

Acct ID: 560413 MTL: 093W24D004200 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 12988 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100480 Year: 2025
 Last Date Appraised: 02/09/2016 Appraiser: MATT LORD Retag: Y (N) Tag info: 2026 - Tags/Permit (Alt Energy System)
 Owner: GILLHAM, BILL & GILLHAM, MARIAN KAY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 487310
 RMV Land: 297820 RMV Imp: 481610 RMV Total: 779430 MAV: 487310 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: 2.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 411D Value Source: Rural at MKT Description: RMV: 247820 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: 1976 Sq.Ft: 1835 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 263840
 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	1835	3	FB-2	1976	1976	FP - 2, HVAC+, ROOF, KIT+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>DECK</u> <u>Part of Y/E</u>	4	963	1976	14638	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1976	24396	1	Y N

Bldg: 3 Code Area: 14530 Stat Class: 148 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 91270
 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
Garage Oversized Detached	4	Finished	1280	0	FB-1/ HB-1	2001	2001	ROOF, BTH - 1	Y N

Accessories

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

Bldg: 6 Code Area: 14530 Stat Class: 148 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 54060
 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
Garage Detached	4	Finished	650	0	0	1976	1976	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 72 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Remove

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Pump House	0	Finished	72	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 3400 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x85 RMV: 37430
 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	
General Purpose Bldg	5	Finished	3400	0	0	2002	2002	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 351 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 35010
 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	
General Purpose Bldg	6	Finished	1728	0	0	2014	2014	FAIR ✓	Exception: Y N

Accessories

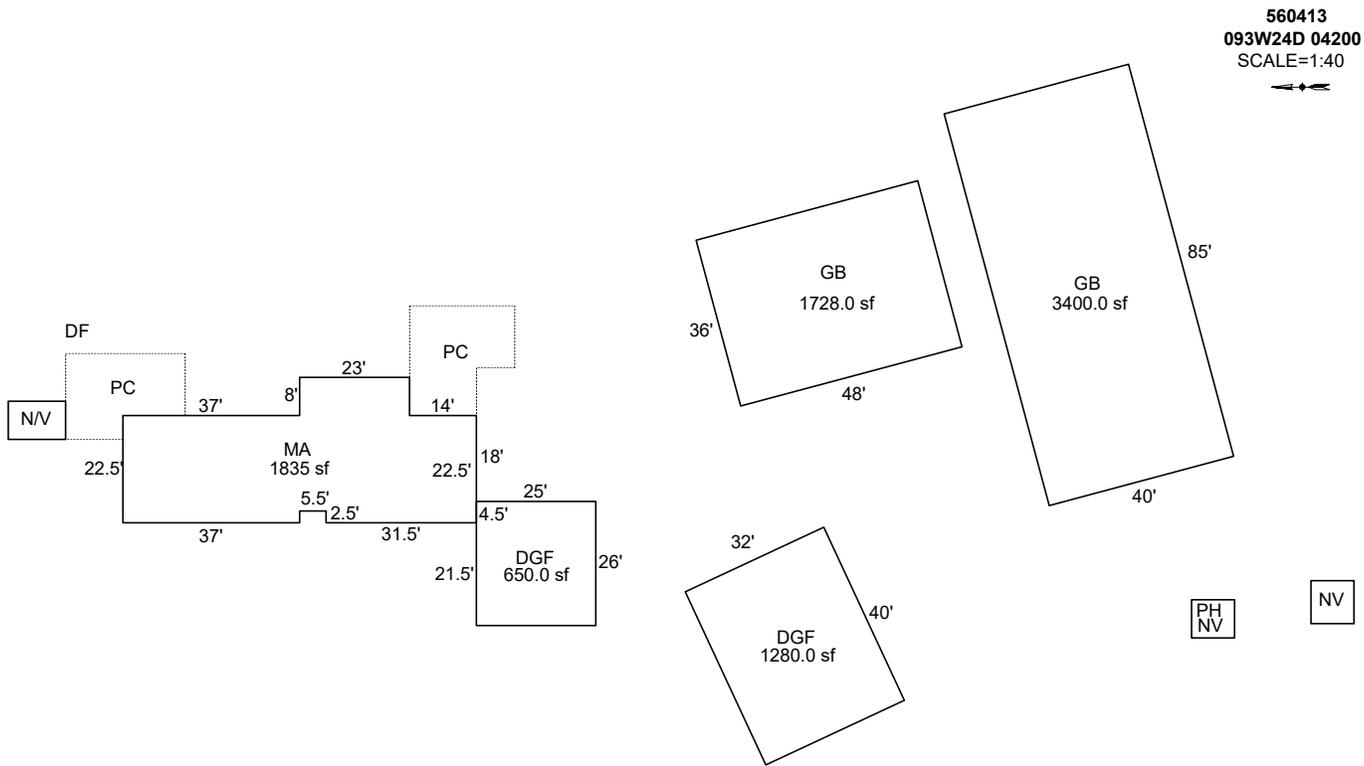
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560413 Parcel No.: 093W24D 04200
 Property Address: 12988 MEADOWOOD CT SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	GB	1.0	3400.0	250.0	
	GB	1.0	1728.0	168.0	5128.0
GLA1	MA	1.0	1835.3	214.0	1835.3
GAR	DGF	1.0	650.0	102.0	
	DGF	1.0	1280.0	144.0	1930.0
	Net LIVABLE	cnt	0 (rounded)		1,835
	Net BUILDING	cnt	2 (rounded)		5,128

