

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inset

Print Date: 6/27/2025

Acct ID: 560445

MTL: 093W24D002300

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12659 RIDGEWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100512

Year: 2025

Last Date Appraised: 04/13/2010

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: KOEPPL, JAMES J

Roll Type: R

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

AV: 227470

RMV Land: 274610

RMV Imp: 269820

RMV Total: 544430

MAV: 227470

MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

25.26 cycle

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.66 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: Gtl

Value Source: Rural at MKT

Description:

RMV: 224610

Exception: Y N

Adjustment(s): F50i1

Fire Patrol:

Description:

Comments: 03-04: REAPPRAISAL 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: 1989

Sq.Ft: 1367

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 245270

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	869	2	FB-1	1978	1989	KIT-, FP - 1, HVAC+, ROOF, BATH - 1	Exception: Y N
Second Floor	4	Finished	498	0	FB-1	1978	1989	HVAC+, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD <u>AVG</u>	4	1	1989	35524	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 138

Year Blt: 1978

Eff Year Blt: 1982

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 21750

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	
Garage Detached	3	Unfinished	260	0	0	1978	1982	ROOF	Exception: Y N

Accessories

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

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: 12x10

RMV: 1850

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	5	Finished	120	0	0	2005	2005	<u>Floor</u>	Exception: Y N

Accessories

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

Bldg: 4

Code Area: 14530

Stat Class: 341

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 152

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions:

RMV: 950

Func Obsc: 100

Econ %: 100

Other %: 100

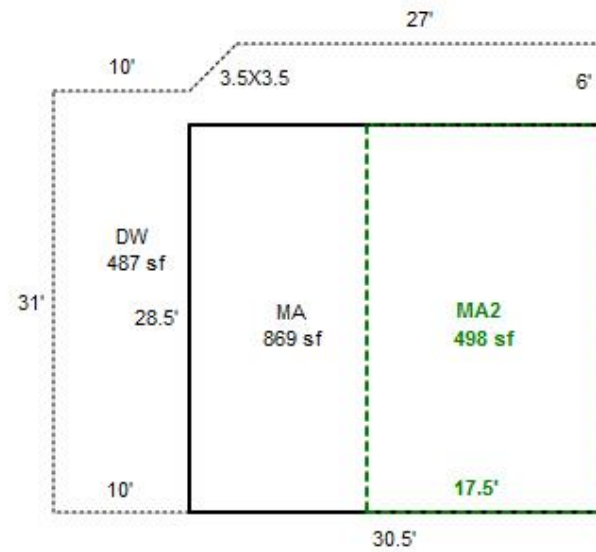
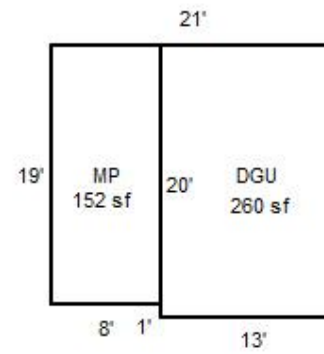
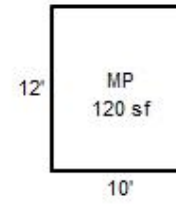
Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	152	0	0	1990	1990	Fair	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									



