

Acct ID: 560434 MTL: 093W24D005500 Date: 8/4/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401
 Situs: 12872 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100501 Year: 2025

Last Date Appraised: 09/14/2021 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: MOUW, WESLEY J & MOUW, VALERIE J Roll Type: R
(C) Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 308230
 RMV Land: 333820 RMV Imp: 375500 RMV Total: 709320 MAV: 308230 MSAV: 0 SAV: 0
 Comment: 22-23: L4 09.14.2021 MDL//22-23: MDL L4 06/03/22 UPDATED VIEW ADJ //

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: 1.80 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT 6H Description: _____ RMV: 283820 Exception: Y N
 Adjustment(s): VIEWE ES: 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: 142 + Year Blt: 1976 Eff Year Blt: 1986 Sq.Ft: 1957 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 366740
 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	1145	0	FB-1/ HB-1	1976	1986	ROOF, FP - 1, HVAC+, KIT, BTH - 1	Y N
Second Floor	4 +	Finished	812	3	FB-2	1976	1986	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	368	0	0	1976	1986	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	200	2021	4356	0	Y N
PATIO	4	200	2021	1089	0	Y N
YARD IMPROVEMENTS <u>GOOD</u> <u>AVB</u>	4	1	1986	34668	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 108 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 6610
 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	Exception
ASPHALT DRIVEWAY	1	2900	1976	6612	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2150
 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	120	0	0	2005	2005	FAIR ✓	Y N

Accessories

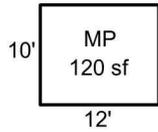
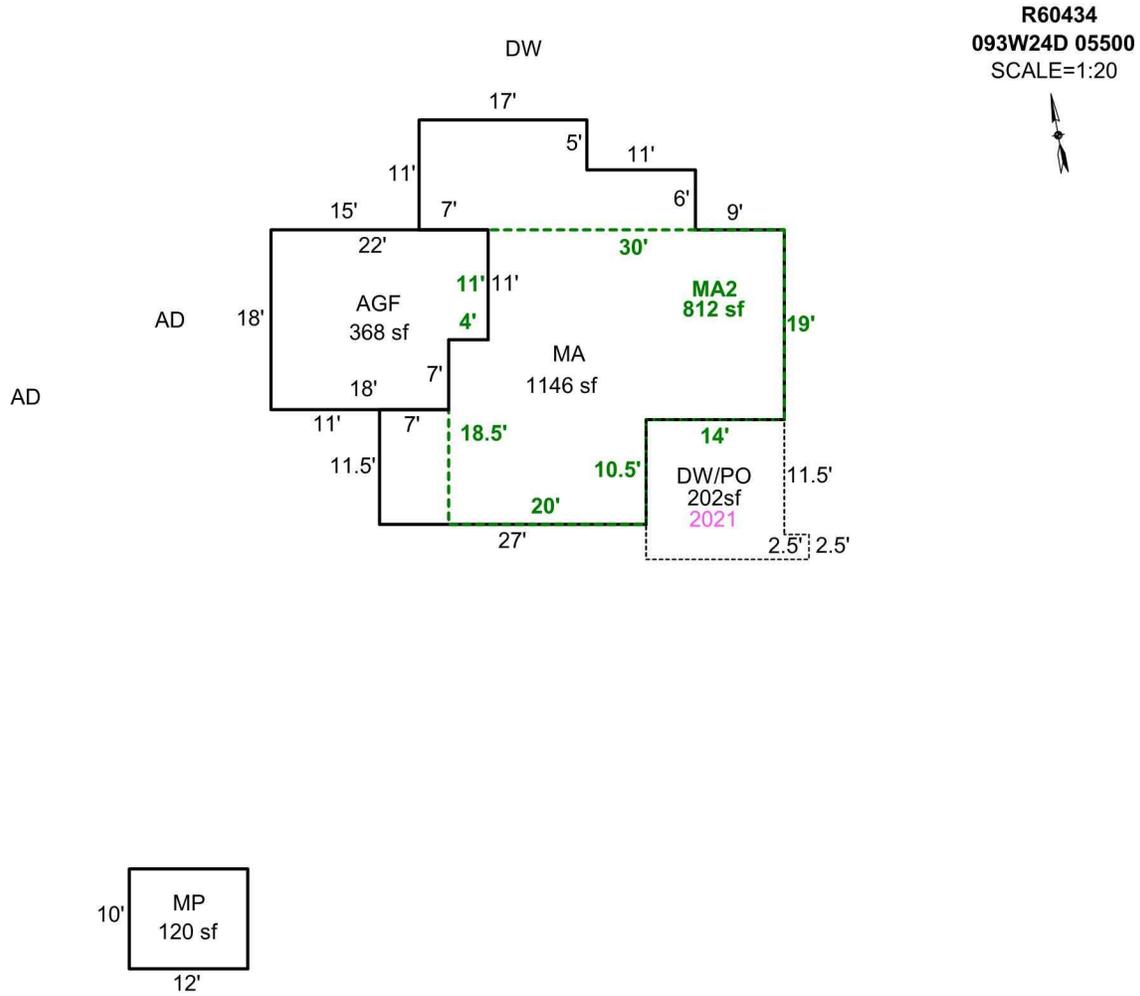
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R60434 Parcel No.: 093W24D 05500
 Property Address: 12872 CENTERWOOD RD SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	120.0
GLA1	MA	1.0	1145.5	177.0	1145.5
GLA2	MA2	1.0	812.0	127.0	812.0
GAR	AGF	1.0	368.0	80.0	368.0
P/P	DW/PO	1.0	202.3	61.0	202.3

