

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Japer 8/26/25

Print Date: 6/27/2025

Acct ID: 330643 MTL: 093W24A000601 Date: 8/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 12301 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 55305 Year: 2025

Last Date Appraised: 04/24/2019 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: PETERSEN FAM TR & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 405010

RMV Land: 267730 RMV Imp: 517900 RMV Total: 785630 MAV: 405010 MSAV: 0 SAV: 0

Comment:

Notations

25.06 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: 1.18 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT 4HD .53 Description: RMV: 217730 Exception: Y N

Adjustment(s): VWFR 6H .65 Fsoil Fire Patrol: Description:

Comments: 02-03: F02-418 SEPM FROM R60469 TO R330643 /03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 151 + Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1891 % Complete: 100

Desc: One Story Only Dimensions: RMV: 517900

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	5 +	Finished	1891	3	FB-2	2003	2003	HVAC+, BATH - 2, ROOF, KIT	Exception: Y N
Garage Detached	5	Unfinished	700	0	0	2003	2003	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	1254	2003	3668	1	Exception: Y N
PATIO	5	256	2003	1267	1	Exception: Y N
PATIO	5	1206	2003	5970	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	180	2003	4698	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	866	2003	22603	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W24A 00601**

File No **R330643**

Property Address **12301 CENTERWOOD RD SE**

City **JEFFERSON**

County **MARION**

State **OR**

Zip **97352**

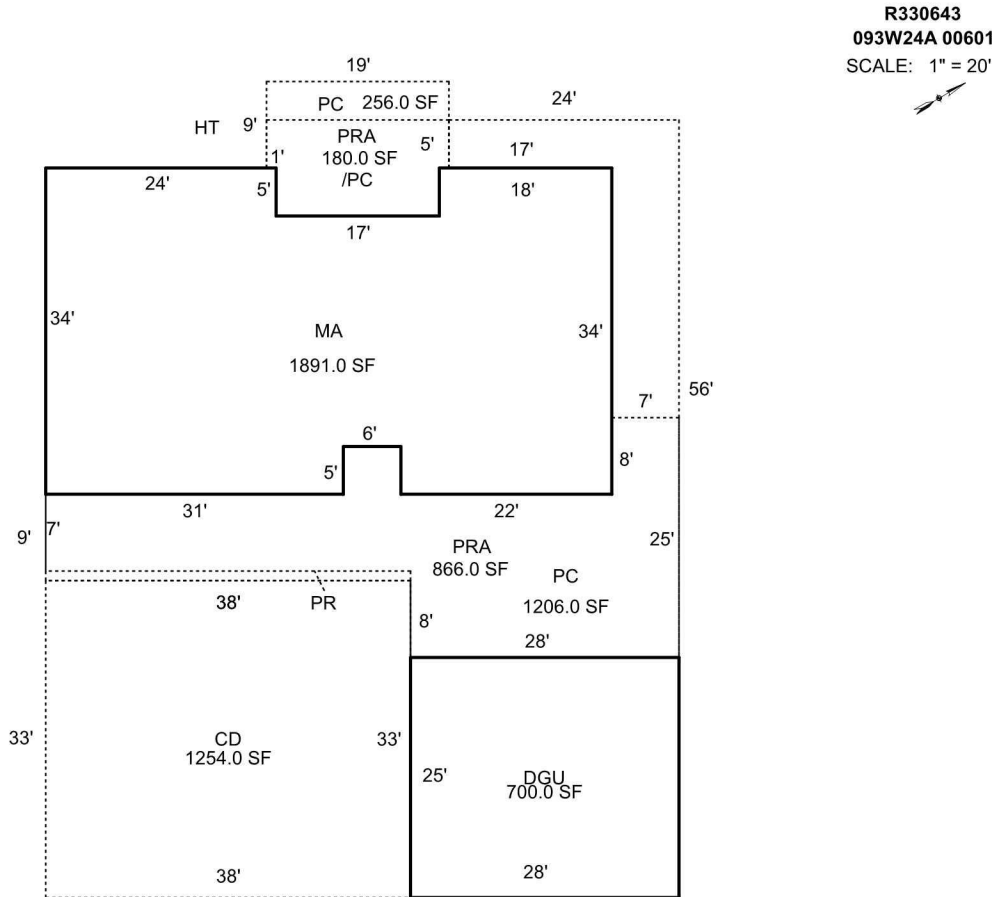
Owner

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	1891.00	206.0	1891.00
GAR	DGU	1.00	700.00	106.0	700.00
P/P	PC	1.00	256.00	66.0	
	PC	1.00	1206.00	288.0	
	PRA	1.00	866.00	192.0	
	PRA	1.00	180.00	58.0	
	CD	1.00	1254.00	142.0	3762.00