093W24D 02300
401 01E F42
81400130

R60445

SEGO,PATRICIA A

1.66 Acres

12659 RIDGEWOOD RD SE

1/30/02

1-09-2-26-0-1100-2665-00
BUILDING DIAGRAM AND OUTBUILDINGS

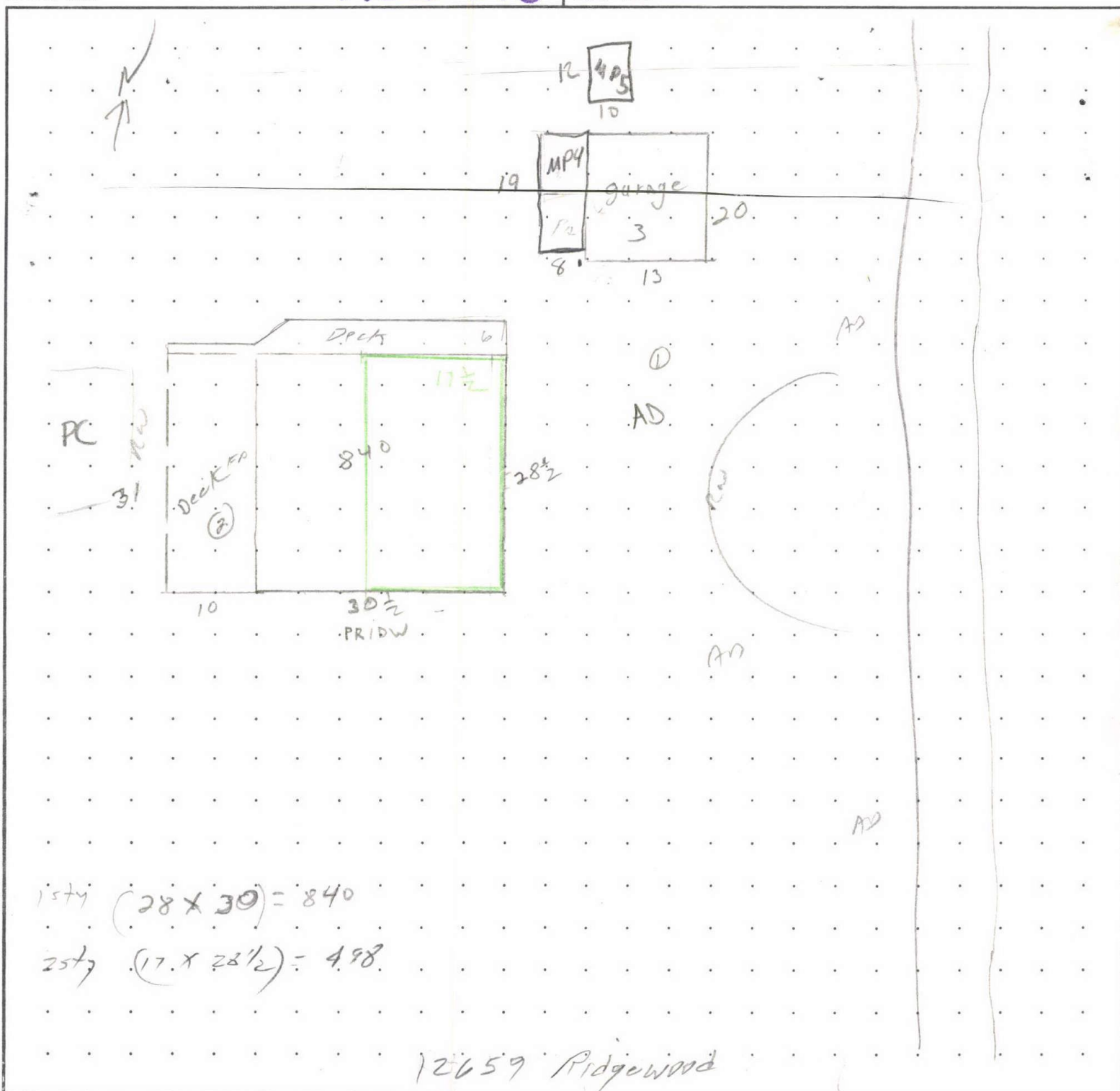
ACCT. NO.

21010-231

74590-370

MAP NO.

35-9-3W



1st fl (28 x 30) = 840

2nd fl (17 x 28 1/2) = 498

12659 Ridgewood

MEASUREMENT
VERIFIED

REMARKS:

DATE
11/19/78

BY

Reyn

$28\frac{1}{2} \times 30\frac{1}{2} = 869$

3-27-85

LB

4-28-92

Reyn

8-14-02

King

NU

4-13-10

42

SV NU

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02300

File No R60445

Property Address 12659 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

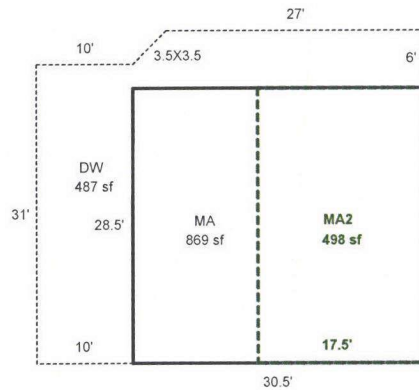
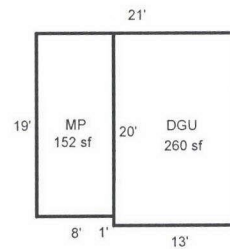
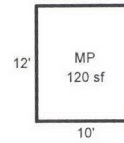
Zip 97352

