

Acct ID: 560412 MTL: 093W24D004300 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 12908 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100479 Year: 2025

Last Date Appraised: 04/03/2019 Appraiser: MATT LORD Retag: Y (N) Tag info:

Owner: MITCHELL, RODNEY E & MITCHELL, DIANE M Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 381770

RMV Land: 308570 RMV Imp: 350160 RMV Total: 658730 MAV: 381770 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: 3.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 44D Value Source: Rural at MKT Description: RMV: 258570 Exception: Y N  
 Adjustment(s): 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: 141 Year Blt: 1976 Eff Year Blt: 1993 Sq.Ft: 2083 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 319540  
 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	2083	4	FB-2/ HB-1	1976	1976	FP - 1, ROOF, HVAC, KIT, BATH - 2, BTH - 1	Exception: Y N
Garage Attached	4	Finished	844	0	0	1976	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	460	1976	1136	1	Exception: Y N
DECK	4	82	1976	1371	1	Exception: Y N
DECK	4	160	1976	2675	1	Exception: Y N
PATIO	4	266	1976	1112	1	Exception: Y N
PATIO	4	408	1976	1705	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	160	1976	3526	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	186	1976	4099	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2500 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x50 RMV: 30620  
 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
General Purpose Bldg	5	Finished	2500	0	0	2004	2004	FAIR	Exception: Y N

Accessories

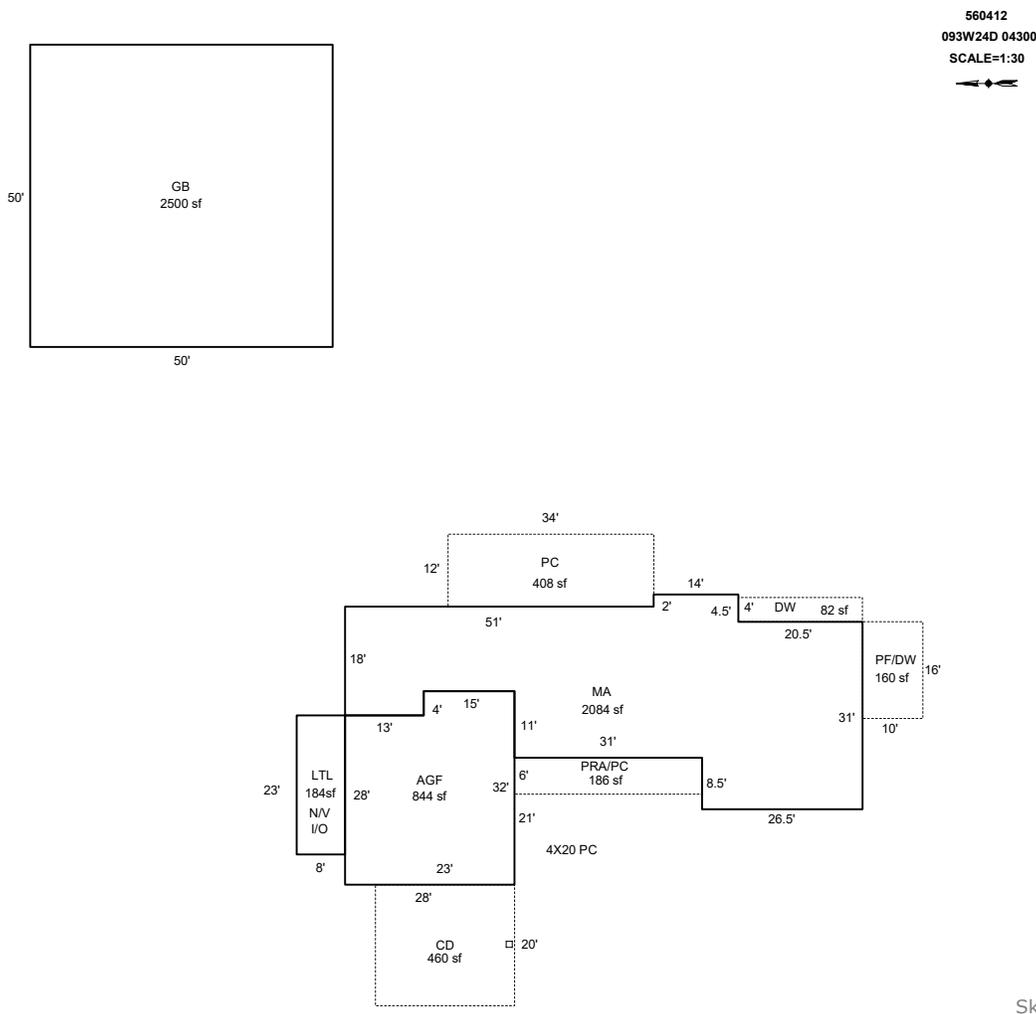
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560412 Parcel No.: 093W24D 04300  
 Property Address: 12908 MEADOWOOD CT SE  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