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/12/15
 UPDATED BY CLOBERG 09/23/25

COMMENT TABLE 2

MDL 08/04/25

COMMENT TABLE 3

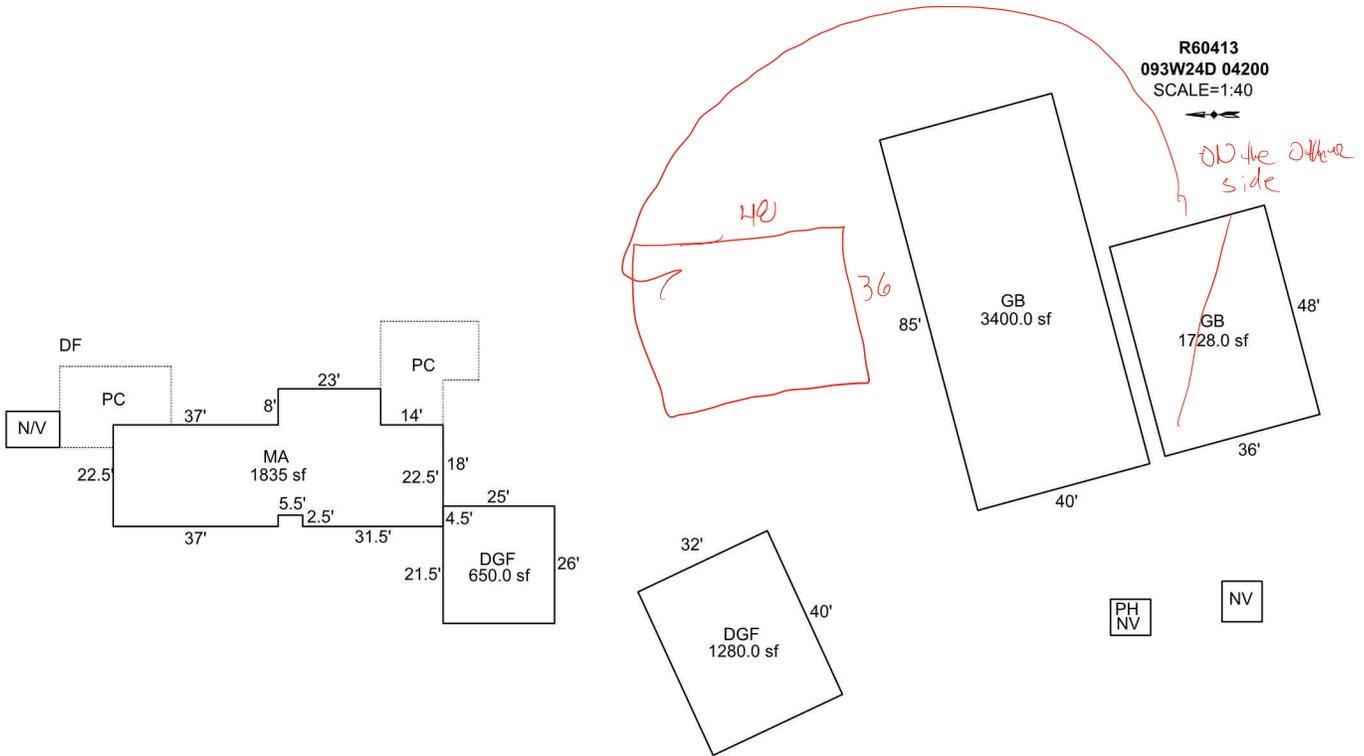
CYCLE L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560413 Parcel No.: 093W24D 04200
 Property Address: 12988 MEADOWOOD CT SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	GB	1.0	3400.0	250.0	
	GB	1.0	1728.0	168.0	5128.0
GLA1	MA	1.0	1835.3	214.0	1835.3
GAR	DGF	1.0	650.0	102.0	
	DGF	1.0	1280.0	144.0	1930.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/12/15