Owner

Client

Appraiser Name

R60445
093W24D 02300
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	869	118	869
GLA2	MA2	1.00	499	92	499
GBA1	MP	1.00	152	54	272
	MP	1.00	120	44	260
GAR	DGU	1.00	260	66	487
P/P	DW	1.00	487	148	

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1368
272

Comment Table 1

DRAWN BY JRONDEMA 6/27/18

Comment Table 2

Comment Table 3

R60445 093W24D 02300 Appr #: 441 Date 9-17-08 Prop Class 401 Prop Code F42
Situs Address 12659 RIDGEWOOD RD SE Franchise Code 44 Year For: 2008-2009
Owner CONSTANTINESCU,GERALD G
Notes: See back & below

2/18/10 42 50 RMV Land: 178,070 RMV Imp: 113,970 RMV Total: 292,040

Seg. Type MA Segment # 1.1 Class 4 Area 869 Eff Area 869 Length Width
Roof Cover COMP Arcnp Plumbing BATH1
Heat HP Fireplace SGL-P Inter. Comp DSP;DW;H&F;RNG MICRO
Bedrooms 2 Year Built 1978 Eff. Year Built 1978 1982 Cond. P F A G E
Adj Codes RLCM4;R4QLTY 1989 Qty % Comp Func Econ
Lump Sum Except Code/Year Comments Roof, windows

Seg. Type ATTF Segment # 1.2 Class 4 Area 498 Eff Area 498 Length Width
Roof Cover MAZ Plumbing BATH1
Heat HP Fireplace Inter. Comp
Bedrooms Year Built 1978 Eff. Year Built 1978 1982 Cond. P F A G E
Adj Codes RLCM4;R4QLTY 1989 Qty % Comp Func Econ
Lump Sum Except Code/Year AJ Comments

Accessory Improvements

Seg. Type YI4G Segment # 1.3 Area 1 Length Width
Cond. P F A G E Year Built Eff. Year Built: % Comp Econ

Out Buildings

Seg. Type DGU Segment # 2.1 Class 3 Area 420 Length 213 Width 20
Foundation Conc Ex. Wall vert Height 6
Roof Cover COMP Roof Style Gable Floor conc Plumbing
Heat Int. Comp. Elect. 110V Yr. Blt. 1978 Eff. Yr. Blt: 1978 1982
Cond. P F A G E Adj. Codes RLCM4 1989 Qty % Comp Func Econ
Lump Sum Except Code/Year AJ Comments

R60445093W24D 02300Appr #:44DateProp Class 401Prop Code F42

Situs Address 12659 RIDGEWOOD RD SEFranchise Code 44Year For: 2008-2009

Owner CONSTANTINESCU,GERALD G

Notes:

	RMV Land:	178,070	RMV Imp:	113,970	RMV Total:	292,040	
Segment	MP	MP					Land
Class	5	4					
Dim/Size	12X10	8X19					
Foundation	Frame ~						
Exter Wall	Vert ~						
Wall Height	8' ~						
Inter Finish							
Roof Cover	Arcwp	Comp					
Roof Style	Gable	Shcd					
Flooring	wd ~						
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2005	1990					
Cond.	A	A					
% Good							
% Comp	100 ~						
Lump Sum							
Except.Code	RENEW	Inver					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.66		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	1.66	Companion Accounts			

2/10/10 [Signature]

Date 10/13/08Clerk JaneROUTING SLIP

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

☐ Data entry reviewed by/comments

☒ Appraiser response [Signature]

☐ Reviewed by lead appraiser/comments





R60445

4-13-10