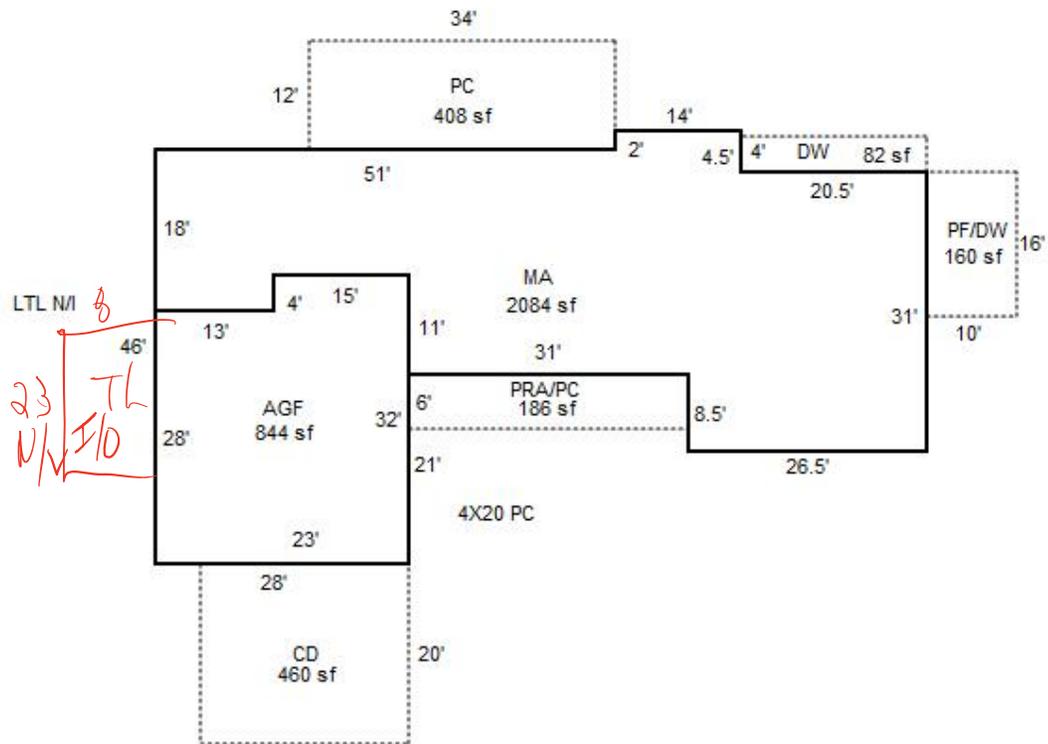
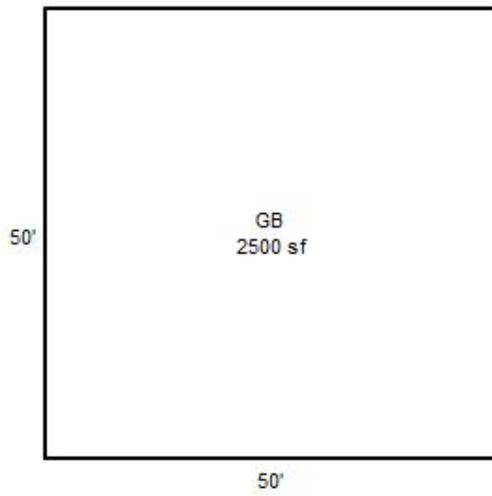
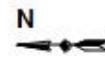
## SKETCH

