

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

MOL Inspect

Print Date: 6/27/2025

Acct ID: 560446

MTL: 093W24D002200

Date: 8/7/25

Appr: MOL

Prop Class: 401

RMV Prop Class: 401

Situs: 12709 RIDGEWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100513

Year: 2025

Last Date Appraised: 09/17/2021

Appraiser: MATT LORD

Retag: Y

N

Tag info:

Owner: GARCIA RAMIREZ RLT

Roll Type: R

Cycle

 Tag Sales Verification Other: Inspection level: 1 2

3

 4 LCB TTO INSP

AV: 309530

RMV Land: 279460

RMV Imp: 351310

RMV Total: 630770

MAV: 309530

MSAV: 0

SAV: 0

Comment: 22-23 L3 9/17/21 ML

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: 1.50 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

6H

Value Source: Rural at MKT

Description:

RMV: 229460

Exception: Y N

Adjustment(s): VWFR

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: 1975

Eff Year Blt: 1998

Sq.Ft: 1894

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 289330

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	1423	3	FB-1	1975	1998	FP - 1, HVAC, ROOF, KIT+, BATH - 1	Exception: Y N
Second Floor	4	Finished	471	1	FB-1	1975	1998	BATH - 1, HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	976	1998	2760	1	Exception: Y N
DECK	4	114	2018	2433	1	Exception: Y N
DECK	4	176	1998	3369	1	Exception: Y N
DECK	4	445	1998	8517	1	Exception: Y N
PATIO	4	258	1998	1235	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 148

Year Blt: 1975

Eff Year Blt: 1998

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 49170

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	4	Unfinished	528	0	0	1975	1998	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: 2018

Eff Year Blt: 2018

Sq.Ft: 440

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 11x40

RMV: 12810

Func Obsc: 85

Econ %: 100

Other %: 100

Exception: 0

Adjust:

