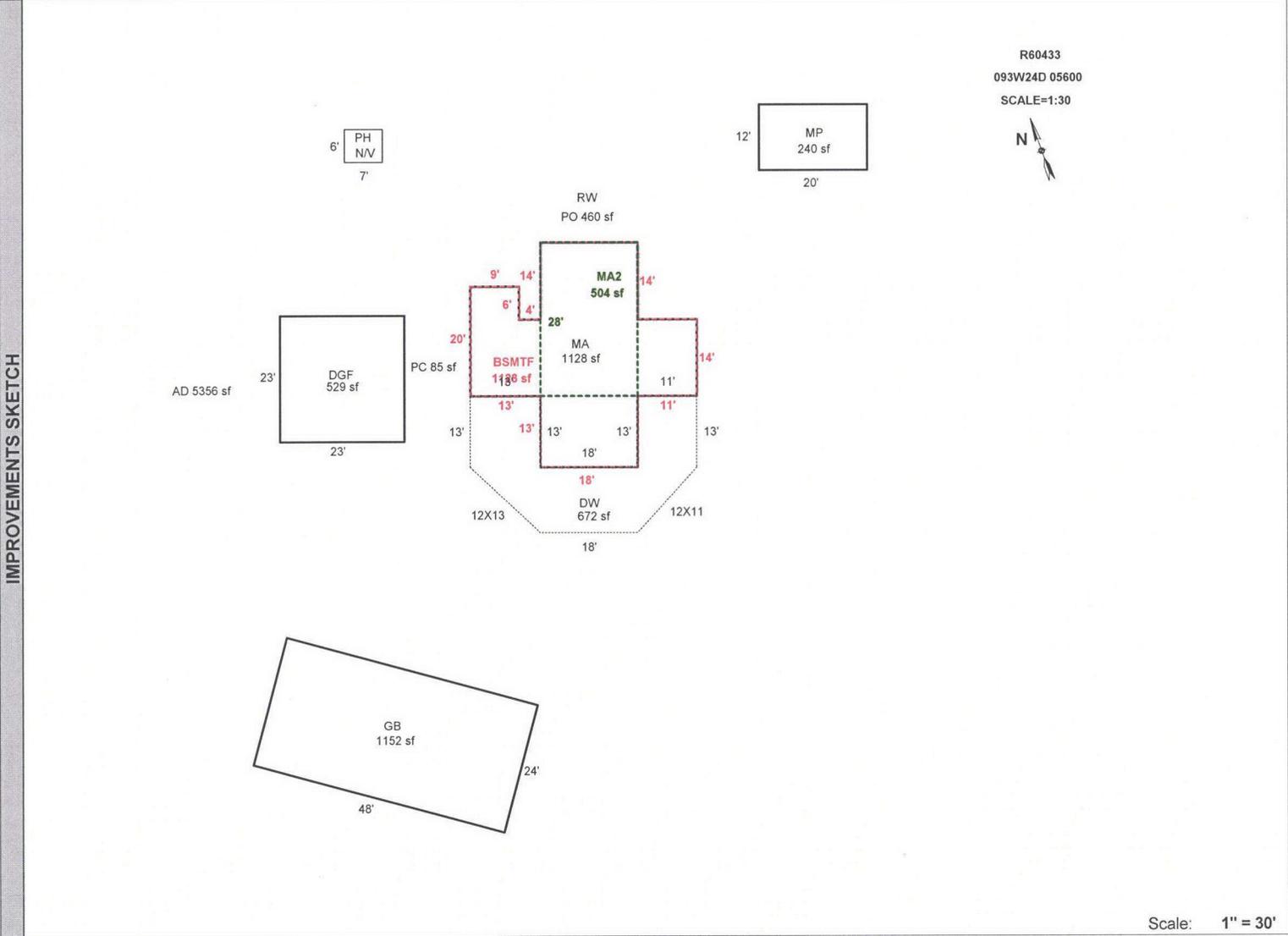
MEASUREMENT VERIFIED		REMARKS: B1974
DATE	BY	
12-13-74	Gossmann	736 154 260 - 24 (18x41) + (11x14) + (13x20) - (4x6) = 1128 sq ft
3-13-65	WBS3	FULL BSMT = 1128 BSMT
5-5-92	Peyre	(18x28) = 504 ATTN
10-24-01	UJO	
9-14-18	24 cycle	