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,835
Net BUILDING	cnt	2	(rounded)	5,128



R60413GB

02-4-2015



R60413GBa

02-4-2015

093W24D 04200
401 01E F41
81400130

R60413

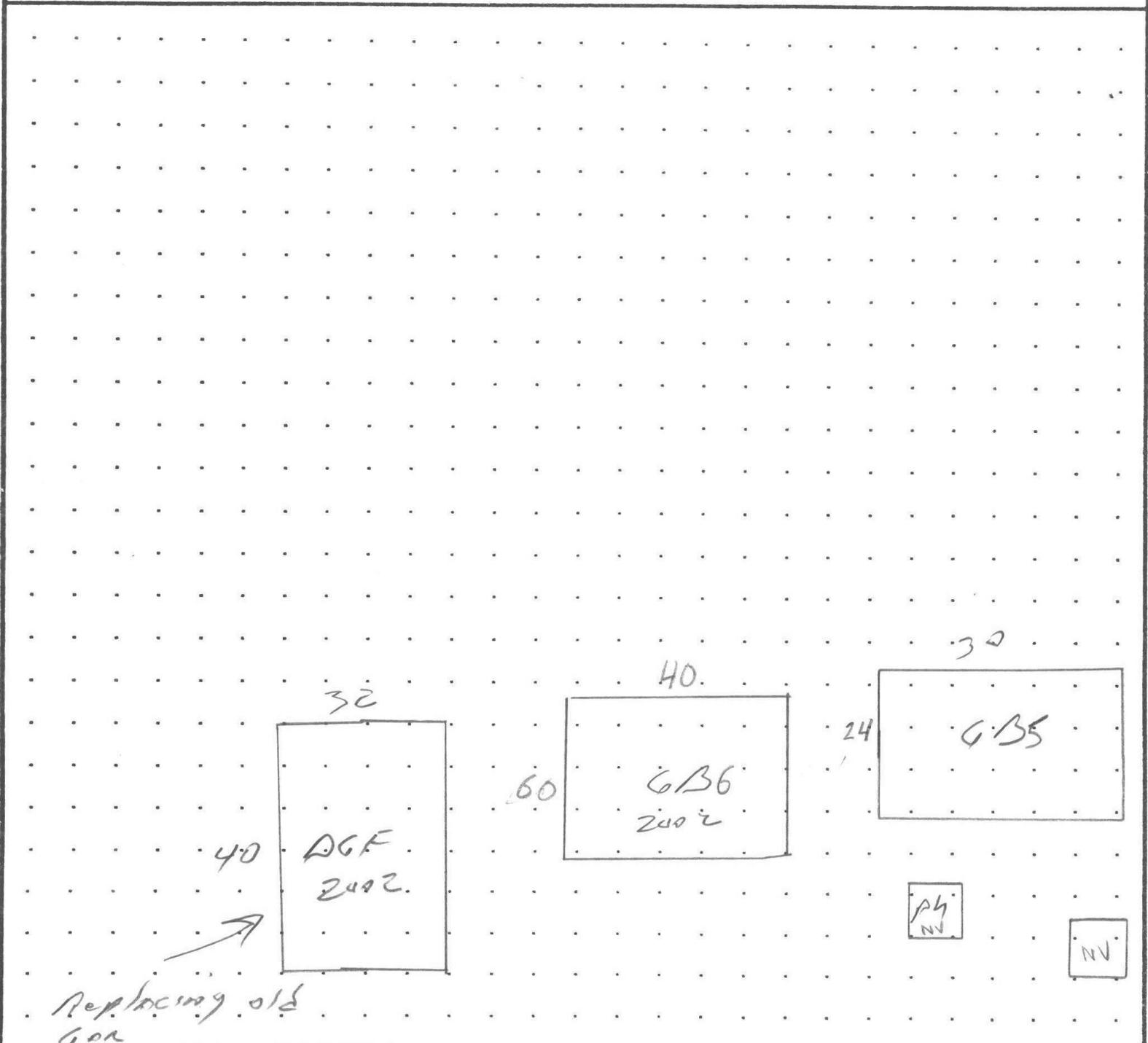
GILLHAM, BILLY DON & MARIAN KAY
2.55 Acres
12988 MEADOWOOD CT SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R 60415*