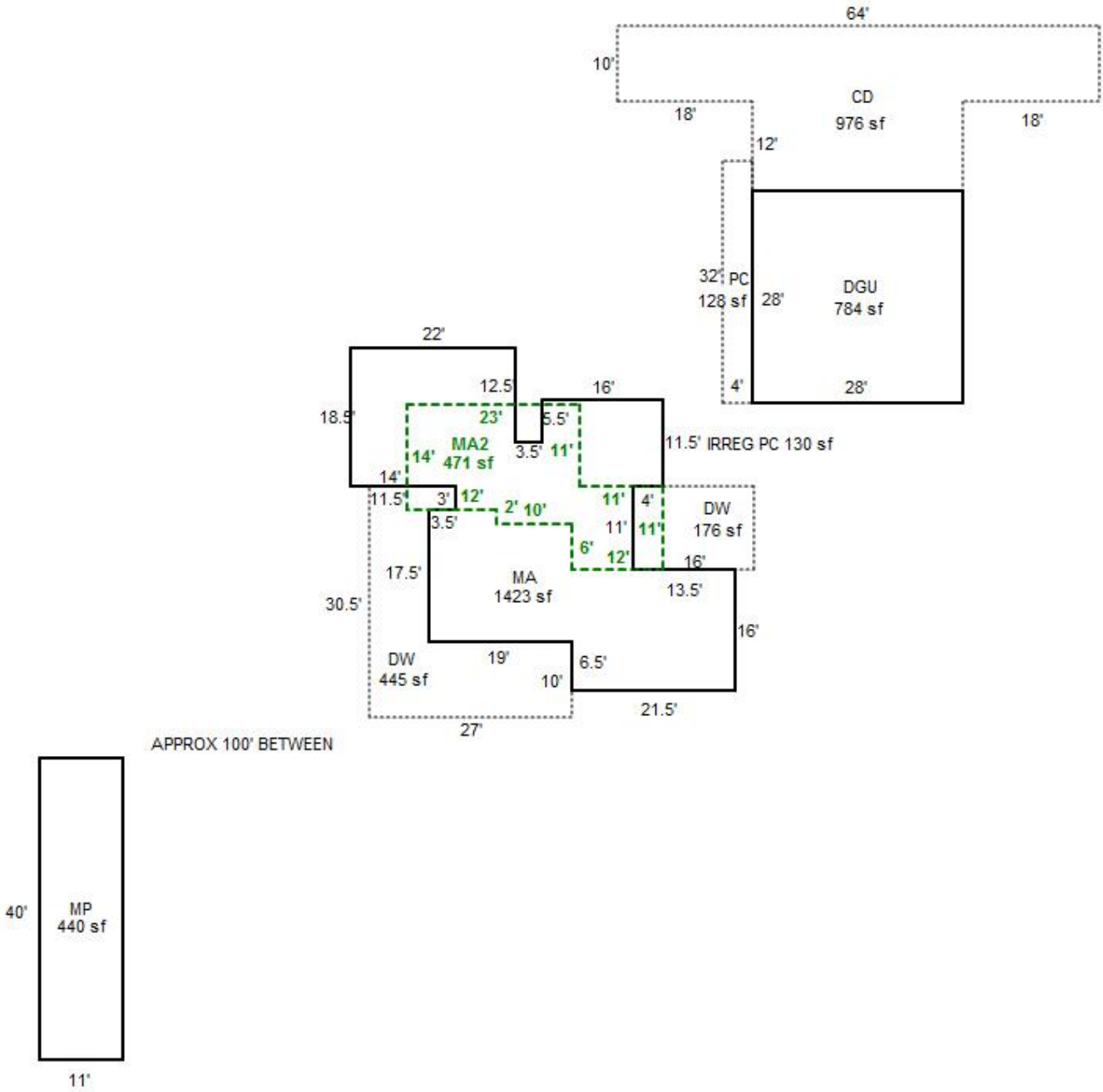
Adjust RMV: 0

Floors

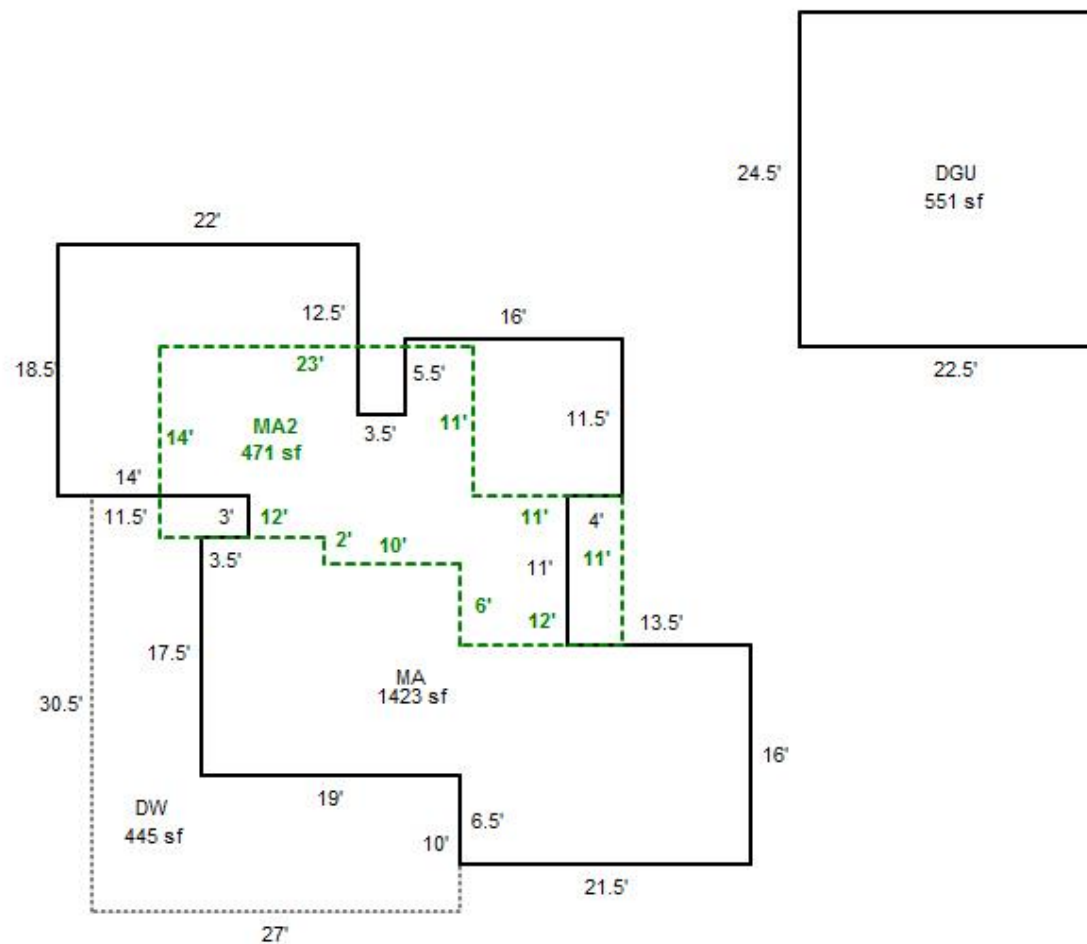
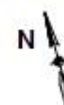
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	440	0	0	2018	2018	FR: 12	Exception: Y N

Accessories

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



R60446
093W24D 02200
SCALE=1:20





R60446 MA S Side-2



R60446 11x40 MP-2



R60446 MA N Side-1



R60446 MA S Side-1



R60446 11x40 MP-1



R60446 D60 S Side MA Front E Side04/4/19



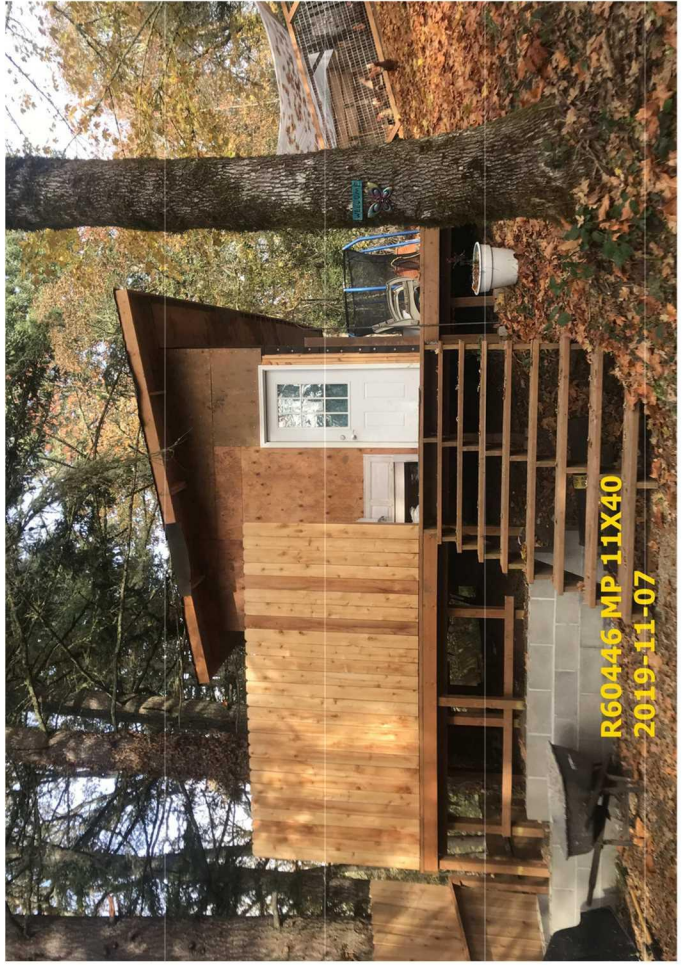
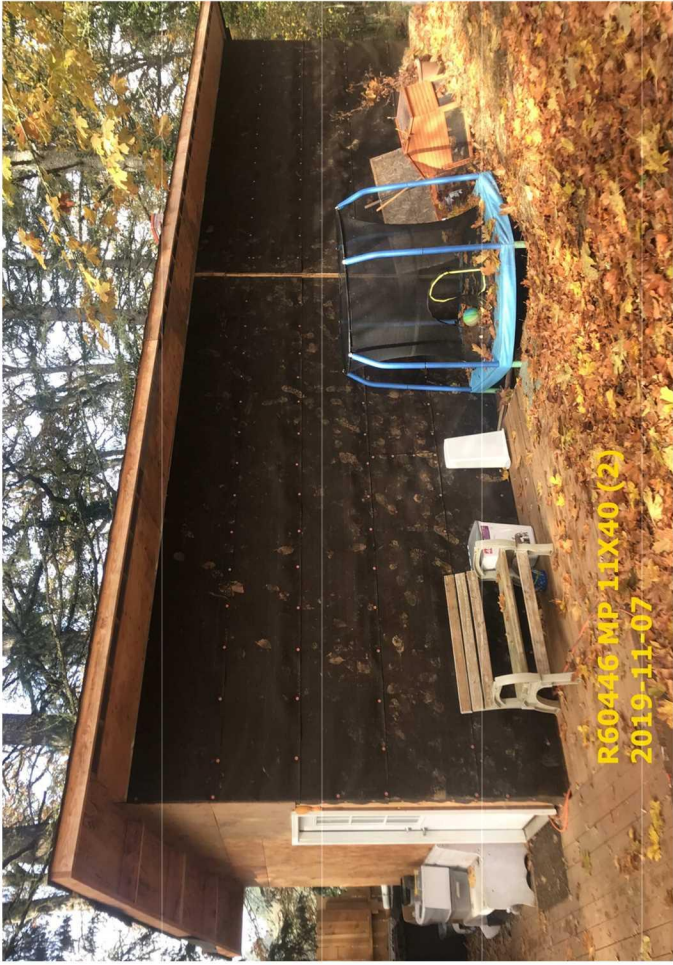
R60446 MA N Side-2