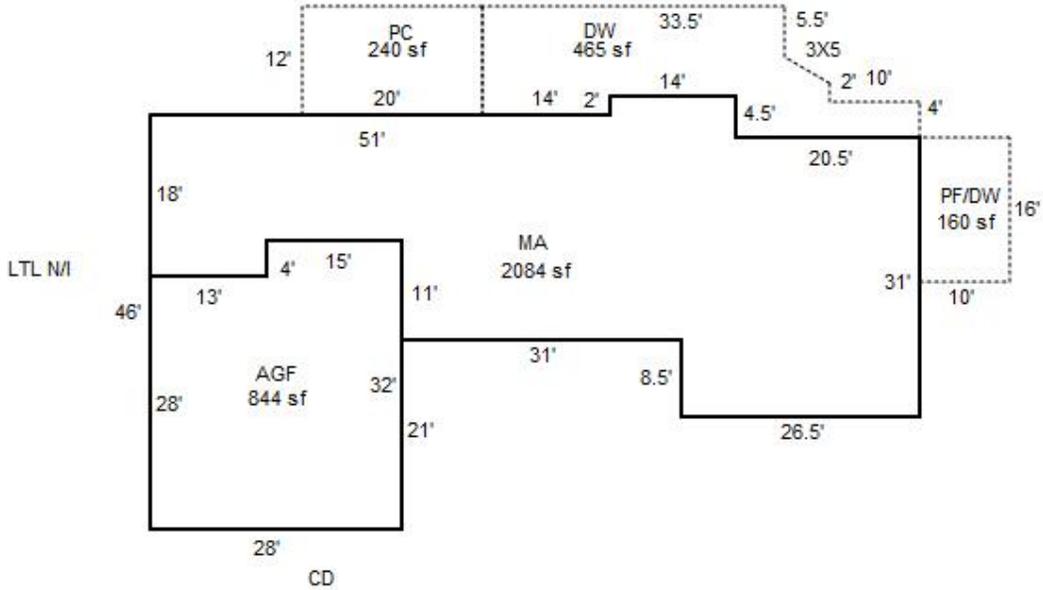
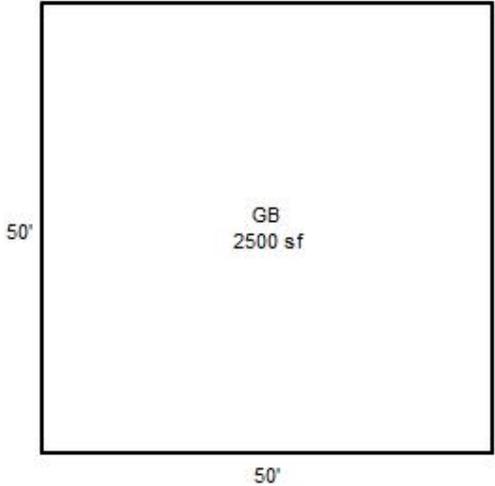


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2500.0	200.0		DRAWN BY JRONDEMA 3/11/19 UPDATED BY JRONDEMA 4/15/19 UPDATED BY CLOBERG 09/23/25	
	LTL	1.0	184.0	62.0	2684.0		
GLA1	MA	1.0	2083.5	250.0	2083.5		
GAR	AGF	1.0	844.0	120.0	844.0		
P/P	PF/DW	1.0	160.0	52.0			
	PC	1.0	408.0	92.0			
	DW	1.0	82.0	49.0			
	CD	1.0	460.0	86.0			
	PRA/PC	1.0	186.0	74.0	1296.0		
	Net LIVABLE	cnt	0	(rounded)	2,084		
	Net BUILDING	cnt	2	(rounded)	2,684		

