

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: HDL Input

Print Date: 6/27/2025

Acct ID: 560443

MTL: 093W24D002500

Date: 8/7/25

Appr: HDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12630 RIDGEWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100510

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: JAMES M & SUSAN K BOURDET LT &

Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP

AV: 364970

RMV Land: 293320

RMV Imp: 357020

RMV Total: 650340

MAV: 364970

MSAV: 0

SAV: 0

Comment:

Notations

25-26 Cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AVG</u>	60000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.96 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: GH

Value Source: Rural at MKT

Description:

RMV: 233320

Exception: Y N

Adjustment(s): Fs: 1

Fire Patrol:

Description:

Comments: 03-04: REAPPRAISAL - GOOD LAND SCAPE, NICE WATERFALL IN BACK - NO VIEW 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 142

Year Blt: 1978

Eff Year Blt: 1978

Sq.Ft: 2639

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 348850

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	
First Floor	4	Finished	1272	0	FB-1/ HB-1	1978	<u>1989</u>	<u>R.P</u> KIT-, FP - 1, ROOF, BTH - 1, HVAC+	Exception: Y N
Second Floor	4	Finished	1367	3	FB-2	1978	1978	HVAC+, BATH - 2	Exception: Y N
Garage Attached	4	Low Cost	380	0	0	1978	1978	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	4	4500	1903	5400	1	Exception: Y N
DECK	4	272	1978	4608	1	Exception: Y N
DECK	4	540	1978	8316	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt: 2003

Eff Year Blt: 2003

Sq.Ft: 120

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x12

RMV: 3220

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	
Multi-Purpose Bldg	6	Finished	120	0	0	2003	2003	<u>F.A.R</u>	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 341

Year Blt: 2003

Eff Year Blt: 2003

Sq.Ft: 200

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions:

RMV: 4950

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

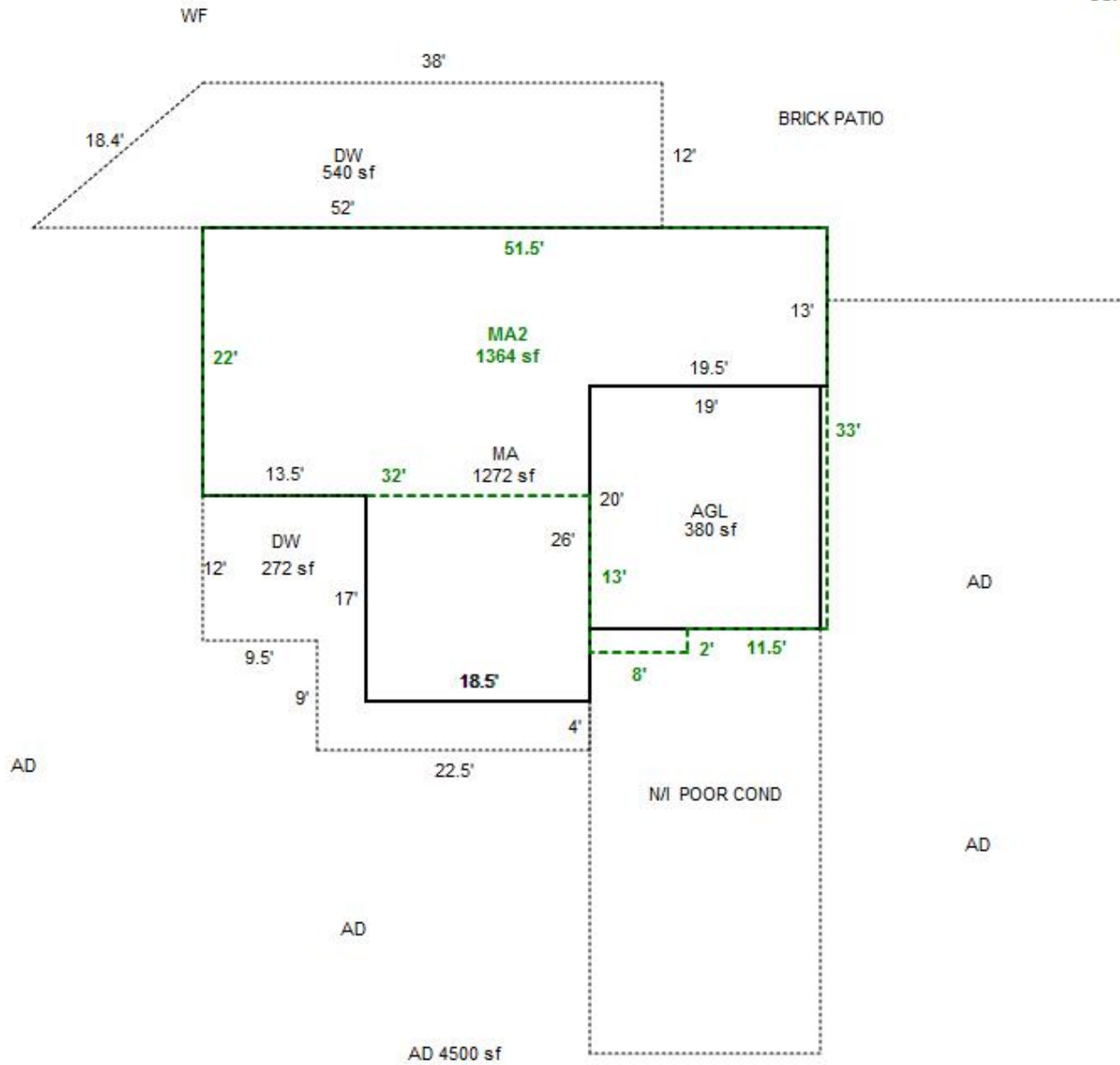
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	200	0	0	2003	2003	<u>F.A.R</u>	Exception: Y N