R60446 MA SE Corner



R60446 D60 NW Sides





093W24D 02200
401 01E F45
81400130

R60446

PERR-RAMIREZ, YOLAND G

1.5 Acres

12709 RIDGEWOOD RD SE

1/30/02

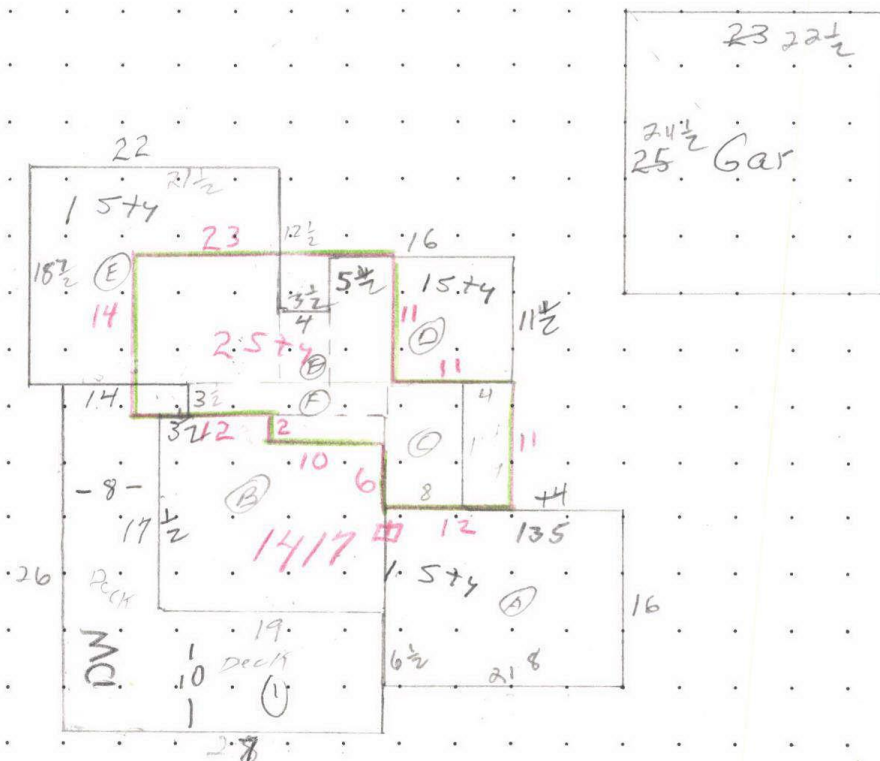
74590-380 BUI

20348-043

24-9-~~1~~ YV

$$257 \mid (14 \times 23) + (2 \times 10) + (11 \times 12) = 477$$

N



12709 RIDGEWOOD

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-24-75	Gossmott	344 332 $\frac{1}{2}$ 48 184 398 31 $\frac{1}{2}$ 22 $\frac{1}{2}$ 157
3/28/85	LB52	(16 $\times$ 21 $\frac{1}{2}$) (17 $\frac{1}{2}$ $\times$ 19) (8 $\times$ 11) (11 $\frac{1}{2}$ $\times$ 16) (18 $\frac{1}{2}$ $\times$ 21 $\frac{1}{2}$) (3 $\frac{1}{2}$ $\times$ 17) (3 $\times$ 7 $\frac{1}{2}$) = 1428
4-21-92	Peyz	1428 25 $\frac{1}{2}$ (14 $\times$ 21) + (2 $\times$ 10) + (11 $\times$ 12) = 474
8-14-02	King	N/C
9-17-08	BB44	RoAPP
4-4-19	Q10	CYCLE-VER

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02200

File No R60446

Property Address 12709 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

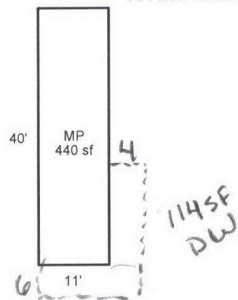
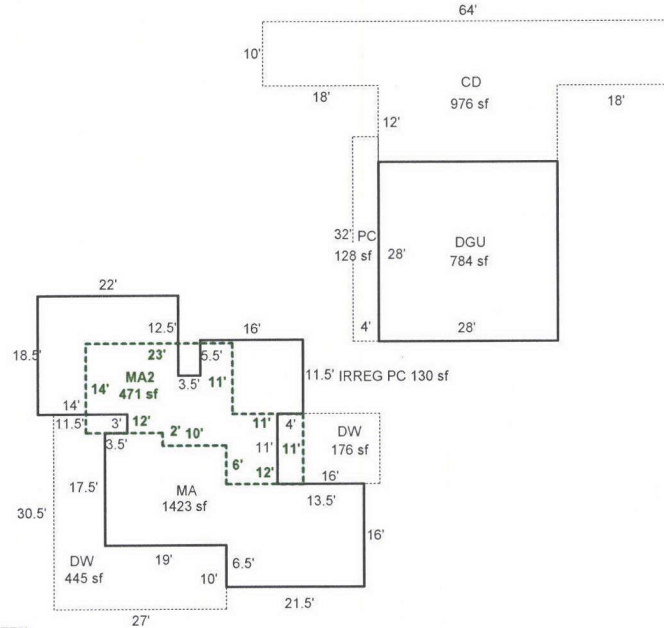
Zip 97352

Owner

Client

Appraiser Name

R60446
093W24D 02200
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1423	219	1423
GLA2	MA2	1.00	471	112	471
GBA1	MP	1.00	440	102	440
GAR	DGU	1.00	784	112	784
P/P	DW	1.00	445	122	
	DW	1.00	176	54	
	PC	1.00	128	72	
	CD	1.00	976	172	1724
Net LIVABLE Area		(rounded w/ factors)			1894
Net BUILDING Area		(rounded w/ factors)			440

Comment Table 1

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

Comment Table 2

11.7.19 TOW
9/17/21 T-40

Comment Table 3

TAG

AREA CALCULATIONS

IMPROVEMENTS SKETCH

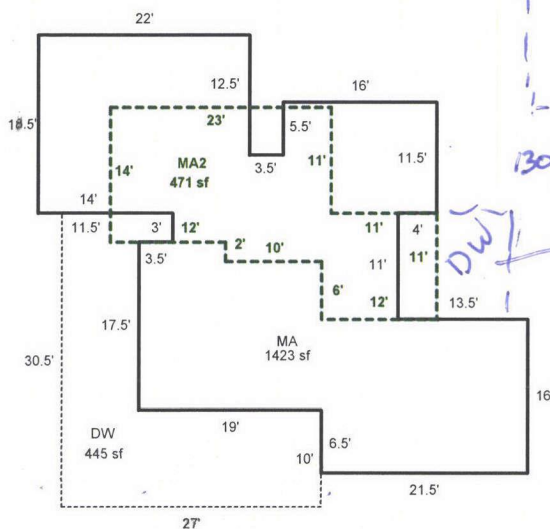
SUBJECT

File No R60446

Zip 97352

Appraiser Name

21 Dec 2005



32 pc
24.5'