COMMENT TABLE 2	COMMENT TABLE 3
MDL 08/04/25	CYCLE L3







4/ 3/2019  
04/3/19

R60412 50x50 GB W Side



4/ 3/2019  
04/3/19

R60412 MA Front W Side-2



4/ 3/2019  
04/3/19

R60412 MA Rear E Side



4/ 3/2019  
04/3/19

R60412 MA Front W Side-1

093W24D 04300  
401 01E F41  
81400130

R60412

MURRAY, DIANE M

3.07 Acres

12908 MEADOWOOD CT SE

1/30/02

1-24 : 14/02

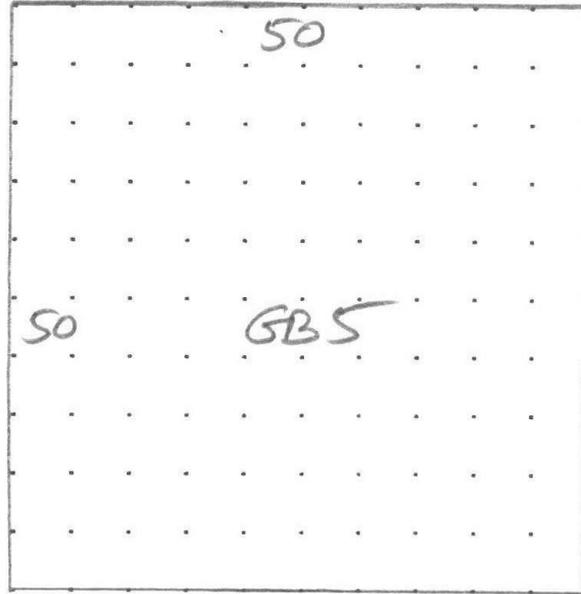


# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 60412

MAP NO: 93W 24D

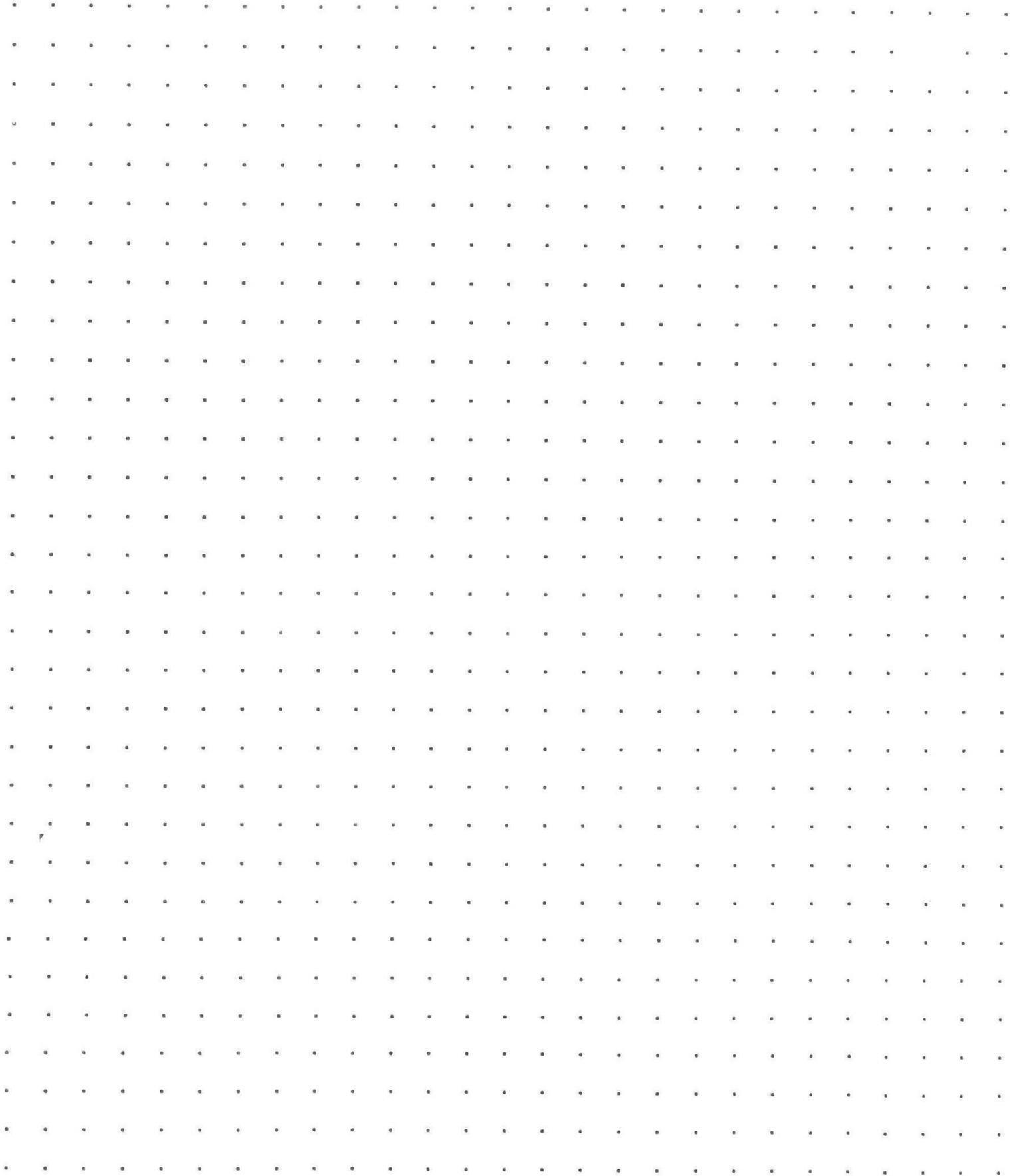
TAX LOT: 4300



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:		Date	Amt.
1/27/05	(10)			BUILDER: _____ CYUS	
9-25-08	BB 44				
4-13-19	@10				