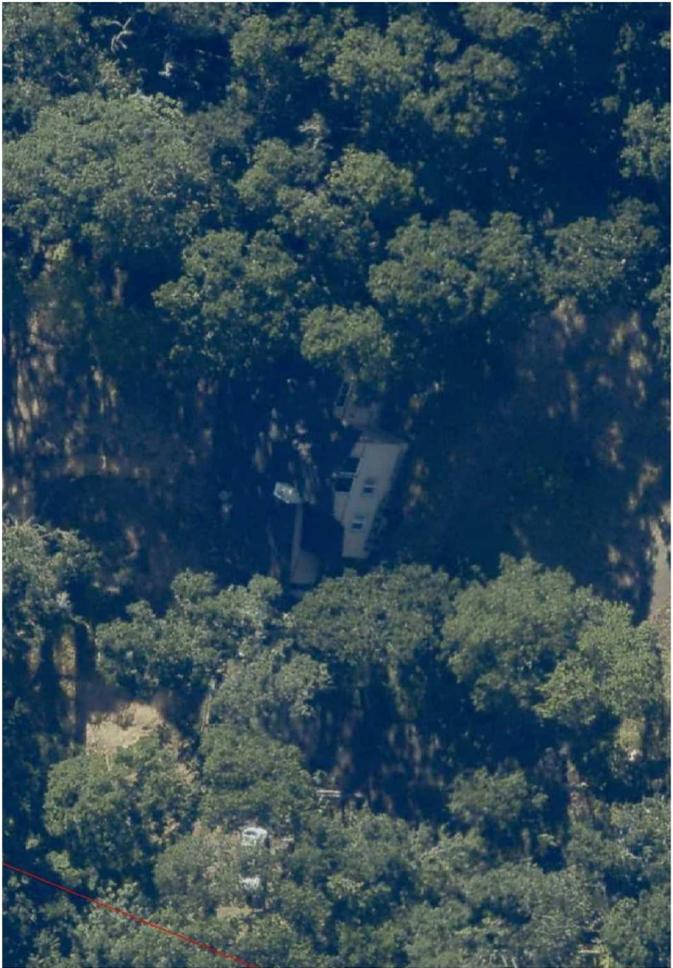
COMMENT TABLE 1

DRAWN BY JRONDEMA 6/27/18
 UPDATED BY CJURAN 05/19/2021 555-21-003293

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 1,958
 Net BUILDING cnt 1 (rounded) 120