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05600

File No R60433

SUBJECT	Property Address 12902 CENTERWOOD RD SE
	City JEFFERSON County MARION State OR Zip 97352
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1128	178	1128
GLA2	MA2	1.00	504	92	504
GLA0	BSMTF	1.00	1128	178	1128
GBA1	GB	1.00	1152	144	
	MP	1.00	240	64	1392
GAR	DGF	1.00	529	92	529
P/P	DW	1.00	672	146	672
Net LIVABLE Area (rounded w/ factors)					2760
Net BUILDING Area (rounded w/ factors)					1392

Comment Table 1

DRAWN BY JRONDEMA 9/21/18
UPDATED BY JRONDEMA 10/16/18

Comment Table 2	Comment Table 3
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Situs Address 12902 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner GOWER,RANDELL L Pictom Other: _____

RMV Land: 246,080 RMV Imps: 335,370 RMV Total: 581,450 M50 Total: 306,080 For: 2018-2019

Notes: Update Inv, Add seg

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW;H&F;DSP Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1128 Eff 1128 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: SGL-P Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 130,290
Exc Code: _____ Comment/Adj: NIC L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1128 Eff 1128 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 100,440
Exc Code: _____ Comment/Adj: NIC L/S: _____

Seg: 1.3 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 504 Eff 504 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 1 % Comp: _____
Ex Wall: Fireplace: Year: 1974 Eff: 1984 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 45,310
Exc Code: _____ Comment/Adj: NIC L/S: _____

Accessory Improvements

Seg: 1.5 W4A 1146 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: 10,000
AddFactor1: AddFactor2: AddFactor3:
Exc Code: 1/0 Comment/Adj: NIC Inc PC 85 #, PO 460, # DW 672 # L/S: _____
467 \$ 5220 \$ 13440

Seg: 2.1 AD ASPHALT DRIVEWAY
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 5356 Eff: 5356 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1974 RMV: 3,200
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: NIC L/S: _____

Out Buildings

Seg: 1.4 DGU DGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 529 Eff: 529 Flooring: CONC
Dimens: 23 x 23 Plumbing: Electrical: 110V % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: PLYWD;8FT Fireplace: Year: 1974 Eff: 1984 Value: 33,430
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/0 Comment/Adj: update Seg L/S: _____

Seg: 3.1 PH PUMP HOUSE
Method: F;N Roof Cover: COMP Int Comp: Adj: FLCM
Class: 4 Roof Style: Shed
Area: 42 Eff: 42 Flooring: CONC
Dimens: 7 x 6 Plumbing: Electrical: % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex Wall: PLYWD Fireplace: Year: Eff: Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/0 Comment/Adj: update roof style L/S: _____

R60433 093W24D 05600 Prop Class: 401 Prop Code: F44 Fran: 24 Appr #: _____ Date: _____

Situs Address 12902 CENTERWOOD RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner GOWER,RANDELL L Pictom Other: _____

RMV Land: 246,080 RMV Imps: 335,370 RMV Total: 581,450 M50 Total: 306,080 For: 2018-2019

Notes: _____

Seg: 4.1 GB

GENERAL PURPOSE BLDG

Method: F09	Roof Cover: BKENAM	Int Comp:	Adj: FLCM
Class: 5	Roof Style: GABLE		
Area: 1152 Eff: 1152	Flooring: CONC	Electrical:	% Comp: _____
Dimens: 48 x 24	Plumbing:	Bedrooms:	Func: _____
Found: FRAME	Heat/AC:	Year: 2001 Eff: 2001	Value: 12,700
Ex. Wall 14FT;BKENAM	Fireplace:	AddFactor3:	
AddFactor1:	AddFactor2:		
Exc Code: _____	Comment/Adj: N/C		L/S: _____