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04300

File No R60412

Property Address 12908 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

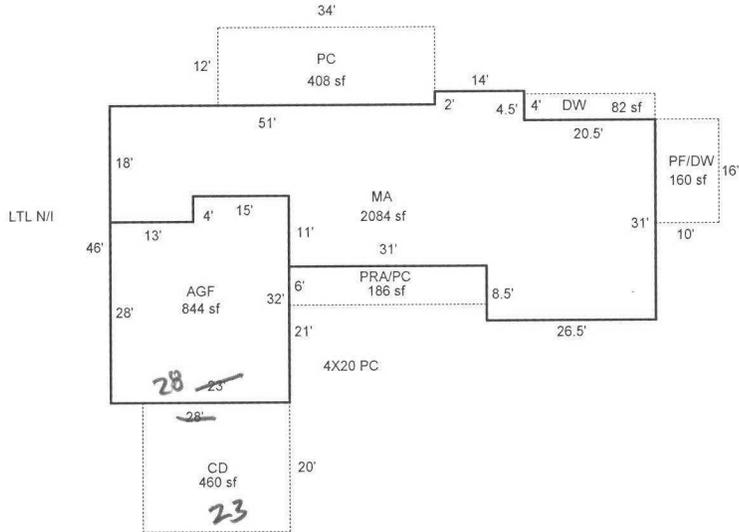
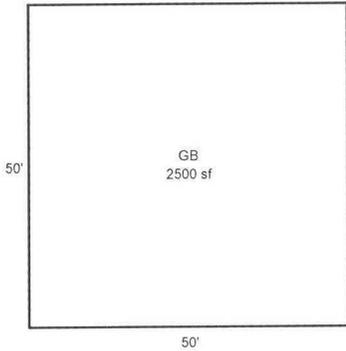
Client

Appraiser Name

R60412

093W24D 04300

SCALE=1:30



Scale: 1" = 30'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2084	250	2084
GBA1	GB	1.00	2500	200	2500
GAR	AGF	1.00	844	120	844
P/P	PF/DW	1.00	160	52	
	PC	1.00	408	92	
	DW	1.00	82	49	
	CD	1.00	460	86	
	PRA/PC	1.00	186	74	1296

Net LIVABLE Area (rounded w/ factors) 2084  
 Net BUILDING Area (rounded w/ factors) 2500

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19  
 UPDATED BY JRONDEMA 4/15/19