130th дивизия РС

130

11x14

40

100
✓ AR

Scale: 1" = 20'

DRAWN BY JRONDEMA 3/8/19

Comment Table 2 Comment Table 3

1894

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02200

File No R60446

Property Address 12709 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

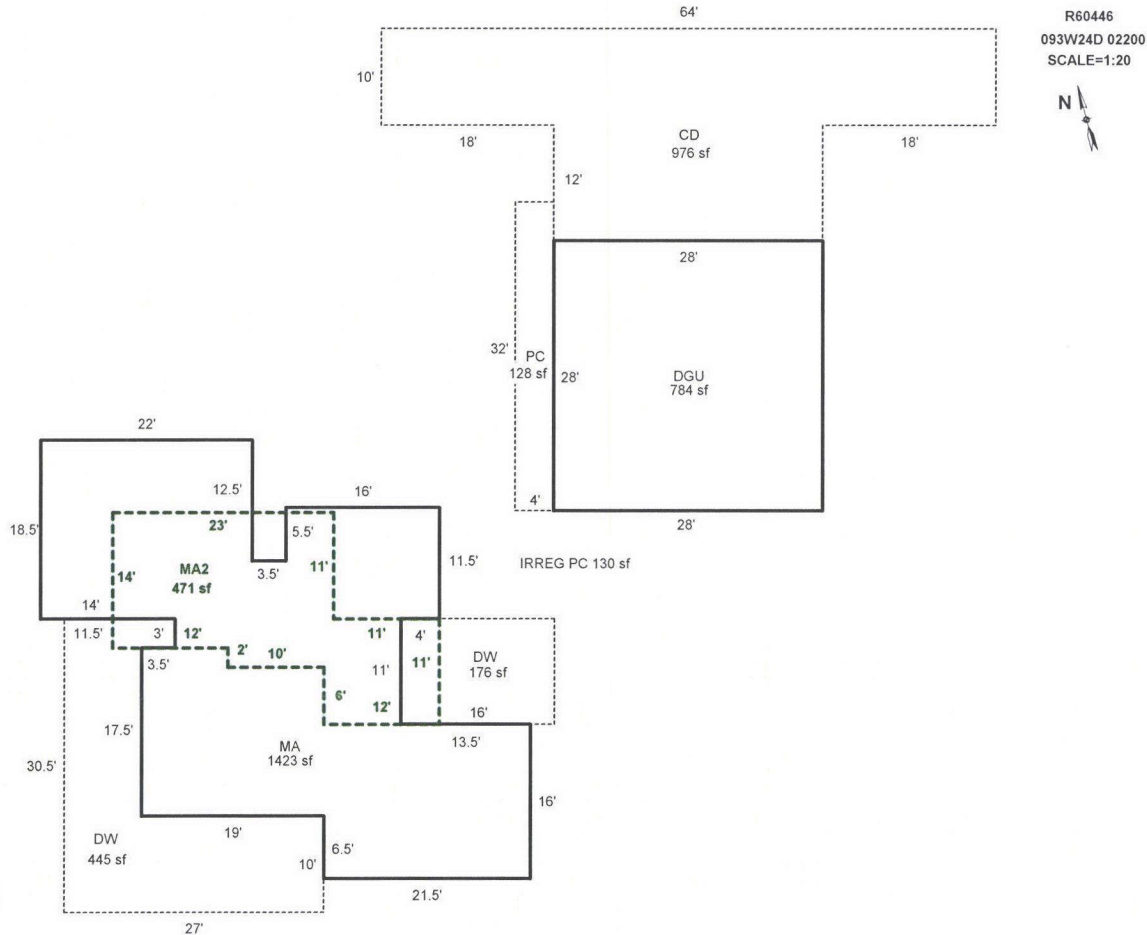
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1423	219	1423
GLA2	MA2	1.00	471	112	471
GAR	DGU	1.00	784	112	784
P/P	DW	1.00	445	122	
	DW	1.00	176	54	
	PC	1.00	128	72	
	CD	1.00	976	172	1724
Net LIVABLE Area (rounded w/ factors)			1894		

Comment Table 1

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

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R60446 093W24D 02200 Appr #: 44 Date 9-17-08 Prop Class 401 Prop Code F45
Situs Address 12709 RIDGEWOOD RD SE Franchise Code 44 Year For: 2008-2009
Owner PERR-RAMIREZ,YOLAND G
Notes:

RMV Land: 183,780		RMV Imp: 151,630		RMV Total: 335,410				
Seg. Type	MA	Segment #	1.1	Class 4	Area 1428	Eff Area 1428	Length	Width
Roof Cover	ARCMP		Plumbing BATH1					
Heat	FA	Fireplace	SGL-P	Inter. Comp			DSP;DW;H&F;RNG	
Bedrooms	3	Year Built	1975	Eff. Year Built	1975	Cond. P F A G E		
Adj Codes	RLCM4;R4+QLTY		Qty		% Comp	Func	Econ	
Lump Sum	Except Code/Year		Comments					

Seg. Type	MA2	Segment #	1.2	Class 4	Area 474	Eff Area 474	Length	Width
Roof Cover			Plumbing BATH1					
Heat	FA	Fireplace		Inter. Comp				
Bedrooms	1	Year Built	1975	Eff. Year Built	1975	Cond. P F A G E		
Adj Codes	RLCM4;R4+QLTY		Qty		% Comp	Func	Econ	
Lump Sum	Except Code/Year		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 4	Area 528	Length 24	Width 22
Foundation	Conc	Ex. Wall	Lap	Height	8'		
Roof Cover	ARCMP	Roof Style	Gable	Floor	Conc	Plumbing	
Heat		Int. Comp.		Elect.	110V	Yr. Blt. 1975	Eff. Yr. Blt: 1975
Cond. P F A G E	Adj. Codes	RLCM4	% Comp	Func	Econ		
Lump Sum	Except Code/Year		Inven	Comments			

R60446093W24D 02200Appr #:DateProp Class 401Prop Code F45

Situs Address 12709 RIDGEWOOD RD SEFranchise Code 44Year For: 2008-2009

Owner PERR-RAMIREZ,YOLAND G

Notes:

	RMV Land: 183,780	RMV Imp: 151,630	RMV Total: 335,410
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	1.50	VIEWF.02M 10000	-AJ
2	ON SITE DEVELOPMENT	OSDA.RUR		RUR	
Eff Acres	1.50	Companion Accounts			

Date 11-4-08Clerk JaneROUTING SLIP

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

☐ Data entry reviewed by/comments

☐ Appraiser response

☐ Reviewed by lead appraiser/comments

R60446 093W24D 02200 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: 94 Date: 12/1/20
Situs Address 12709 RIDGEWOOD RD SE ☒ TTO ☐ LCB ☒ Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner PERR-RAMIREZ,YOLAND G ☐ Pictom Sales Verif Other:

RMV Land: 275,000 RMV Imps: 228,520 RMV Total: 503,520 M50 Total: 267,020 For: 2021-2022
Notes: No change. Re-tag for 1/1/22. MP completion

