

Acct ID: 560435 MTL: 093W24D005400 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 12852 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100502 Year: 2025

Last Date Appraised: 01/05/2016 Appraiser: MATT LORD Retag: Y (N) Tag info:
 Owner: LANDERS, CLIFTON & LANDERS, WENDY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 360210
 RMV Land: 287070 RMV Imp: 609520 RMV Total: 896590 MAV: 360210 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: 1.43 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT 6H Description: RMV: 237070 Exception: Y N
 Adjustment(s): VWAR Fsoil Fire Patrol: Description:
 Comments: 16-17: SV PER #73 CHG VIEW ADJ// 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPP 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 143 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 2872 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 478070
 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	1992	3	FB-2	1996	1996	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Basement	4	Finished	880	1	FB-1	1996	1996	HVAC+, BATH - 1	Y N
Garage Basement	4	Finished	637	0	0	1996	1996		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>Part of VI</u>	4	1600	1996	4472	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1996	27606	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8010
 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 <u>Part of VI</u>	1	3000	2001	8010	1	Y N

Bldg: 3 Code Area: 14530 Stat Class: 148 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 528 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 123440
 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
Second Floor	4	Finished	528	0	0	2006	2006	ROOF, HVAC	Y N
Garage Detached	4	Finished	528	0	0	2006	2006	ROOF	Y N

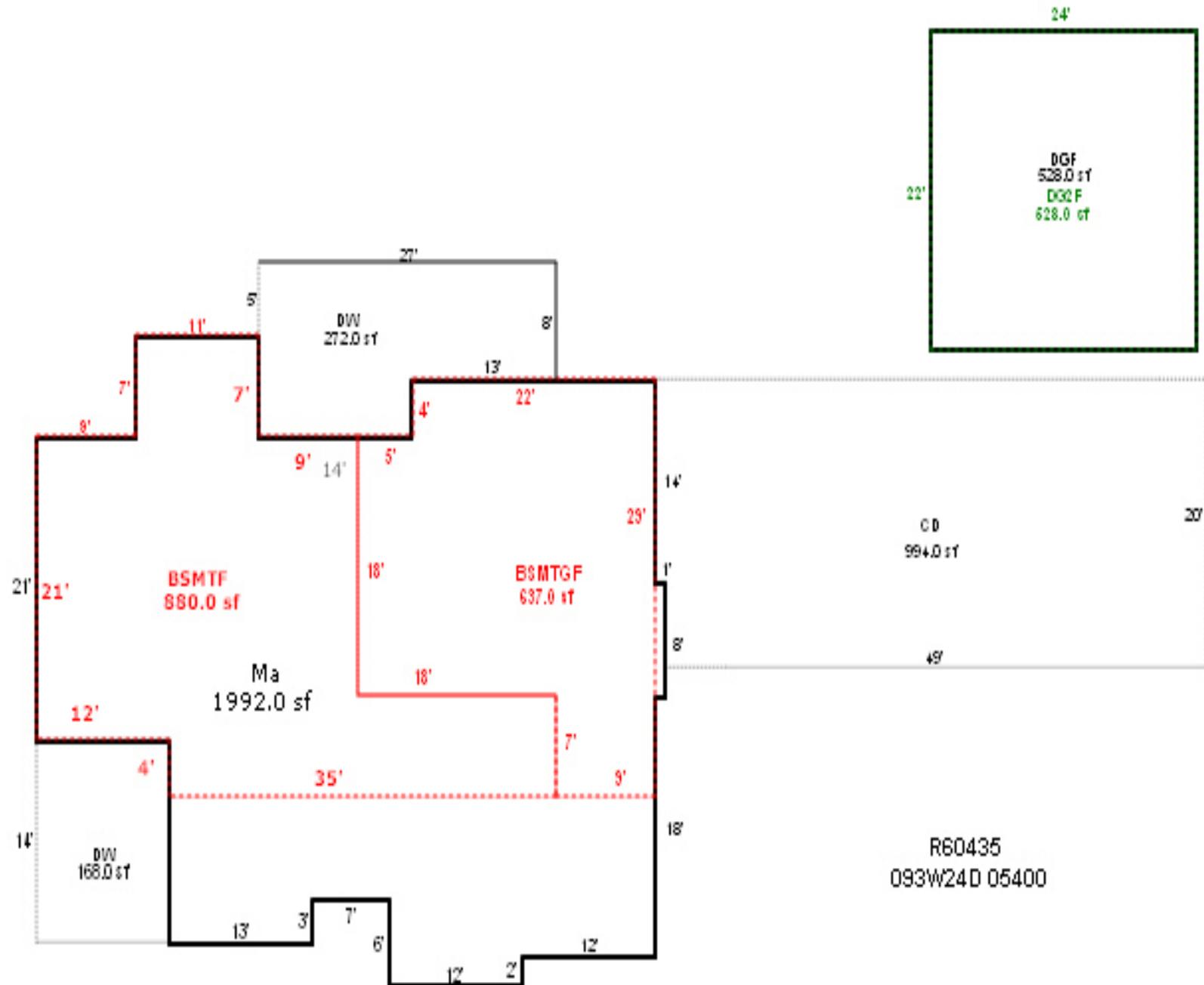
Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