093W24D 05500
401 01E F45
81400130

R60434

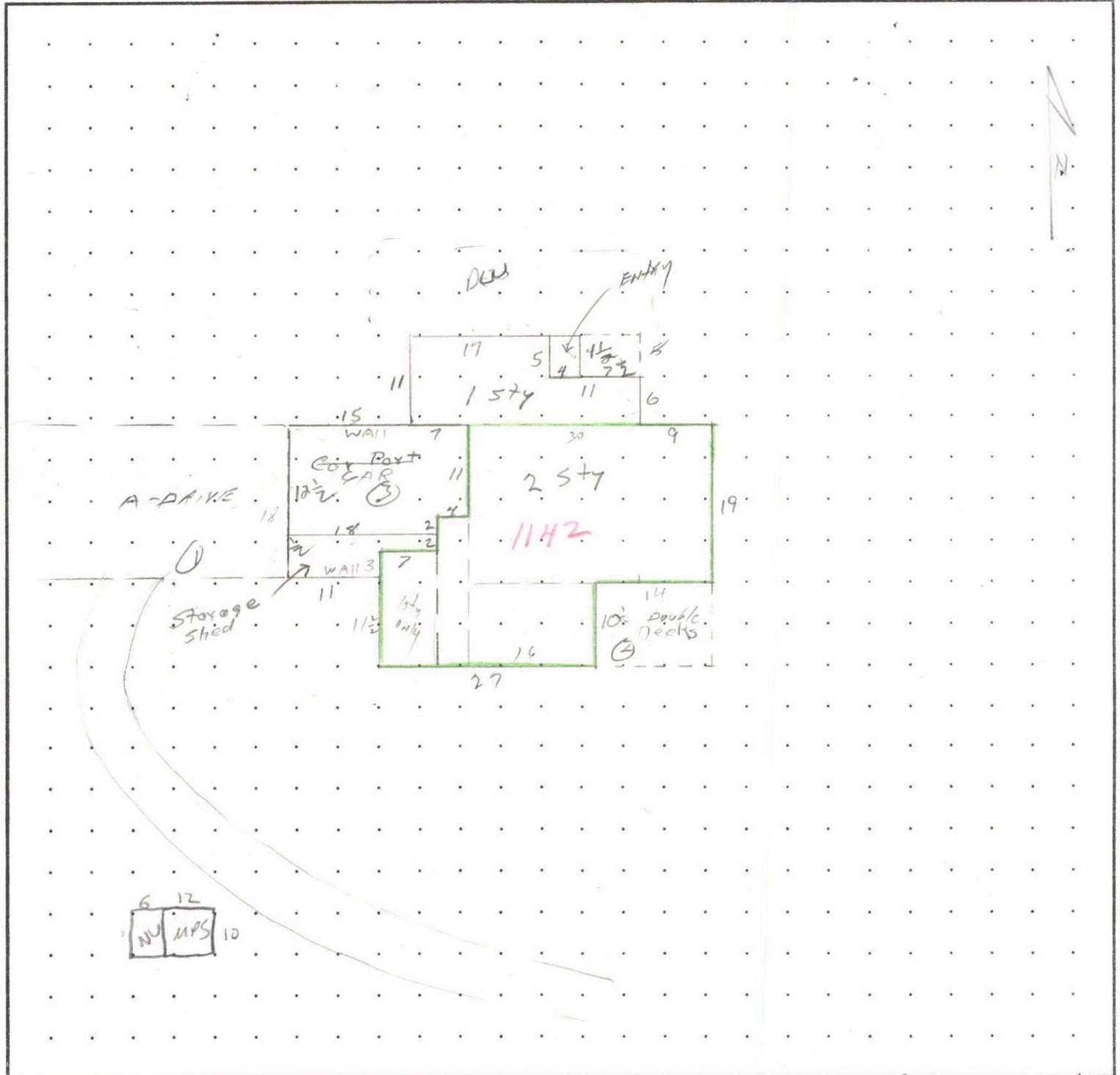
BELCHER, ROSS F & TERE
1.8 Acres
12872 CENTERWOOD RD SE
1/30/02