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4
Class: 4 Roof Style:
Area: 1423 Eff 1423 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 3 % Comp:
Ex Wall: Fireplace: SGL-P Year: 1975 Eff: 1975 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 132,770
Exc Code: Comment/Adj: L/S:

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof Style:
Area: 471 Eff 471 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 1 % Comp:
Ex Wall: Fireplace: Year: 1975 Eff: 1975 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 38,630
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 445 Eff: 445 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 7,640
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 1.4 CD RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 976 Eff: 976 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 4,190
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 1.5 PC RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 258 Eff: 258 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 1,110
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 1.6 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 176 Eff: 176 Flooring:
Dimens: 11 x 16 Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 2018 RMV: 3,870
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 DGU DETACHED GARAGE
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 528 Eff: 528 Flooring: CONC
Dimens: 24 x 22 Plumbing: Electrical: 110V % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall LAP;8FT Fireplace: Year: 1975 Eff: 1975 Value: 30,990
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

R60446093W24D 02200

Prop Class: 401Prop Code: F45Fran: 35

Appr #: _____Date: _____

Situs Address12709 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp: 1234CycleTagsFarm Forest

OwnerPERR-RAMIREZ,YOLAND G

☐ PictomSales VerifOther: _____

RMV Land: 275,000RMV Imps: 228,520RMV Total: 503,520M50 Total: 267,020

For: 2021-2022

Notes: _____

Seg: 3.1MPMP6

Method: F09Roof Cover:Int Comp:Adj: COMPL;FLCMCP

Class: 6Roof Style: SHED

Area: 440Eff: 440Flooring: WOOD

Dimens: 11x 40Plumbing:Electrical:% Comp: _____

Found: FRAMEHeat/AC:Bedrooms:Func: _____

Ex. Wall 8FT;WOODFireplace:Year: 2018Eff: 2018Value: 9,320

AddFactor1:AddFactor2:AddFactor3:

Exc Code: _____Comment/Adj: _____L/S: _____

R60446093W24D 02200

Prop Class: 401Prop Code: F45Fran: 35

Appr #: _____Date: _____

Situs Address 12709 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp: 1 2 3 4CycleTagsFarm Forest

Owner PERR-RAMIREZ,YOLAND G

☐ PictomSales VerifOther: _____

RMV Land: 275,000

RMV Imps: 228,520

RMV Total: 503,520

M50 Total: 267,020

For: 2021-2022

Notes: _____

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	005	1.50	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 2/16

Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: OK @ OF

☐ Return to appraiser after input

☐ Review by lead appraiser _____

R60446093W24D 02200Prop Class: 401Prop Code: F45Fran: 35Appr #: 706/10Date: 11.7.19

Situs Address 12709 RIDGEWOOD RD SE

Owner PERR-RAMIREZ,YOLAND G

☒TTO☐LCB☒InspCycleTagsFarm ForestSales Verif

☒PictomOther:

RMV Land: 200,000RMV Imps: 226,550RMV Total: 426,550M50 Total: 259,250For: 2020-2021

Notes: MP at 85% for 20121 Tag 11/121 % comp + check for bath

Seg: 1.1MARESIDENTIAL

Method: R05Roof Cover: ARCMPInt Comp: DSP;DW;H&F;RNGAdj: RLCM4

Class: 4Roof:

Area: 1423Eff 1423Flooring:

Dimens: xPlumbing: BATH1Electrical:Qty:

Found:Heat/AC: FABedrooms: 3% Comp:

Ex Wall:Fireplace: SGL-PYear: 1975Eff: 1975Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 134,470

Exc Code:Comment/Adj:L/S:

Seg: 1.2MA2RESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj: RLCM4

Class: 4Roof:

Area: 471Eff 471Flooring:

Dimens: xPlumbing: BATH1Electrical:Qty:

Found:Heat/AC: FABedrooms: 1% Comp:

Ex Wall:Fireplace:Year: 1975Eff: 1975Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 39,130

Exc Code:Comment/Adj:L/S:

Accessory Improvements

Seg: 1.3DWRESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class:Roof Style:

Area: 445Eff: 445Flooring:

Dimens: xPlumbing:Electrical:% Comp:

Found:Heat/AC:Bedrooms:Adj:

Ex Wall:Fireplace:Year:Eff: 1975RMV: 7,730

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

Seg: 1.4CDRESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class:Roof Style:

Area: 976Eff: 976Flooring:

Dimens: xPlumbing:Electrical:% Comp:

Found:Heat/AC:Bedrooms:Adj:

Ex Wall:Fireplace:Year:Eff: 1975RMV: 4,240

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

Seg: 1.5PCRESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class:Roof Style:

Area: 258Eff: 258Flooring:

Dimens: xPlumbing:Electrical:% Comp:

Found:Heat/AC:Bedrooms:Adj:

Ex Wall:Fireplace:Year:Eff: 1975RMV: 1,120

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

Seg: 1.6DWRESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class:Roof Style:

Area: 176Eff: 176Flooring:

Dimens: 11x 16Plumbing:Electrical:% Comp:

Found:Heat/AC:Bedrooms:Adj:

Ex Wall:Fireplace:Year:Eff: 2018RMV: 3,870

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

Out Buildings

Seg: 2.1DGUDETACHED GARAGE

Method: R05Roof Cover: ARCMPInt Comp:Adj: RLCM4

Class: 4Roof Style: GABLE

Area: 528Eff: 528Flooring: CONC

Dimens: 24x 22Plumbing:Electrical: 110V% Comp:

Found: CONCHeat/AC:Bedrooms:Func:

Ex. Wall LAP;8FTFireplace:Year: 1975Eff: 1975Value: 31,390

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

R60446093W24D 02200

Prop Class: 401 Prop Code: F45 Fran: 35

Appr #: _____ Date: _____

Situs Address 12709 RIDGEWOOD RD SE

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

Owner PERR-RAMIREZ,YOLAND G

☐ PictomOther: _____

RMV Land: 200,000RMV Imps: 226,550RMV Total: 426,550M50 Total: 259,250For: 2020-2021

Notes: _____

Seg: 3.1MP

Method: F09

Class: 6

Area: 440Eff: 440

Dimens: 11x 40

Found: FRAME

Ex. Wall 8FT;WOOD

AddFactor1:

Exc Code: m/m

MULTIPURPOSE

Roof Cover: rau

Roof Style: SHED

Flooring: WOOD

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj: _____

Int Comp:

Electrical:

Bedrooms:

Year: 2018Eff: 2018

AddFactor3:

Adj: FLCM;COMPL

% Comp: 85%

Func: _____

Value: 4,600

L/S: _____

R60446093W24D 02200

Prop Class: 401Prop Code: F45Fran: 35

Appr #: _____Date: _____

Situs Address 12709 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp

CycleTagsFarm ForestSales Verif

Owner PERR-RAMIREZ,YOLAND G

☐ Pictom

Other: _____

RMV Land: 200,000

RMV Imps: 226,550

RMV Total: 426,550

M50 Total: 259,250

For: 2020-2021

Notes: _____

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	005	1.50	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 12/17/19