Net LIVABLE Area (rounded w/ factors) 1891

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPD BY NMM 04.26.19

Comment Table 2

04.24.19 #35 NMM

Comment Table 3



R330643 DGU SIDE 04.24.19



R330643 HT 04.24.19



R330643 MA FRONT 04.24.19



R330643 MA REAR 04.24.19



R330643 MA SIDE 04.24.19



R330643 VIEW 04.24.19

R330643

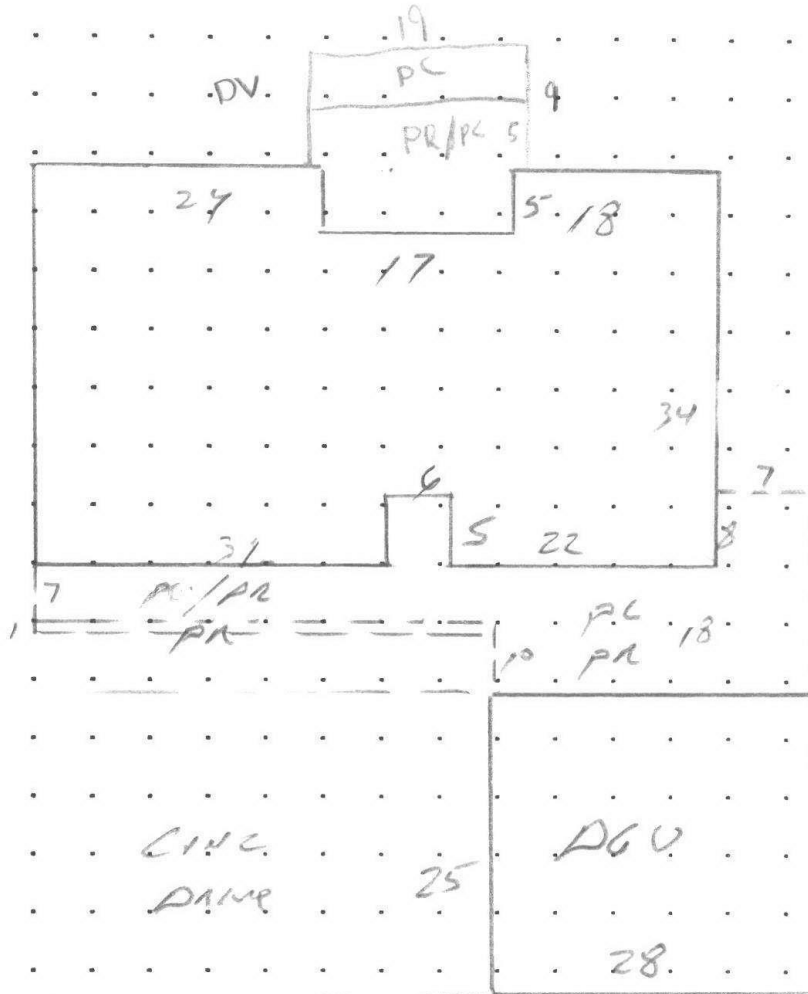