Accessories

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

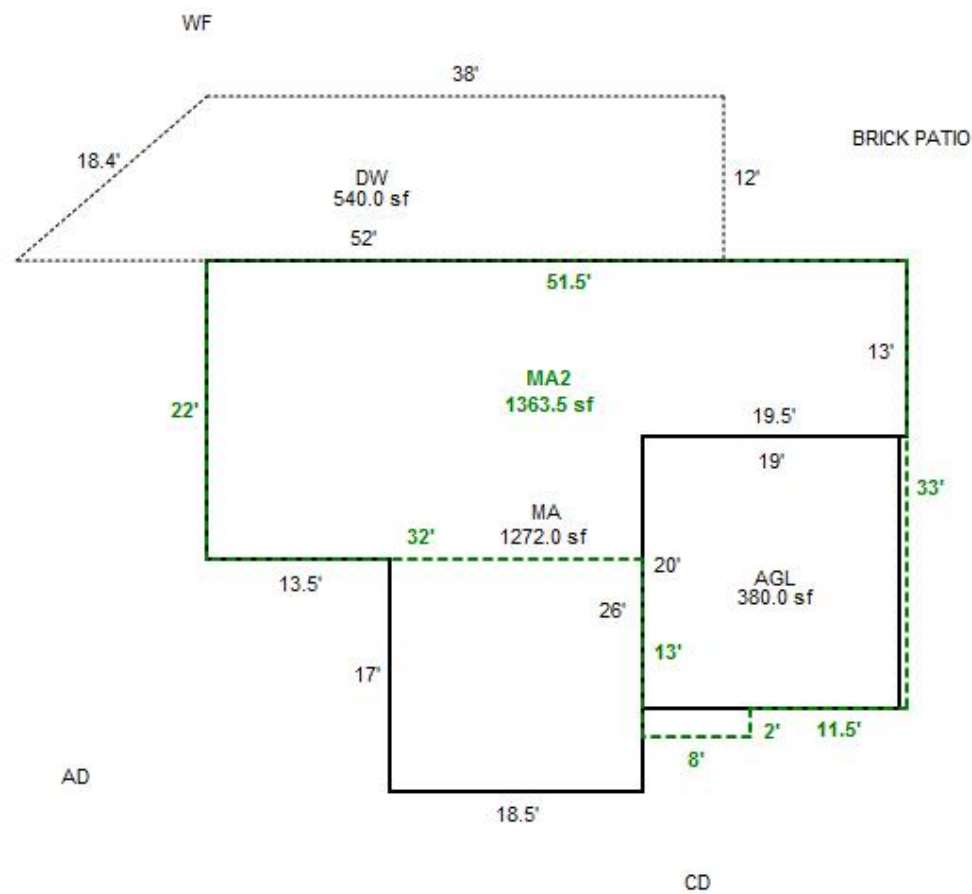
R60443
093W24D 02500
SCALE=1:20

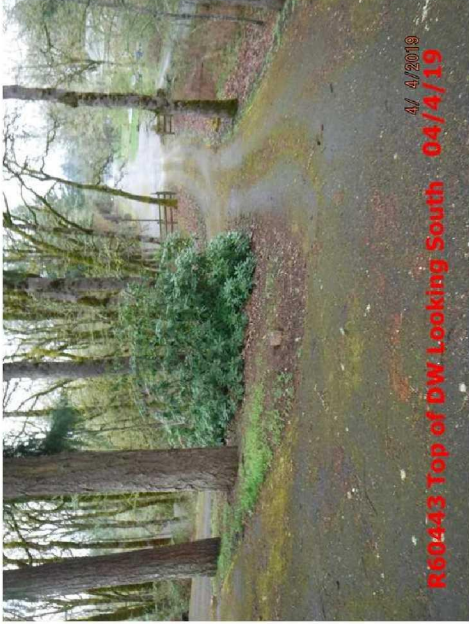


R60443

093W24D 02500

SCALE=1:20







093W24D 02500
401 01E F45
81400130

R60443

BOURDET, JAMES M & SUSAN K