0-000-84991-03001-000
BUILDING DIAGRAM AND OUTBUILDINGS

74590-260

ACCT. NO. 20348-031

MAP NO. 24-9-3W



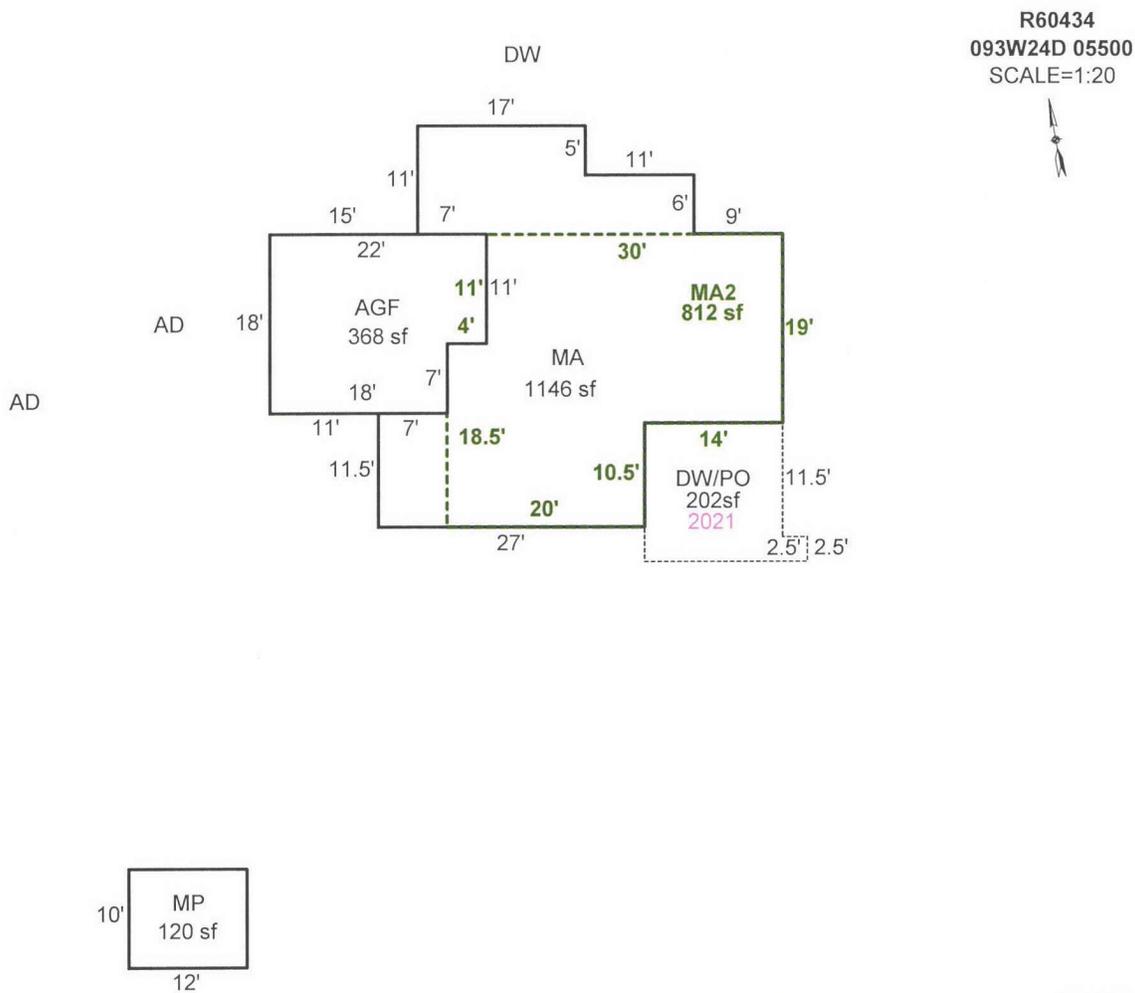
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	$(16 \times 27) + (19 \times 30) + (6 \times 11) + (11 \times 17) + (3 \times 7) + (4 \times 7) = 1142$ 270 570 66 187 21 28
3-16-77	Gossman	B 1976
3/14/83	WBSZ	$80\frac{1}{2} \quad 74 \quad 570 \quad 168 \quad 168 \quad 85$ $(7 \times 11\frac{1}{2}) + (4 \times 18\frac{1}{2}) + (19 \times 30) + (10\frac{1}{2} \times 16) + (6 \times 28) + (5 \times 17) = 1145$ 15 th g
5-5-92	Reyes	$(10\frac{1}{2} \times 16) + (4 \times 18\frac{1}{2}) + (19 \times 30) = 812$ 25 th g
8-20-02	King	N/C
9-22-10	42	SV W