Clerk: *Chen*

Clerk Comments: _____

Routing Slip

Appraiser Response: *① TDE OK*

☐ Return to appraiser after input

☐ Review by lead appraiser _____

R60446 093W24D 02200 Prop Class: 401 Prop Code: F45 Fran: 42 Appr #: T-40 Date: 9/17/21
Situs Address 12709 RIDGEWOOD RD SE ☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle ☒ Tags Farm Forest
Owner PERR-RAMIREZ,YOLAND G ☐ Pictom Sales Verif Other:

RMV Land: 297,500 RMV Imps: 253,860 RMV Total: 551,360 M50 Total: 275,030 For: 2022-2023

Notes: MAKE changes AS NOTED update EFF. Pull TAG NO change to MP

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4
Class: 4 Roof Style:
Area: 1423 Eff 1423 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty:
Found: Heat/AC: FA Bedrooms: 3 1998 % Comp:
Ex Wall: Fireplace: SGL-P Year: 1975 Eff: 1975 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 148,700
Exc Code: I/O Comment/Adj: EFF calc S,F,W L/S:

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof Style:
Area: 471 Eff 471 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty:
Found: Heat/AC: FA Bedrooms: 1 1998 % Comp:
Ex Wall: Fireplace: Year: 1975 Eff: 1975 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 43,270
Exc Code: I/O Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 445 Eff: 445 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 8,020
AddFactor1: AddFactor2: AddFactor3:
Exc Code: N/C Comment/Adj: L/S:

Seg: 1.4 CD RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 976 Eff: 976 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 4,400
AddFactor1: AddFactor2: AddFactor3:
Exc Code: N/C Comment/Adj: L/S:

Seg: 1.5 PC RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 258 Eff: 258 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1975 RMV: 1,160
AddFactor1: AddFactor2: AddFactor3:
Exc Code: N/C Comment/Adj: L/S:

Seg: 1.6 DW RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 176 Eff: 176 Flooring:
Dimens: 11 x 16 Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 2018 RMV: 4,020
AddFactor1: AddFactor2: AddFactor3:
Exc Code: N/C Comment/Adj: L/S:

Out Buildings

Seg: 2.1 DGU DETACHED GARAGE
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 528 Eff: 528 Flooring: CONC
Dimens: 24 x 22 Plumbing: Electrical: 110V % Comp:
Found: CONC Heat/AC: Bedrooms: 1998 Func:
Ex Wall LAP;8FT Fireplace: Year: 1975 Eff: 1975 Value: 34,710
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: L/S:

Seg: 3.1 MP MP6

Method: F09

Class: 6

Area: 440 Eff: 440

Dimens: 11 x 40

Found: FRAME

Ex. Wall 8FT;WOOD

AddFactor1:

Exc Code: m/m

Roof Cover:

Roof Style: SHED

Flooring: WOOD

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year: 2018 Eff: 2018

AddFactor3:

Adj: COMPL;FLCMCP

% Comp: 100%

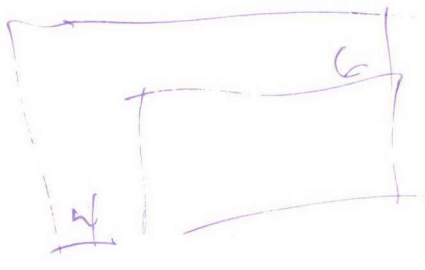
Func: 15

Value: 9,580

L/S: _____

Comment/Adj: NO changes sense Ht least 2019

no exterior cover add Func 15% due to
incomplete per % comp form
+ 103



7/11/22
DID THIS BUT
103 GONE NOW
SO REVENUE?
DO WE WANT TO
ADJ SOME OTHER WAY
BESIDES A FUNC?
Keep
10

R60446093W24D 02200

Prop Class: 401Prop Code: F45Fran: 42

Appr #: _____Date: _____

Situs Address 12709 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp: 1 2 3 4CycleTagsFarm Forest

Owner PERR-RAMIREZ,YOLAND G

☐ PictomSales VerifOther: _____

RMV Land: 297,500RMV Imps: 253,860RMV Total: 551,360M50 Total: 275,030

For: 2022-2023

Notes: _____

Segment	DW						Land
Class							
Dim/Size	114 SF						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2018						
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	I/o						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.50	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 7/11/22

Clerk: KMS

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☐ Return to appraiser after input

☒ Review by lead appraiser



RMV Land: 207,500RMV Imps: 222,150RMV Total: 429,650M50 Total: 259,250For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1MA

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp: DSP;DW;H&F;RNG

Adj: RLCM4;R4+QLTY

Class: 4

Roof:

Electrical:

Qlty:

Area: 1423Eff 1423

Flooring:

Bedrooms: 3

% Comp:

Dimens: x

Plumbing: BATH1

Year: 1975Eff: 1975

Adj:

Found:

Heat/AC: FA

AddFactor3:

RMV: 135,060

Ex Wall:

Fireplace: SGL-P

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.2MA2

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4;R4+QLTY

Class: 4

Roof:

Electrical:

Qlty:

Area: 471Eff 471

Flooring:

Bedrooms: 1

% Comp:

Dimens: x

Plumbing: BATH1

Year: 1975Eff: 1975

Adj:

Found:

Heat/AC: FA

AddFactor3:

RMV: 39,300

Ex Wall:

Fireplace:

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj:

L/S:

Accessory Improvements

Seg: 1.3Y14G

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Electrical:

% Comp:

Area: 1Eff: 1

Flooring:

Bedrooms:

Adj:

Dimens: x

Plumbing:

Year: Eff:

RMV: 18,600

Found:

Heat/AC:

AddFactor3:

Ex Wall:

Fireplace:

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

Seg: 2.1DGU

DETACHED GARAGE

Method: R05

Roof Cover: ARCMP

Int Comp:

Adj: RLCM4

Class: 4

Roof Style: GABLE

Electrical: 110V

% Comp:

Area: 528Eff: 528

Flooring: CONC

Bedrooms:

Func:

Dimens: 24 x 22

Plumbing:

Year: 1975Eff: 1975

Value: 29,190

Found: CONC

Heat/AC:

AddFactor3:

Ex. Wall LAP;8FT

Fireplace:

AddFactor1:

AddFactor2:

Exc Code:

Comment/Adj:

L/S:

R60446093W24D 02200

Prop Class: 401Prop Code: F45Fran: 35

Appr #: _____Date: _____

Situs Address 12709 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp

Cycle Tags Farm Forest Sales Verif

Owner PERR-RAMIREZ,YOLAND G

☐ Pictom

Other: _____

RMV Land: 207,500RMV Imps: 222,150RMV Total: 429,650M50 Total: 259,250

For: 2019-2020

Notes: _____

Segment	DW	CD	PC	DW		MP	Land
Class						6	
Dim/Size		10x64 640 12x28 336	4x32 128 130	11x16 176		11x40, 440	
Foundation	FRAME/445#	976	IRREG 258			FRAME	
Exter Wall						WOOD	
Wall Height						8'	
Inter Finish							
Roof Cover							
Roof Style						SHED	
Flooring	WOOD	CONC	CONC	WOOD		WOOD	
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1975	1975	1975	2018		2018	
Cond.							
% Good							
% Comp						40	
Lump Sum							
Except.Code	1/0	1/0	1/0	NEW		NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.50	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 4/19

Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

4/24/19

Type

Single Family

Appraiser: T-40

Year Built

1975

Roof

Updated

Date: 9/21/2021

Windows

Updated

Siding

Updated

Exterior Paint

Door

Suggested EYB

1998

Percent Complete Form

Account #

R 60446

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding

Type:

MP6

	% Item	% Sum
Excavation/Foundation	- 10%	40%
Floor - Concrete/Wood	- 30%	
Walls - Framing	- 10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	- 15%	95%
Roof - Sheathing	- 5%	
Roof - Cover	- 10%	100%
Doors & Windows	- 5%	

APPR 10 Date 4.4.19 YR For 19-20 % COMP 40

APPR 106/10 Date 11.7.19 YR For 20-21 % COMP 85

APPR T-40 Date 9/17/21 YR For 21-22 % COMP 100%

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Additions

New Homes

			No Basement		Basement	
% Item	% Sum		% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR _____ Date _____ YR For _____ % COMP _____

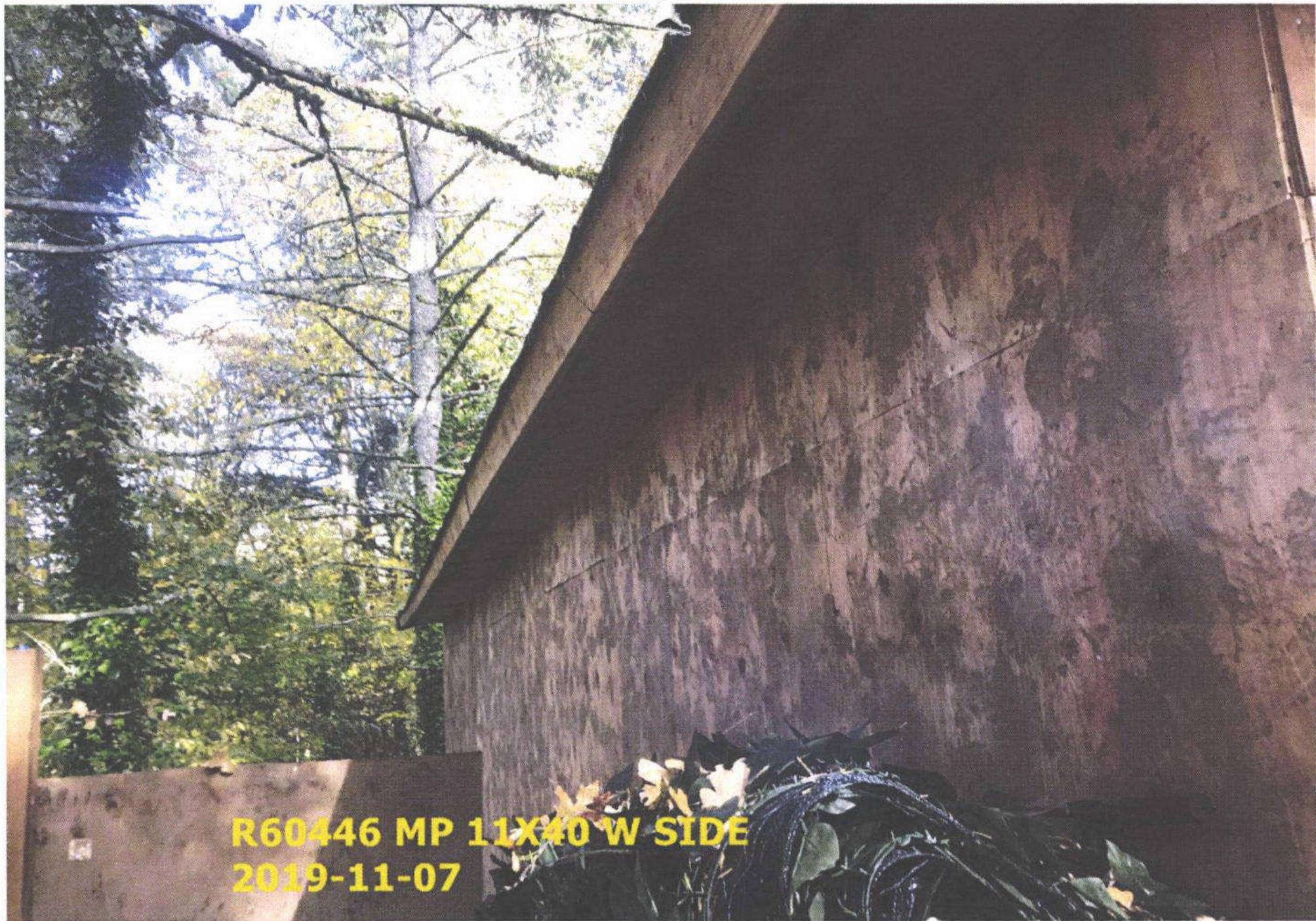
APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____