1.96 Acres

12630 RIDGEWOOD RD SE

1/30/02

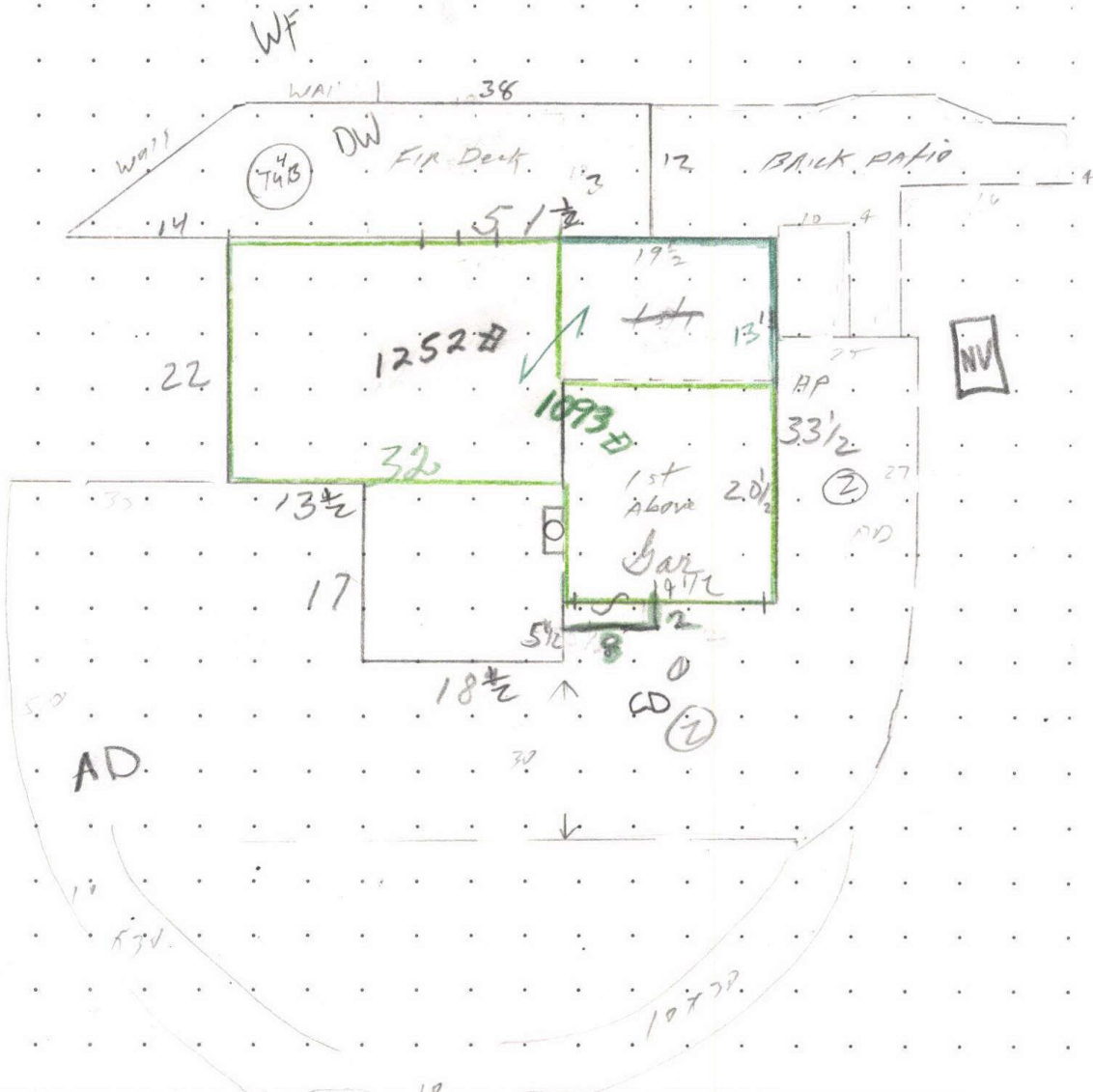
BUILDING DIAGRAM AND OUTBUILDINGS

74590-350

ACCT. NO. 20348-040

MAP NO. 24-9-3W

$$45 \times 11 \cdot (13 \times 22) + (18 \times 39) + (13 \times 19 \frac{1}{2}) = 1242 \text{ main floor}$$