AD



CD

R60435
093W24D 05400

093W24D 05400
401 01E F43
81400130

R60435

AYERS,STEPHEN L & KAREN L

1.43 Acres

12852 CENTERWOOD RD SE

1/30/02

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05400

File No R60435

Property Address 12852 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

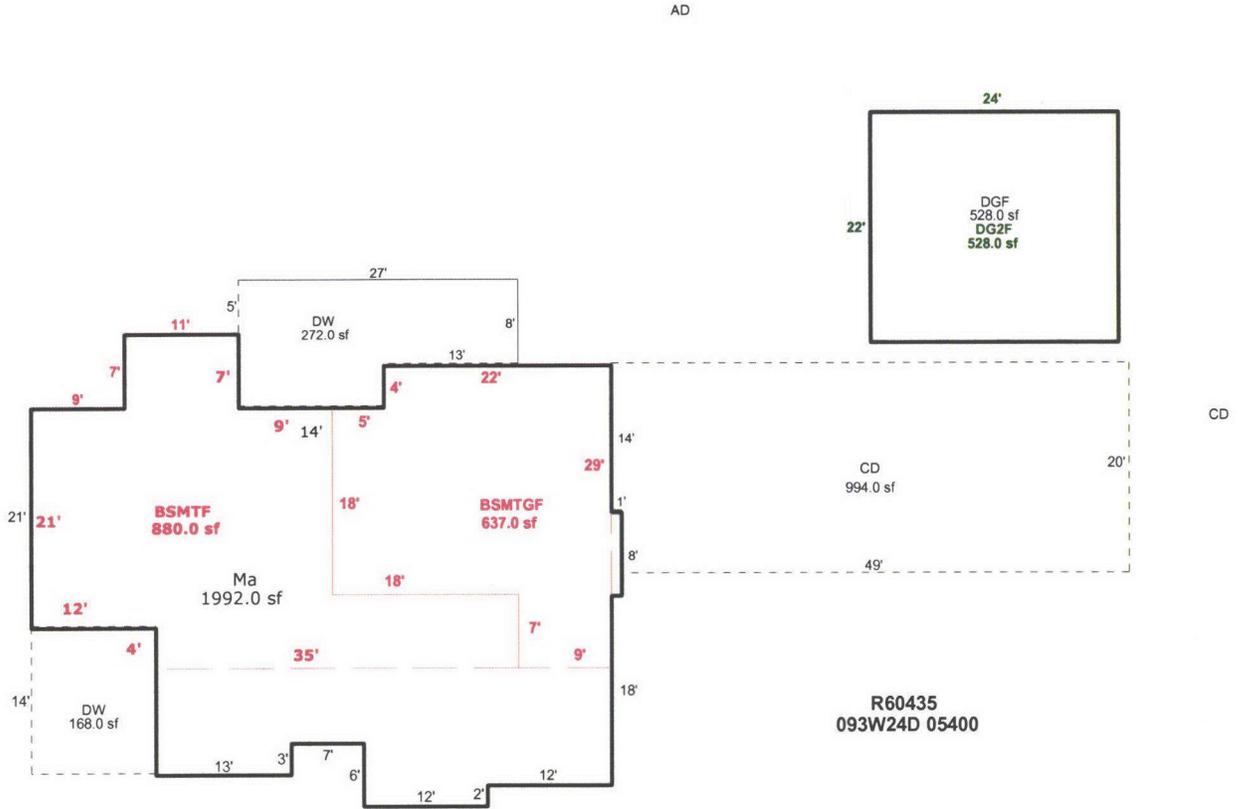
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 19