SKETCH/AREA TABLE ADDENDUM

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 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	120.0
GLA1	MA	1.0	1145.5	177.0	1145.5
GLA2	MA2	1.0	812.0	127.0	812.0
GAR	AGF	1.0	368.0	80.0	368.0
P/P	DW/PO	1.0	202.3	61.0	202.3

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/27/18
 UPDATED BY CJURAN 05/19/2021 555-21-003293

COMMENT TABLE 2

9/14/21 T-40

COMMENT TABLE 3

TAB

Net LIVABLE cnt 2 (rounded) 1,958
 Net BUILDING cnt 1 (rounded) 120

R60434 093W24D 05500 Appr #: 44 Date 9-22-08 Prop Class 401 Prop Code F45

Situs Address 12872 CENTERWOOD RD SE Franchise Code 44 Year For: 2008-2009

Owner WESTFALL, MICHAEL &

Notes: 11/12 SV 9/21/10 yr See back & below

more changes to notes

SV

RMV Land: 251,430 RMV Imp: 139,960 RMV Total: 391,390

Seg. Type MA Segment # 1.1 Class 4 Area 1145 Eff Area 1145 Length Width
 Roof Cover COMP + Plumbing BATH.5
 Heat HP Fireplace SGL-P Inter. Comp DSP;DW, MICRO
 Bedrooms Year Built 1976 Eff. Year Built 1976/1986 Cond. P F A G E
 Adj Codes RLCM4;R4QLTY Qty 4+ % Comp ____ Func ____ Econ ____
 Lump Sum ____ Except Code/Year Inver INV Comments ____

Seg. Type MA2 Segment # 1.2 Class 4 Area 812 Eff Area 812 Length Width
 Roof Cover Plumbing BATH2
 Heat HP Fireplace Inter. Comp
 Bedrooms 3 Year Built 1976 Eff. Year Built 1976/1986 Cond. P F A G E
 Adj Codes RLCM4;R4QLTY Qty 4+ % Comp ____ Func ____ Econ ____
 Lump Sum ____ Except Code/Year Inver INV Comments ____

Seg. Type AGF Segment # 1.3 Class 4 Area 347 Eff Area 347 Length Width
 Roof Cover COMP Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1976 Eff. Year Built 1976/1986 Cond. P F A G E
 Adj Codes RLCM4 Qty ____ % Comp ____ Func ____ Econ ____
 Lump Sum ____ Except Code/Year Inver Comments ____

Accessory Improvements

Seg. Type Y1F Segment # 1.4 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ____ Econ ____

Seg. Type AD Segment # 2.1 Area 2900 Length Width
 Cond. P F A G E Year Built Eff. Year Built: 1976 % Comp ____ Econ ____

Out Buildings

MLS # 622139
Dam 150

R60434 093W24D 05500 Appr #: 44 Date _____ Prop Class 401 Prop Code F45
 Situs Address 12872 CENTERWOOD RD SE Franchise Code 44 Year For: 2008-2009
 Owner WESTFALL, MICHAEL &
 Notes: _____