MEASUREMENT VERIFIED

DATE

BY

10/9/78

JHB

3/24/45

LB52

4-29-92

Ray

8-15-02

King

REMARKS:

$$(13 \times 19 \frac{1}{2}) + (18 \frac{1}{2} \times 17) + (22 \times 32) = 1272 \text{ 4}$$

1272

N/U

4-4-19 CIO Cycle-Ver

9-17-08 BBH - Estimate of MA2 Addition

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02500

File No R60443

Property Address 12630 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

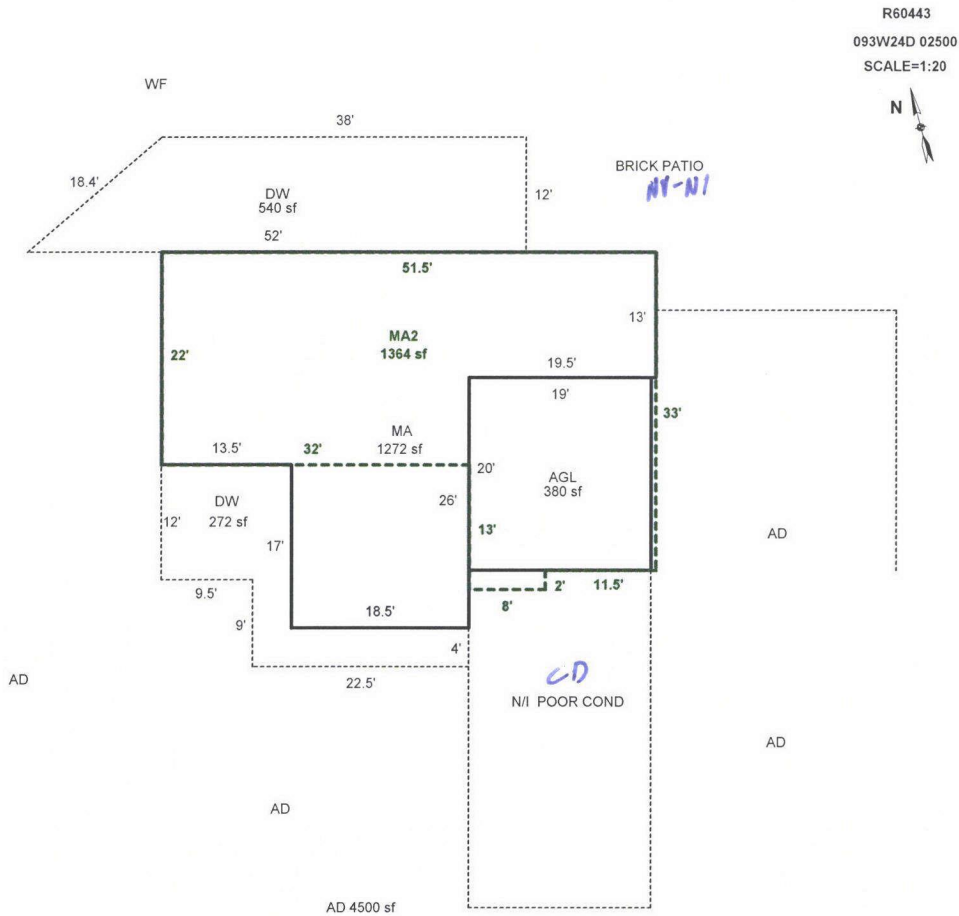
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1272	181	1272
GLA2	MA2	1.00	1364	173	1364
GAR	AGL	1.00	380	78	380
P/P	DW	1.00	540	120	
	DW	1.00	272	106	812