### Comment Table 2

### Comment Table 3

AREA CALCULATIONS

SUBJECT

IMPROVEMENTS SKETCH

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04300

File No R60412

SUBJECT

Property Address 12908 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

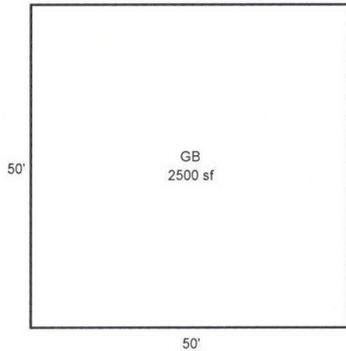
Zip 97352

Owner

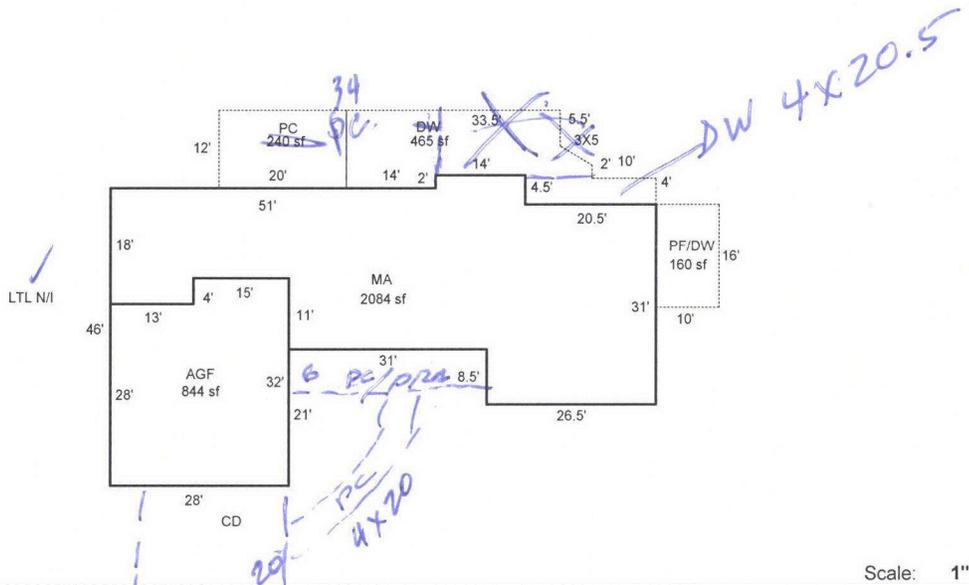
Client

Appraiser Name

IMPROVEMENTS SKETCH



R60412  
093W24D 04300  
SCALE=1:30  
N  
↑



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2084	250	2084
GBA1	GB	1.00	2500	200	2500
GAR	AGF	1.00	844	120	844
P/P	DW	1.00	465	128	
	PC	1.00	240	64	
	PF/DW	1.00	160	52	865
Net LIVABLE Area		(rounded w/ factors)			2084
Net BUILDING Area		(rounded w/ factors)			2500

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19

### Comment Table 2

### Comment Table 3

R60412 093W24D 04300 Appr #: 44 Date 9-25-08 Prop Class 401 Prop Code F41  
 Situs Address 12908 MEADOWOOD CT SE Franchise Code 44 Year For: 2008-2009  
 Owner MITCHELL,DIANE M  
 Notes: See below

RMV Land: **221,730** RMV Imp: **191,140** RMV Total: **412,870**

Seg. Type MA Segment # 1.1 Class 4 Area 2083 Eff Area 2083 Length Width  
 Make: Model: Inter. Comp DW;H&F;DSP  
 Plumbing BATH2.5 Heat FA Fireplace SGL-P Roof Cover ARCOMP Intfinish  
 Bedrooms 4 Year Built 1976 Eff. Year Built 1976 Cond. P F A G E  
 Adj Codes RLCM4;R4QLTY Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg. Type AGF Segment # 1.2 Class 4 Area 844 Eff Area 844 Length Width  
 Make: Model: Inter. Comp  
 Plumbing Heat Fireplace Roof Cover ARCOMP Intfinish  
 Bedrooms Year Built 1976 Eff. Year Built 1976 Cond. P F A G E  
 Adj Codes RLCM4 Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg. Type YI4X6-AJ Segment # 1.3 Area 1 Length Width  
 Cond. P F A G E Year Built Eff. Year Built: % Comp \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg. Type DW YIS Segment # 1.4 Area 614 Length Width  
 Cond. P F A G E Year Built 1976 Eff. Year Built: 1976 % Comp \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings and Skirting**