05/29/2021



R60446 MP 11X40 W SIDE
2019-11-07





R60446 11x40 MP-2

47 4/2019
04/4/19



4/ 4/2019

04/4/19

R60446 MA S Side-2



R60446 MA S Side-1

4/ 4/2019
04/4/19



R60446 MA SE Corner

4/4/2019
04/4/19



R60446 MA N Side-1

4/4/2019
04/4/19



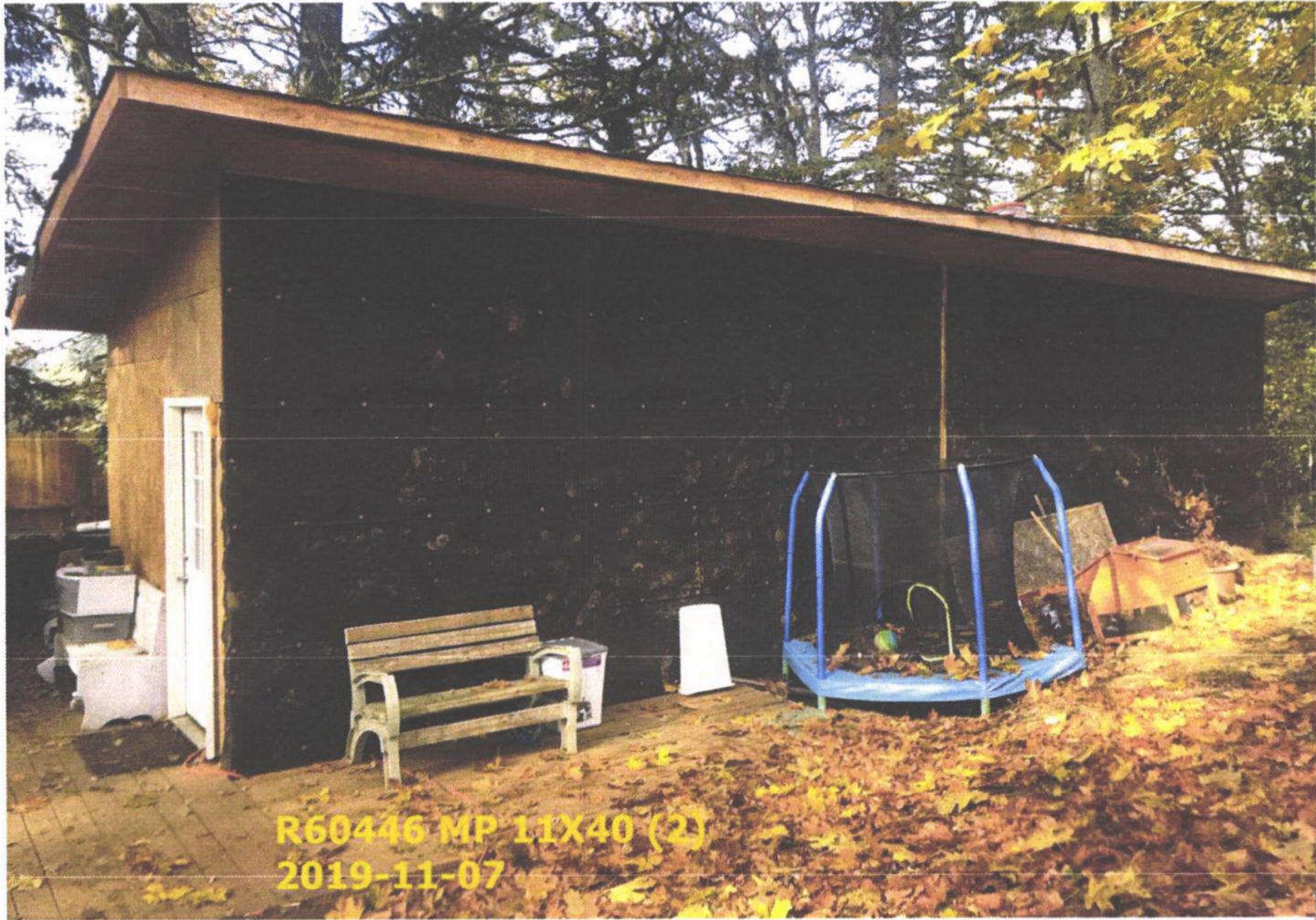
4/ 4/2019

R60446 DGU S Side MA Front E Side04/4/19



R60446 DGU NW Sides

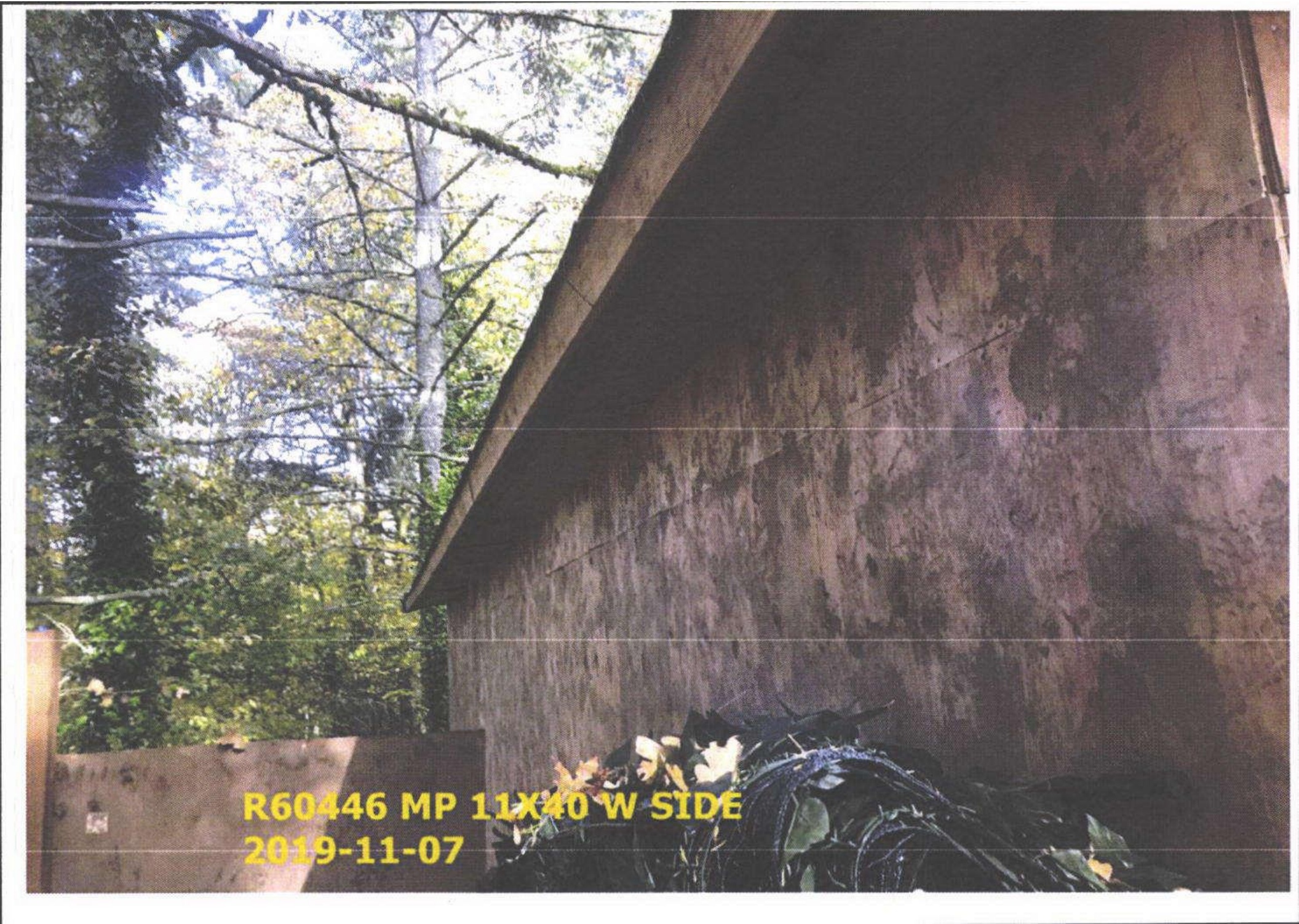
4/ 4/201
04/4/19



R60446 MP 11X40 (2)
2019-11-07



R60446 MP 11X40
2019-11-07



R60446 MP 11X40 W SIDE
2019-11-07



R60446 MP 11X40 (2)
2019-11-07



R60446 MP 11X40
2019-11-07