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2636

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02500

File No R60443

Property Address 12630 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

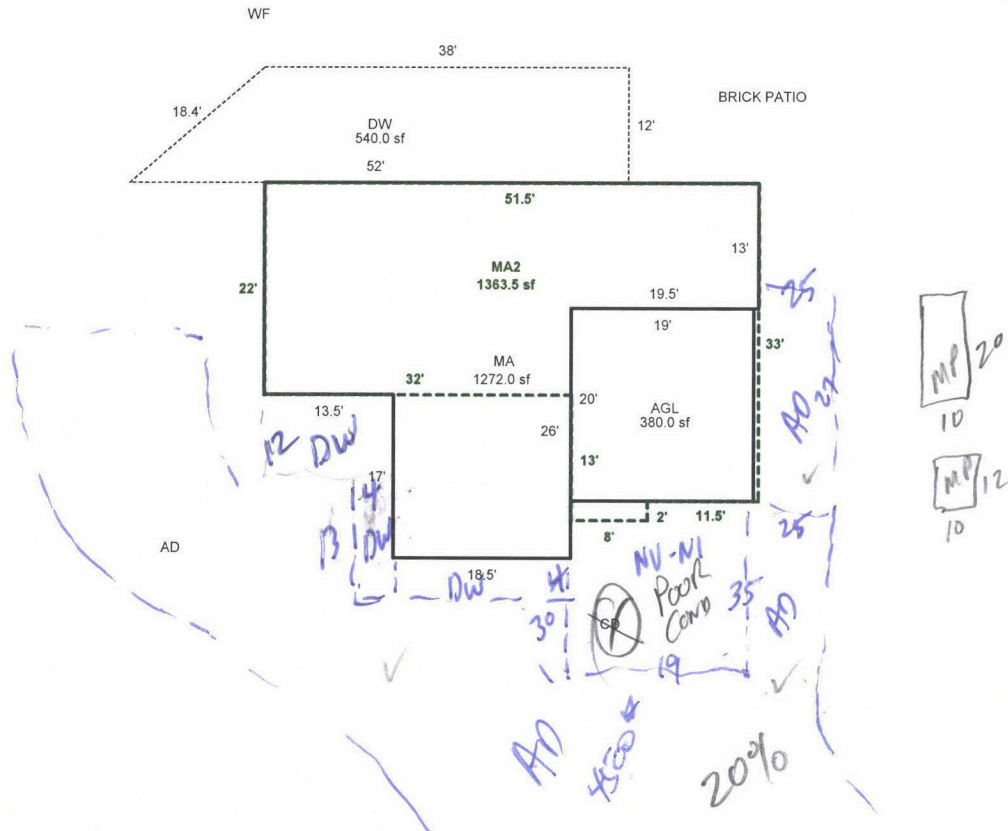
Client

Appraiser Name

R60443

093W24D 02500

SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1272	181	1272
GLA2	MA2	1.00	1364	173	1364
GAR	AGL	1.00	380	78	380
P/P	DW	1.00	540	120	540

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2636

R60443093W24D 02500

Prop Class: 401 Prop Code: F45 Fran: 35

Appr #: 100 Date: 4-4-19

Situs Address 12630 RIDGEWOOD RD SE

☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif

Owner BOURDET,JAMES M &

☐ Pictom Other:

RMV Land: 228,750 RMV Imps: 258,760 RMV Total: 487,510 M50 Total: 305,670 For: 2019-2020

Notes: Please make noted changes

Seg: 1.1 MA RESIDENTIAL

Method: R05

Roof Cover: METAL

Int Comp: RNG;DW

Adj: RLCM4

Class: 4

Roof:

Area: 1272 Eff 1272

Flooring:

Dimens: x

Plumbing: BATH.5

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms:

% Comp:

Ex Wall:

Fireplace: SGL-E

Year: 1978 Eff: 1978

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 119,660

Exc Code:

Comment/Adj:

L/S:

Seg: 1.2 MA2 RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 1367 Eff 1367

Flooring:

Dimens: x

Plumbing: BATH2

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 3

% Comp:

Ex Wall:

Fireplace:

Year: 1978 Eff: 1978

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 84,590

Exc Code:

Comment/Adj:

L/S:

Seg: 1.3 AGL RESIDENTIAL

Method: R05

Roof Cover: METAL

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 380 Eff 380

Flooring:

Dimens: 20 x 19

Plumbing:

Electrical:

Qty:

Found:

Heat/AC:

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1978 Eff: 1978

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 24,100

Exc Code:

Comment/Adj:

L/S:

Accessory Improvements

Seg: 1.4 DW RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 794 Eff: 794

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: Eff: 1978

RMV: 11,810

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.5 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:

RMV: 18,600

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

R60443093W24D 02500

Prop Class: 401 Prop Code: F45 Fran: 35

Appr #: _____ Date: _____

Situs Address 12630 RIDGEWOOD RD SE

Owner BOURDET,JAMES M &

RMV Land: 228,750 RMV Imps: 258,760 RMV Total: 487,510 M50 Total: 305,670 For: 2019-2020

☐ TTO ☐ LCB ☐ Insp

☐ Pictom

Cycle Tags Farm Forest Sales Verif

Other: _____

Notes: _____

Segment	DW	AD	MP	MP			Land
Class	DRUG	DRUG	6	6			
Dim/Size	2720	4500	10x12/120	10x20/200			
Foundation			FRAME	FRAME			
Exter Wall			WOOD	WOOD			
Wall Height			8'	8'			
Inter Finish							
Roof Cover			COMP	COMP			
Roof Style			GABLE	GABLE			
Flooring			WOOD	WOOD			
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1978	1903	2003	2003			
Cond.							
% Good		53%					
% Comp							
Lump Sum							
Except.Code	1/0	1/0	NEW	NEW			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.96		
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/19

Clerk: Amy

Routing Slip

Clerk Comments: _____

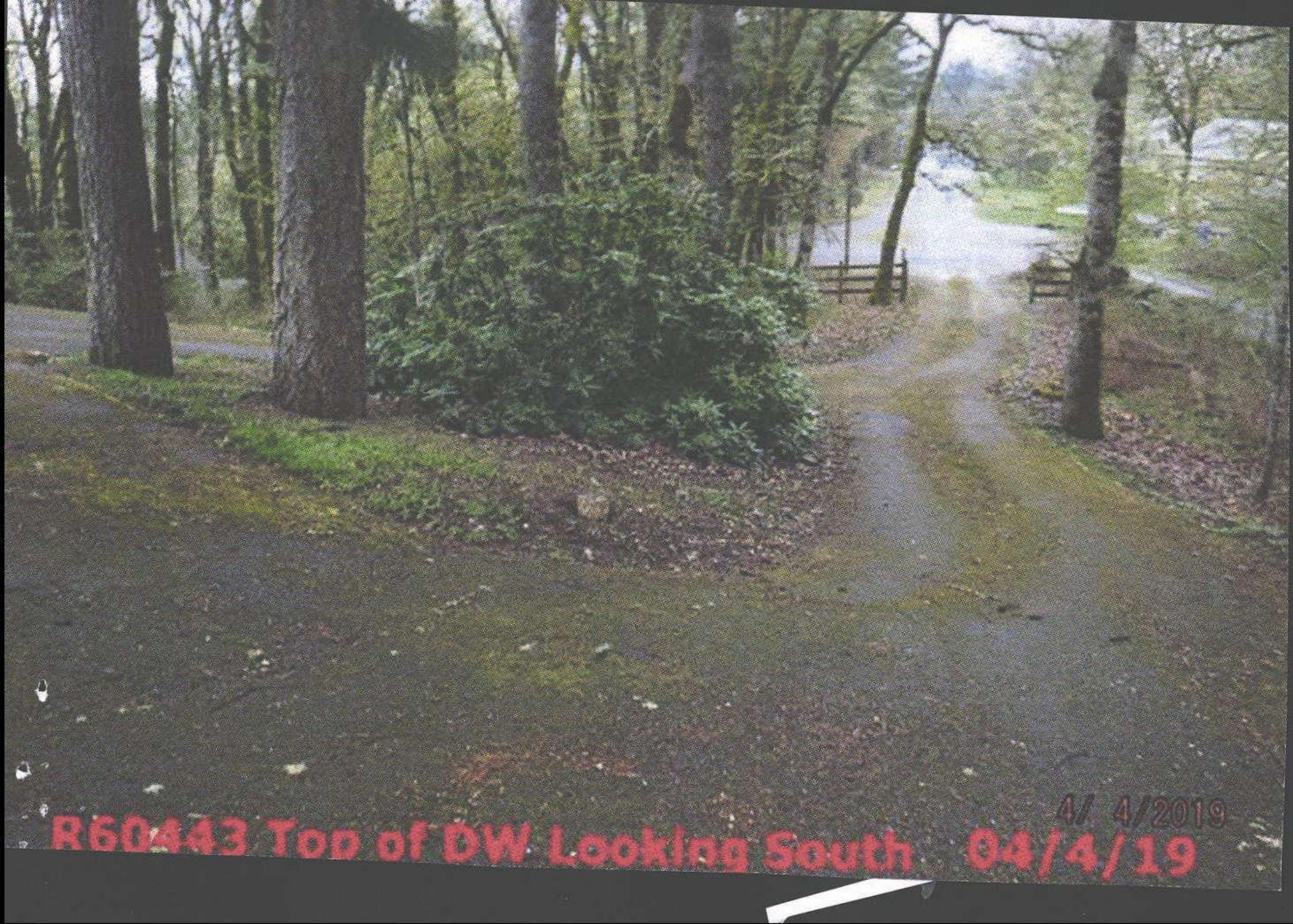
Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