RMV Land: 251,430 RMV Imp: 139,960 RMV Total: 391,390

Segment	MP							Land
Class	5							
Dim/Size	10X12							
Foundation	CONC							
Exter Wall	PLYWD							
Wall Height	8'							
Inter Finish								
Roof Cover	metal							
Roof Style	Gable							
Flooring	CONC							
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	2005							
Cond.	A							
% Good								
% Comp	100							
Lump Sum								
Except. Code	RNSU							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.80	G.RUR VIEW/70000 - ✓	
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	1.80	Companion Accounts			

Date 10/13/08 Clerk JAN **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- Appraiser response BB _____
- Reviewed by lead appraiser/comments _____

R60434 093W24D 05500 Prop Class: 401 Prop Code: F45 Fran: 42 Appr #: T-40 Date: 9/14/21
 Situs Address 12872 CENTERWOOD RD SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner MOUW, WESLEY J & Pictom Sales Verif Other: Desk

RMV Land: 332,600 RMV Imps: 275,060 RMV Total: 607,660 M50 Total: 273,880 For: 2022-2023

Notes: Make changes as noted Replacement of 2nd story Deck
Full tag

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: DSP;DW;MICRO Adj: RLCM4;R4+QLTY
 Class: 4 Roof Style: Gable
 Area: 1145 Eff 1145 Flooring:
 Dimens: x Plumbing: BATH.5 Electrical: Qty:
 Found: Heat/AC: HP Bedrooms: % Comp:
 Ex Wall: lap Fireplace: SGL-P Year: 1976 Eff: 1986 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 145,600
 Exc Code: I/O Comment/Adj: L/S:

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
 Class: 4 Roof Style:
 Area: 812 Eff 812 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty:
 Found: Heat/AC: HP Bedrooms: 3 % Comp:
 Ex Wall: Fireplace: Year: 1976 Eff: 1986 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 75,590
 Exc Code: N/C Comment/Adj: L/S:

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
 Class: 4 Roof Style:
 Area: 368 Eff 368 Flooring:
 Dimens: x Plumbing: Electrical: Qty:
 Found: Heat/AC: Bedrooms: % Comp:
 Ex Wall: Fireplace: Year: 1976 Eff: 1986 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 28,960
 Exc Code: N/C Comment/Adj: L/S:

Accessory Improvements

Keep YI's 22-23

Seg: 1.4 YI4G RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring: Remove
 Dimens: x Plumbing: Broken out Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: Eff: RMV: 21,000
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S:

Seg: 2.1 AD ASPHALT DRIVEWAY
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2900 Eff: 2900 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: Eff: 1976 RMV: 1,830
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: N/C Comment/Adj: L/S:

Out Buildings

Seg: 3.1 MP MP
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
 Class: 5 Roof Style: GABLE
 Area: 120 Eff: 120 Flooring: CONC
 Dimens: 10 x 12 Plumbing: Electrical: % Comp:
 Found: CONC Heat/AC: Bedrooms: Func:
 Ex Wall: PLYWD;8FT Fireplace: Year: Eff: 2005 Value: 2,080
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: N/C Comment/Adj: L/S:

R60434 093W24D 05500 Prop Class: 401 Prop Code: F45 Fran: 42 Appr #: _____ Date: _____

Situs Address 12872 CENTERWOOD RD SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MOUW, WESLEY J & Pictom Sales Verif Other: _____

RMV Land: 332,600 RMV Imps: 275,060 RMV Total: 607,660 M50 Total: 273,880 For: 2022-2023

Notes: _____

Segment	DW	PO				Land
Class						
Dim/Size	200 SF	200 SF				
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	2021	2021				
Cond.						
% Good						
% Comp						
Lump Sum						
Except. Code	RAW	RAW	= RAW			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.80	VIEWVG.RUR 55000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Routing Slip