MA

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1992.0	218.0	1992.0
GLA0	BSMTF	1.00	880.0	158.0	880.0
GBA1	DG2F	1.00	528.0	92.0	528.0
BSMT	BSMTGF	1.00	637.0	112.0	637.0
GAR	DGF	1.00	528.0	92.0	528.0
P/P	DW	1.00	272.0	78.0	
	CD	1.00	994.0	140.0	
	DW	1.00	168.0	52.0	1434.0

Net LIVABLE Area (rounded w/ factors) 2872
 Net BUILDING Area (rounded w/ factors) 528

Comment Table 1

DRAWN BY BB44

Comment Table 2

Comment Table 3

R60435 093W24D 05400 Appr #: _____ Date _____ Prop Class 401 Prop Code F43
 Situs Address 12852 CENTERWOOD RD SE 97352 Franchise Code 73 Year For: 2016-2017
 Owner LANDERS, CLIFTON &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 151,430 RMV Imp: 297,480 RMV Total: 448,910 M50 Total: 276,100

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

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.43	VIEWG.RUR 60000	
2	ON SITE DEVELOPMENT	OSDA.RUR		VIEWA.RUR	<i>DW</i>

Eff Acres Companion Accounts

Zone: AR

Date 1/6/16 Clerk Olivia ROUTING SLIP

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

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

R60435 093W24D 05400 Appr #: 23 Date 1-5-16 Prop Class 401 Prop Code F43
 Situs Address 12852 CENTERWOOD RD SE 97352 Franchise Code 73 Year For: 2016-2017
 Owner LANDERS, CLIFTON &

Tags Cycle Sales Verification Other: VIEWA →

Notes: _____

RMV Land: 151,430 RMV Imp: 297,480 RMV Total: 448,910 M50 Total: 276,100

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1992 Eff Area 1992
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat HP
 Fireplace SGL-P Inter. Comp: DSP;DW;OVEN-D;CKTP-E Bedrooms 3
 Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 140,230
 Lump Sum ___ Except Code/Year RMV Comments MCS

Seg.Type BSMTF RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 880 Eff Area 1517
 Length Width Roof Cover Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 56,170
 Lump Sum ___ Except Code/Year RMV Comments

Seg.Type BSMTGF RESIDENTIAL Seg. # 1.3 Method: R05 Class 4 Area 637 Eff Area 1517
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
 Adj Codes RLCM4 Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 22,970
 Lump Sum ___ Except Code/Year RMV Comments

Accessory Improvements

Seg.Type CD RESIDENTIAL Seg. # 1.4 Method: R05 Class Area 1600 Eff Area 1600
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 7,190
 Lump Sum ___ Except Code/Year ___ Comments

Seg.Type YI4A RESIDENTIAL Seg. # 1.5 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,650
 Lump Sum ___ Except Code/Year ___ Comments

Seg.Type AD ASPHALT DRIVE Seg. # 2.1 Method: R05 Class Area 3000 Eff Area 3000
 Length 12 Width 250 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ___ Econ ___ RMV: 6,160
 Lump Sum ___ Except Code/Year ___ Comments