93W24A 601

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R 330643*

MAP NO: 93W-24A

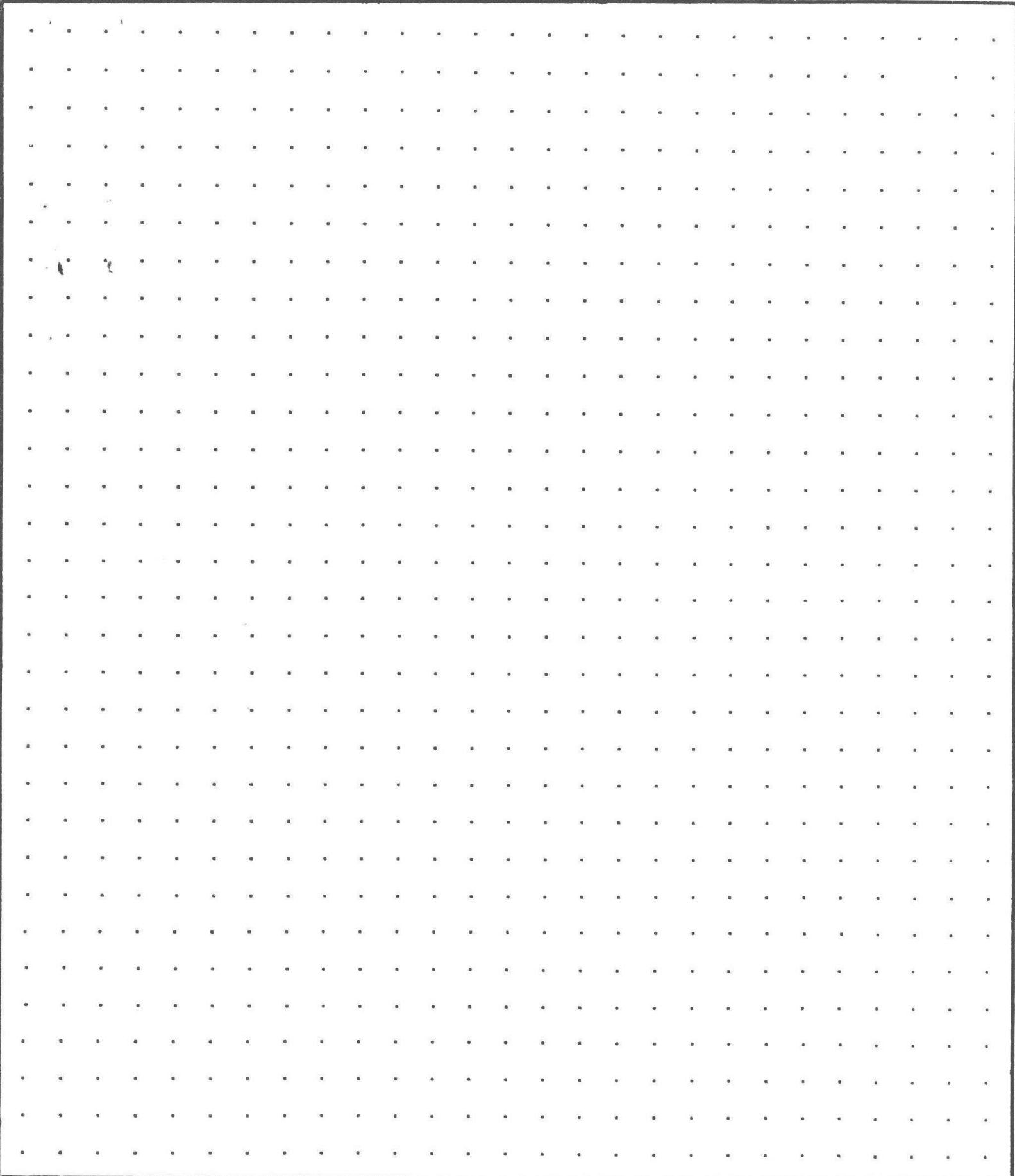
TAX LOT: 601

**CALCULATIONS:**

$$157 (34 \times 59) - (5 \times 6) - (5 \times 17) = 1891$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2003	ADDRESS: 1230 / CENTAWOOD		SALES Date Amt.	
DATE 10-9-03	BY 17	REMARKS:	BUILDER:			



CALCULATIONS:

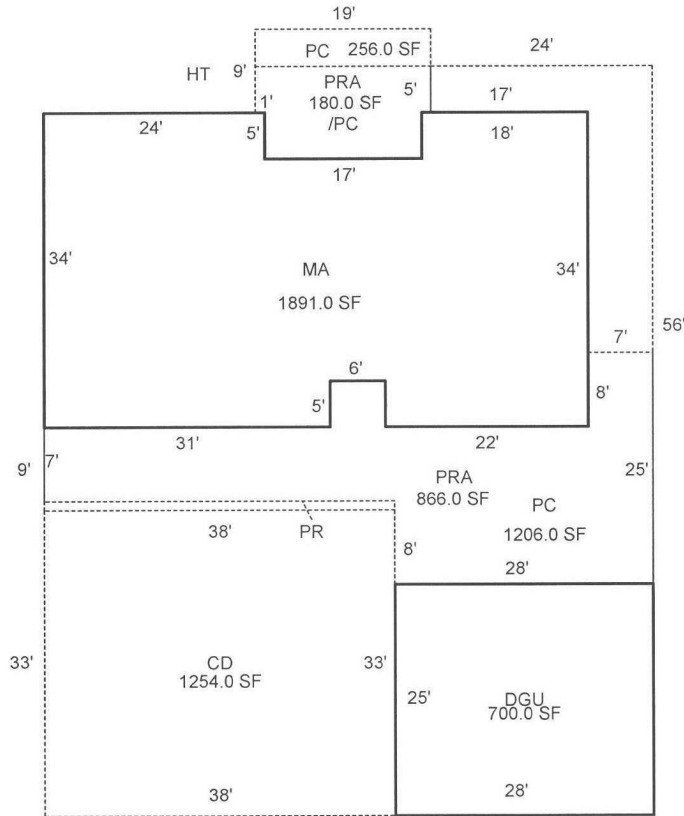
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 00601

File No R330643

SUBJECT	Property Address	12301 CENTERWOOD RD SE		
	City	JEFFERSON	County	MARION
	State	OR	Zip	97352
	Owner			
IMPROVEMENTS SKETCH	Client			
	Appraiser Name			



R330643
093W24A 00601
SCALE: 1" = 20'

Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Description	Factor	Net Size	Perimeter
	GLA1	MA	1.00	1891.00	206.0
	GAR	DGU	1.00	700.00	106.0
	P/P	PC	1.00	256.00	66.0
		PC	1.00	1206.00	288.0
		PRA	1.00	866.00	192.0
		PRA	1.00	180.00	58.0
		CD	1.00	1254.00	142.0
Net LIVABLE Area				(rounded w/ factors)	1891

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPD BY NMM 04.26.19

Comment Table 2

04.24.19 #35 NMM

Comment Table 3

R330643093W24A00601

Prop Class: 401

Prop Code: F51

Fran: 35

Appr #: 35

Date: 04/24/19

Situs Address12301 CENTERWOOD RD SE

☐TTO

☒LCB

☒Insp

Cycle

Tags

Farm Forest

Sales Verif

OwnerPETERSEN FAM TR &

☐Pictom

Other:

RMV Land: 181,450

RMV Imps: 299,040

RMV Total: 480,490

M50 Total: 339,220

For: 2019-2020

Notes: Sep Y1s

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp: CKTP-

Adj: RLCM5;R5+QLTY

Class: 5

Roof:

E;DSP;DW;OVEN-S

Area: 1891

Eff 1891

Flooring:

Dimens: x

Plumbing: BATH2

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 3

% Comp:

Ex Wall:

Fireplace:

Year: 2003

Eff: 2003

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 224,500

Exc Code: N/C

Comment/Adj:

L/S:

Accessory Improvements

Seg: 1.3

YI5G

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: 23,250

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

Seg: 1.2

DGU

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp:

Adj: RLCM5

Class: 5

Roof Style: GABLE

Area: 700

Eff: 700

Flooring: CONC

Dimens: 25 x 28

Plumbing:

Electrical:

% Comp:

Found: CONC

Heat/AC:

Bedrooms:

Func:

Ex. Wall BEVEL;10FT

Fireplace:

Year: 2003

Eff: 2003

Value: 51,290

AddFactor1: N/C

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

R330643093W24A00601

Prop Class: 401

Prop Code: F51

Fran: 35

Appr #:

Date:

Situs Address 12301 CENTERWOOD RD SE

☐ TTO☐ LCB☐ Insp

CycleTagsFarm ForestSales Verif

Owner PETERSEN FAM TR &

☐ Pictom

Other:

RMV Land: 181,450

RMV Imps: 299,040

RMV Total: 480,490

M50 Total: 339,220

For: 2019-2020

Notes:

Segment	PRA	PC	PRA	PC	CD		Land
Class							
Dim/Size	180	250	81x11	120x12	33x38		
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2003	2003	2003	2003	2003		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	1/0		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.18	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	Companion Accounts				

Zone: AR

Date: 4/30

Clerk: Amy

Clerk Comments:

Routing Slip

Appraiser Response: 06/18/19/rim #35

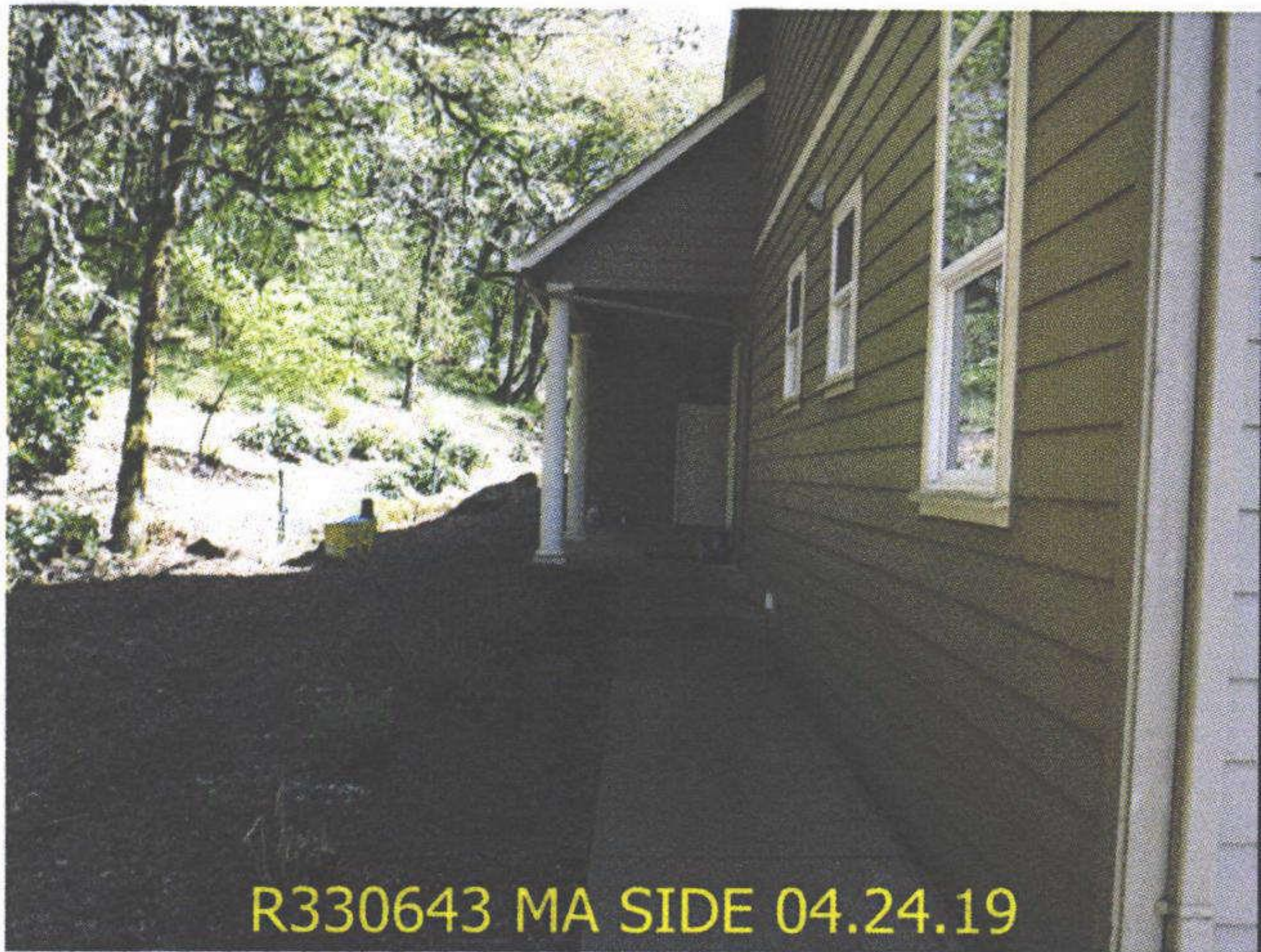