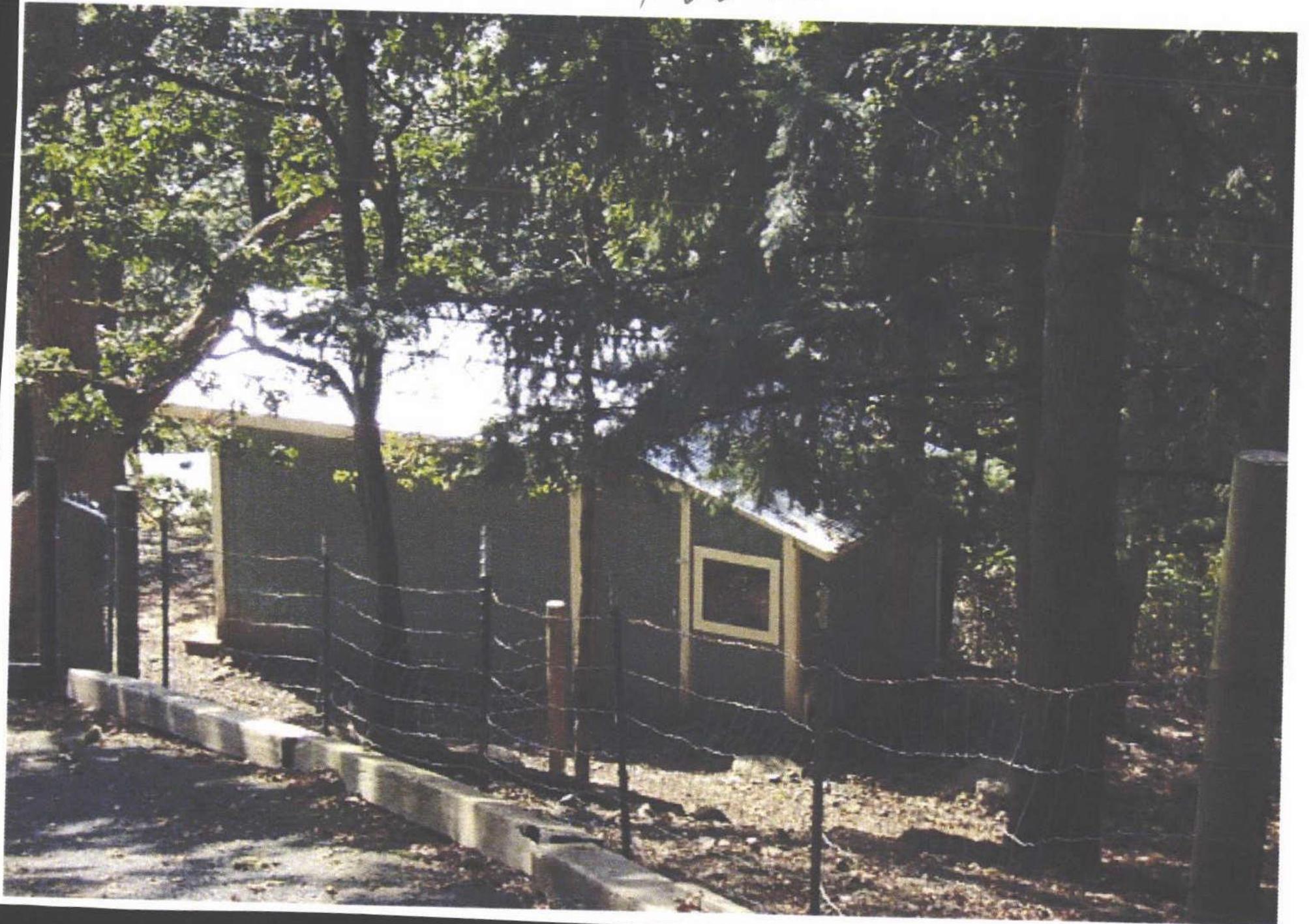
Date: 7/25/22 Clerk: GRH Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser @



9-22-10



CL-222-6