Out Buildings

Seg.Type DGF DGF/DG2F Seg. # 3.1 Method: R05 Class 4 Area 528 Eff Area 528
 Length 22 Width 24 Foundation CONC Ex. Wall LAP;8FT Roof Cover ARCOMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 2006 Eff. Yr. Blt: 2006
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___ RMV: 26,330
 Lump Sum ___ Except Code/Year ___ Comments

Seg.Type DG2F DGF/DG2F Seg. # 3.2 Method: R05 Class 4 Area 528 Eff Area 528
 Length 22 Width 24 Foundation Ex. Wall Roof Cover ARCOMP
 Roof Style Floor Plumbing
 Heat ZONAL Int. Comp. Elect. 110V Yr. Blt. 2006 Eff. Yr. Blt: 2006
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___ RMV: 31,780
 Lump Sum ___ Except Code/Year ___ Comments



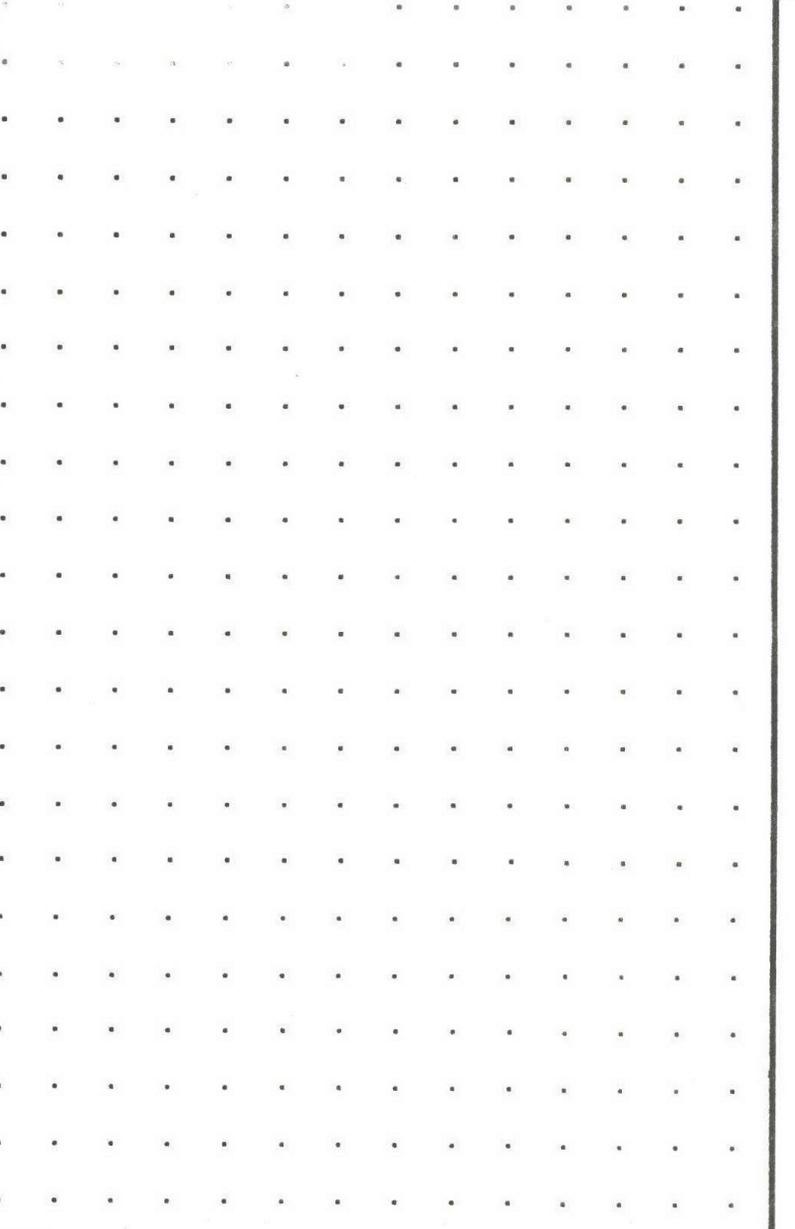
12-17-07



12-17-07



12-17-07 DGF4 DG2F



CALCULATIONS:

SCALE: 1" = 20'