Seg. Type GB Segment # 2.1 Class 5 Area 2500 Length 50 Width 50  
 Foundation POST Ex. Wall 14FT;BKENAM Height  
 Roof Cover BKENAM Roof Style GABLE Plumbing Floor CONC  
 Int. Comp. Heat Elect. 110V Yr. Blt. 2004 Eff. Yr. Blt: 2004  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**R60412**    093W24D 04300    **Appr #:** \_\_\_\_\_    **Date** \_\_\_\_\_    **Prop Class** 401    **Prop Code** F41  
**Situs Address** 12908 MEADOWOOD CT SE    **Franchise Code** 44    **Year For:** 2008-2009  
**Owner** MITCHELL,DIANE M  
**Notes:** \_\_\_\_\_

**RMV Land:** 221,730    **RMV Imp:** 191,140    **RMV Total:** 412,870

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	3.07		
2	ON SITE DEVELOPMENT	OSDA.RUR			
<b>Eff Acres</b>	3.07	<b>Companion Accounts</b>			

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

**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 \_\_\_\_\_

R60412 093W24D 04300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 10 Date: 4-3-19  
 Situs Address 12908 MEADOWOOD CT SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner MITCHELL,RODNEY E &  Pictom Other: \_\_\_\_\_

RMV Land: 234,180 RMV Imps: 252,000 RMV Total: 486,180 M50 Total: 319,750 For: 2019-2020

Notes: PLEASE MAKE NOISE CHANGES

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F;DSP Adj: RLCM4  
 Class: 4 Roof:  
 Area: 2083 Eff 2083 Flooring:  
 Dimens: x Plumbing: BATH2.5 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: FA Bedrooms: 4 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: SGL-P Year: 1976 Eff: 1976 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 165,800  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4  
 Class: 4 Roof:  
 Area: 844 Eff 844 Flooring:  
 Dimens: x Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1976 Eff: 1976 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 42,580  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements** *BROKE OUT ON BACK*

**Seg: 1.3 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**

**Seg: 2.1 GB GENERAL PURPOSE BLDG**  
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
 Class: 5 Roof Style: GABLE  
 Area: 2500 Eff: 2500 Flooring: CONC  
 Dimens: 50 x 50 Plumbing: Electrical: 110V % Comp: \_\_\_\_\_  
 Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex Wall: 14FT;BKENAM Fireplace: Year: 2004 Eff: 2004 Value: 25,020  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R60412 093W24D 04300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 12908 MEADOWOOD CT SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner MITCHELL, RODNEY E &  Pictom Other: \_\_\_\_\_

RMV Land: 234,180 RMV Imps: 252,000 RMV Total: 486,180 M50 Total: 319,750 For: 2019-2020

Notes: \_\_\_\_\_

Segment	CD	PC	PRA	PC	DW	DW	PF	Land
Class								
Dim/Size	20x23 / 460	6x31 = 186 4x20 = 80 266	6x31 / 186	12x34 / 408	4x20.5 / 82	10x16 / 160	10x16 / 160	
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover			Asmp				FBRGUS	
Roof Style							SHED	
Flooring	CONC	CONC		CONC		WOOD		
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1976	1976	1976	1976	1976	1976	1976	
Cond.								
% Good								
% Comp								
Lump Sum								
Except. Code	1/0	1/0	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	3.07		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 4/23 Clerk: Amy Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

410  
4/24/19







R60412 50x50 GB W Side

4/3/2019  
04/3/19





R60412 MA Rear E Side

4/ 3/2019  
04/3/19



R60412 MA Front W Side-2

4/ 3/2019  
04/3/19



4/ 3/2019

04/3/19

R60412 MA Front W Side-1