610
4/24/19





R60443 Top of DW Looking South 04/4/19



R60443 AD Cond

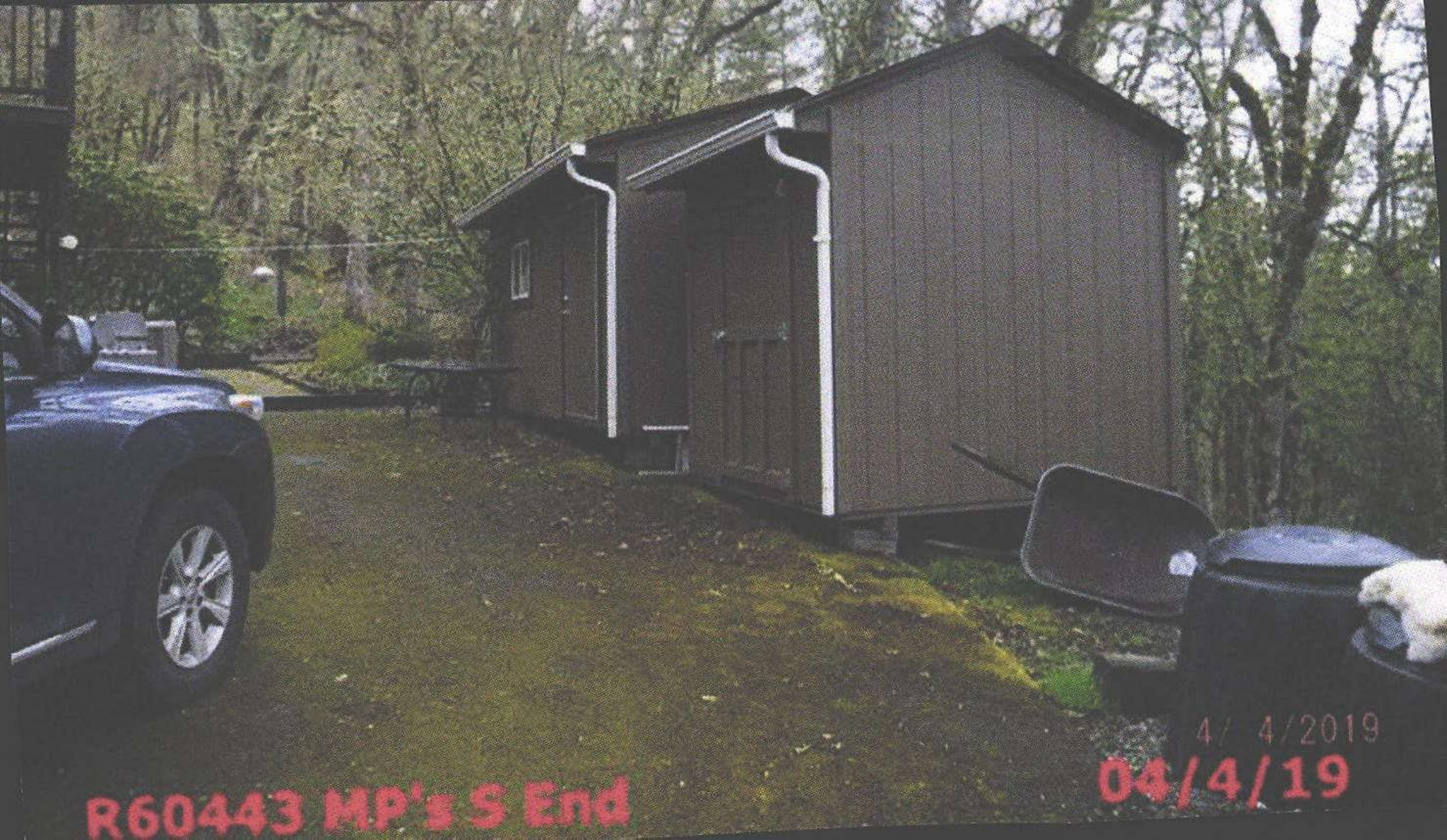
4/4/2019
04/4/19



4/4/2019

04/4/19

260443 MP's N End



R60443 MP's S End

4/ 4/2019
04/4/19



R60443 MA Rear N Side

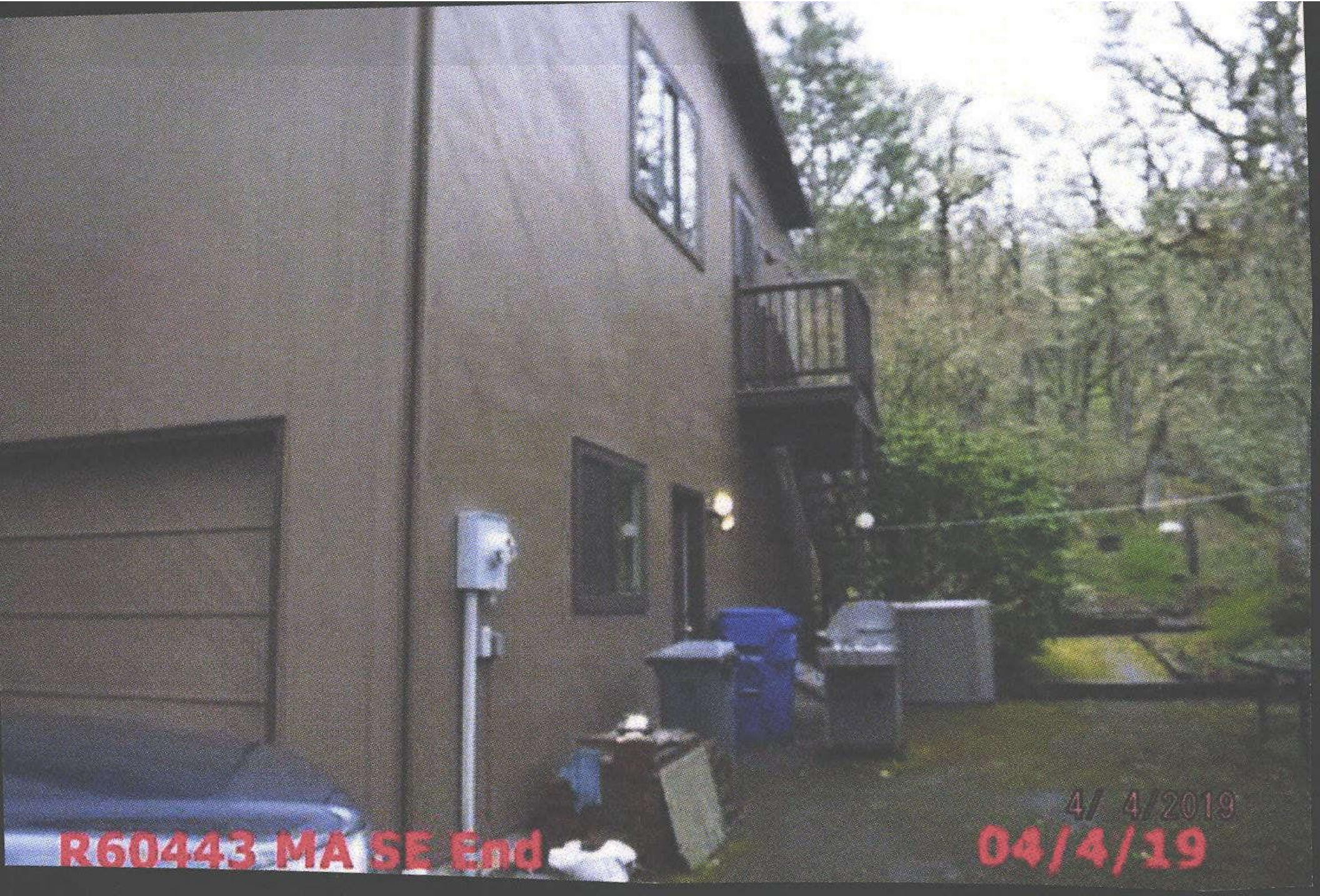
4/ 4/2019
04/4/19



R60443 MA E End Rear N Side

4/4/2019

04/4/19



R60443 MA SE End

4/ 4/2019
04/4/19



4/ 4/2019

04/4/19

R60443 MA Front S Side W End



R60443 MA Front S Side E End

4/4/2019
04/4/19



4/ 4/2019

04/4/19

R60443 MA Front S Side



R60443 Driveway Entrance

4/ 4/2019
04/4/19