10-25-01







10 25 '01



10 25 01



10 25 '01



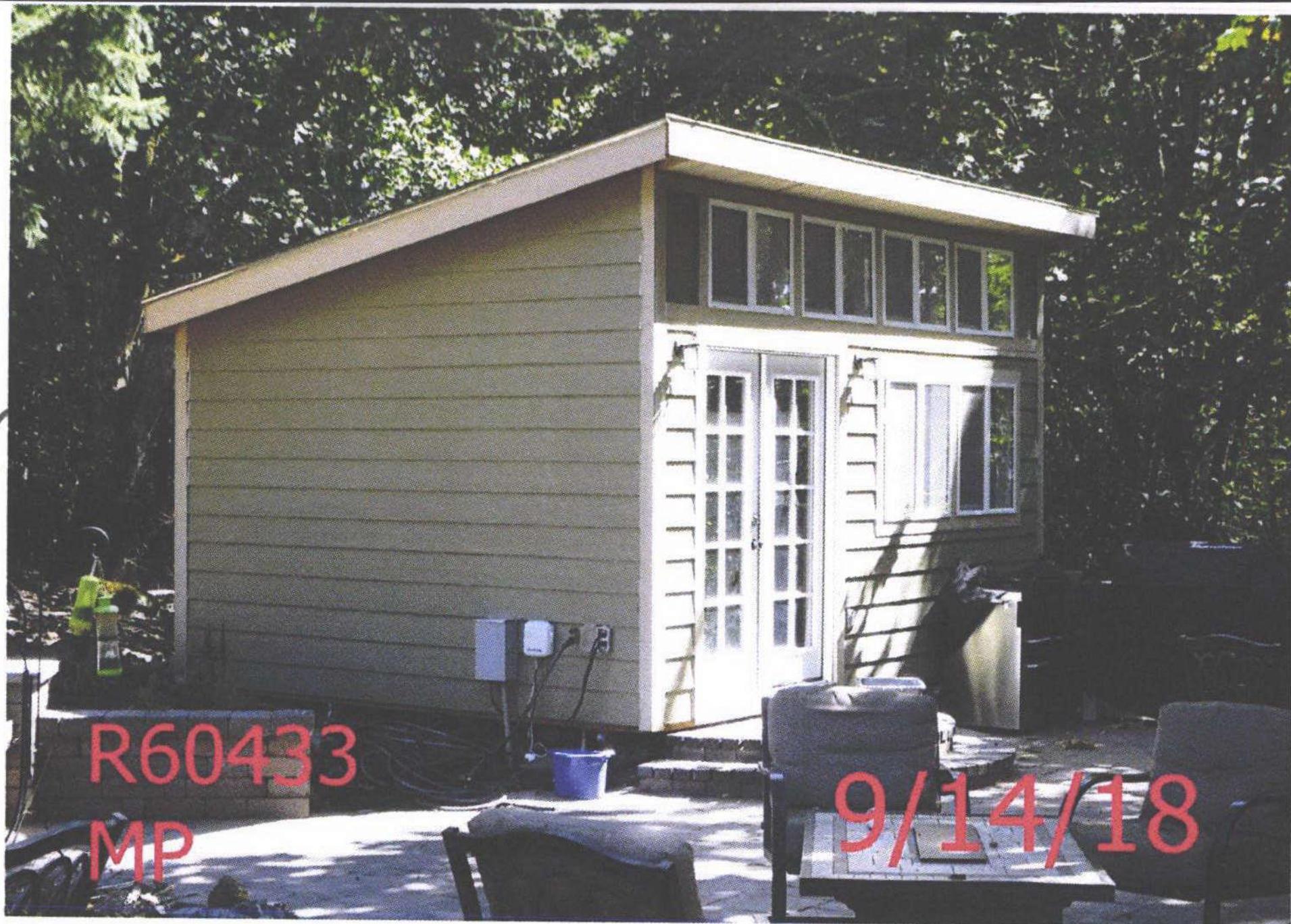
10 25 '01

20x12

R60433

MP

9/14/18





R60433

DGF

9/14/18



R60433
GB

9/14/18



R60433

MA, MA2 BACK

9/14/18



R60433

MA, MA2, BSMTF BACK

9/14/18