☐ Return to appraiser after input

☐ Review by lead appraiser





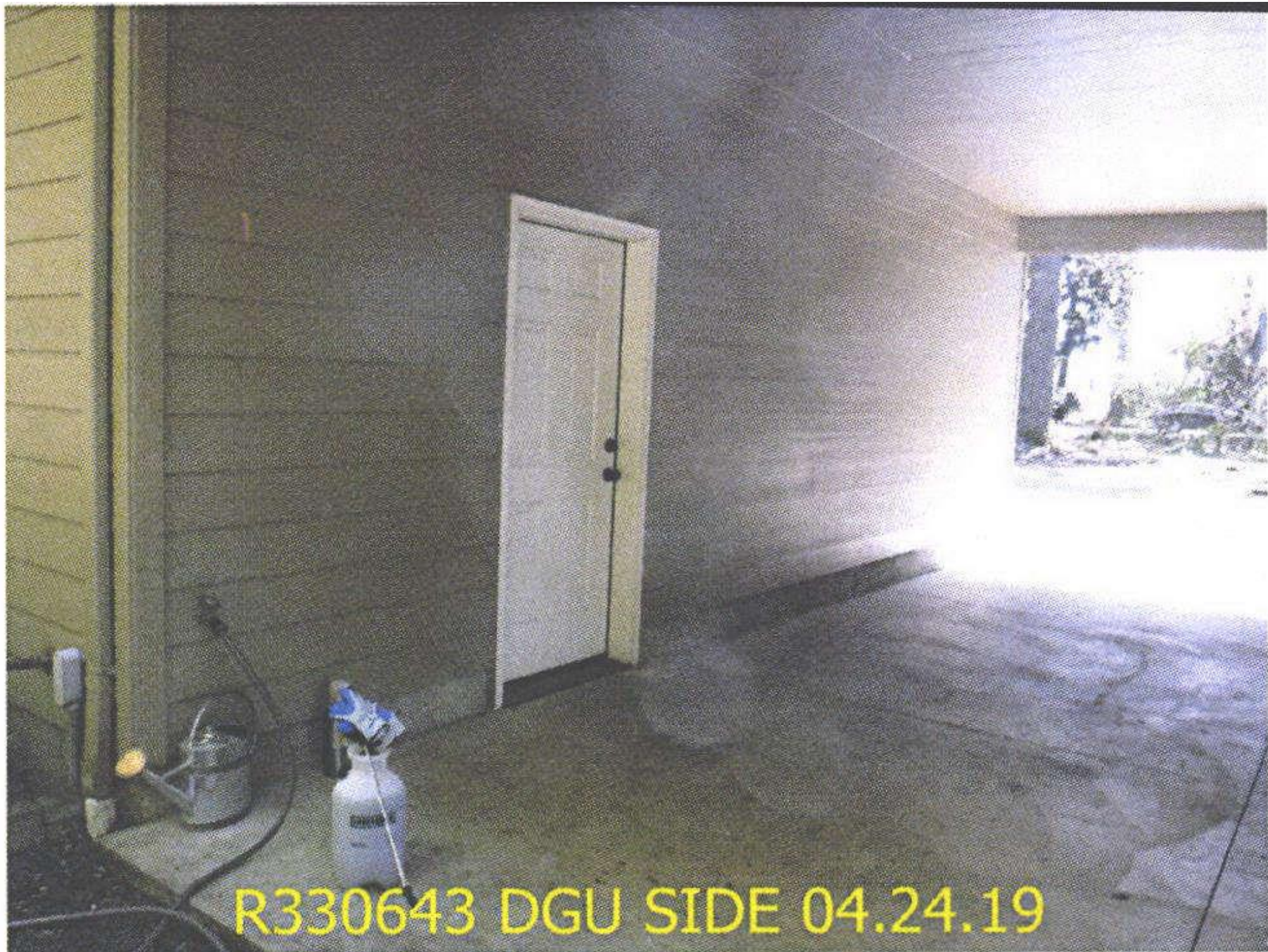
R330643 HT 04.24.19



R330643 MA SIDE 04.24.19



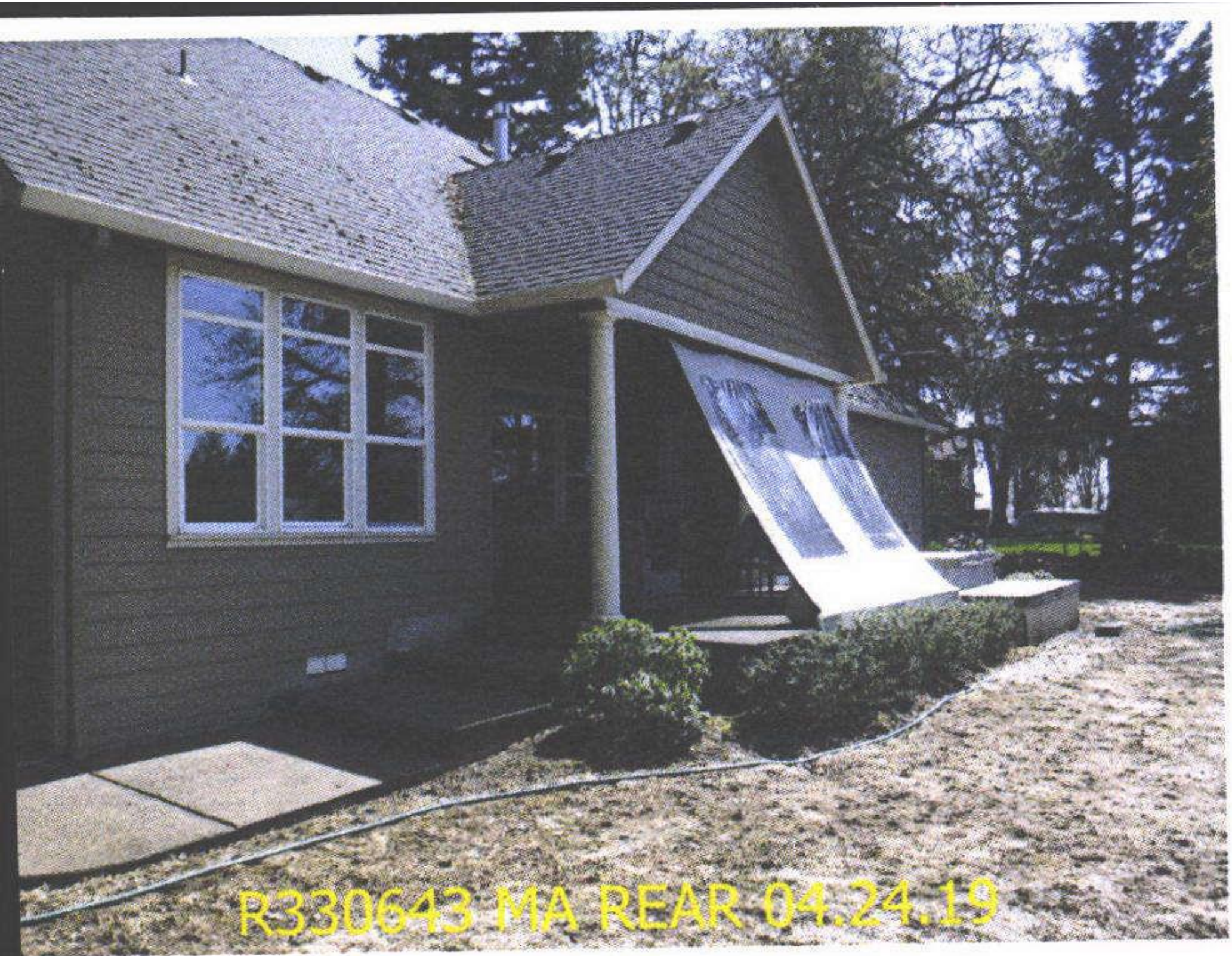
R330643 VIEW 04.24.19



R330643 DGU SIDE 04.24.19



R330643 MA FRONT 04.24.19



R330643 MA REAR 04.24.19