MAP NO: *93W24D*

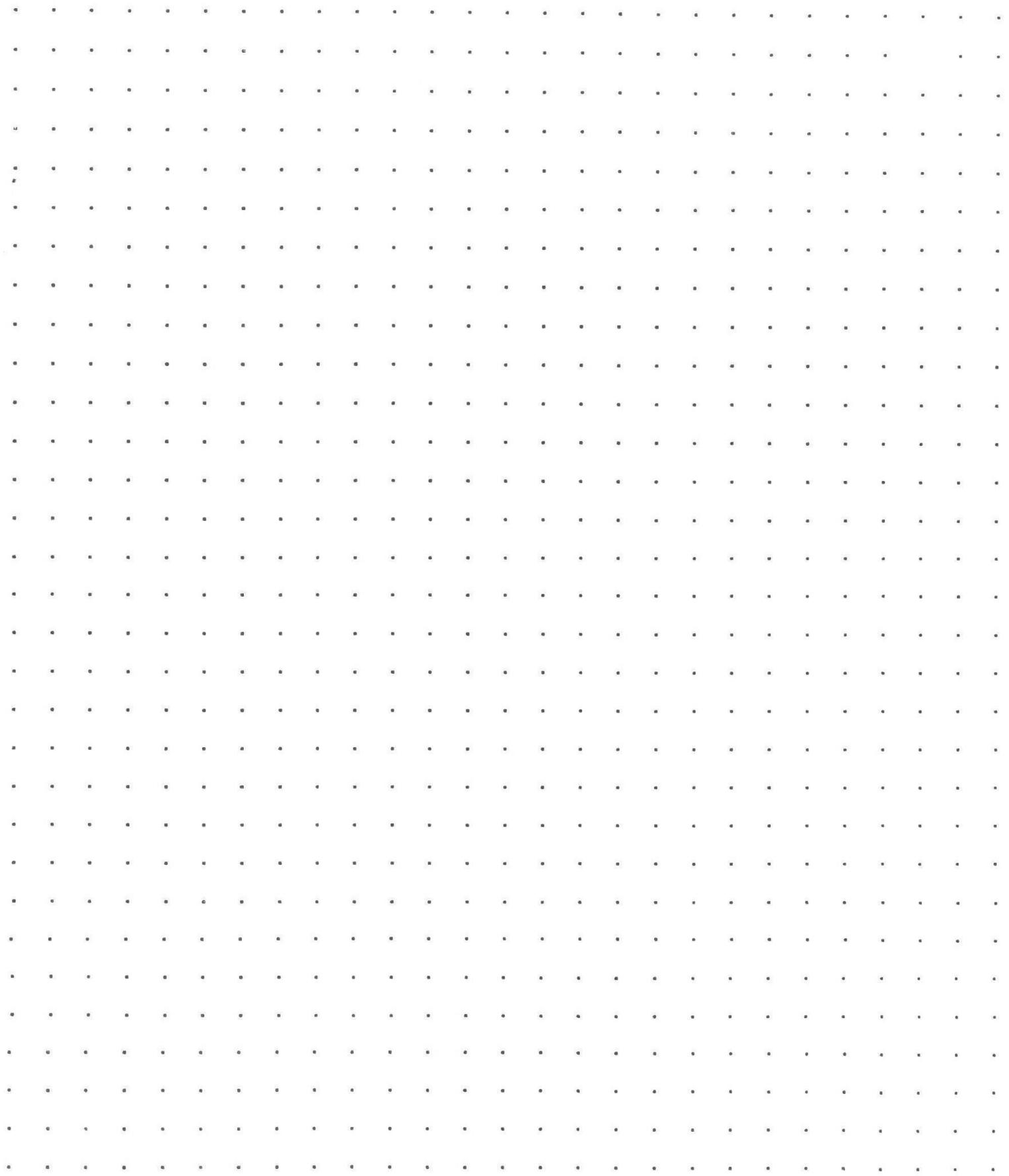
TAX LOT: *4200*



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04200

File No R60413

Property Address 12988 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

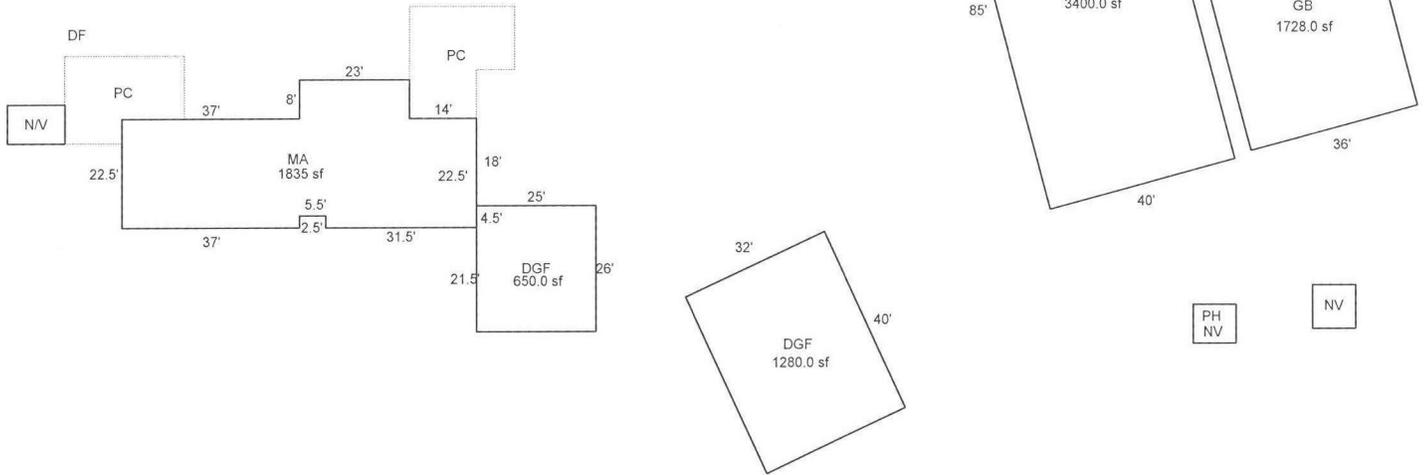
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60413
093W24D 04200
SCALE=1:40
N
↑



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1835.25	214.0	1835.25
GBA2	GB	1.00	3400.00	250.0	
	GB	1.00	1728.00	168.0	5128.00
GAR	DGF	1.00	650.00	102.0	
	DGF	1.00	1280.00	144.0	1930.00

Comment Table 1

DRAWN BY JRONDEMA 5/12/15

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

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

1835
5128

R60413 093W24D 04200 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 12988 MEADOWOOD CT SE 97352 Franchise Code 73 Year For: 2015-2016
 Owner GIILLHAM,BILL &

Tags _____ Cycle _____ Sales Verification _____ Other: _____

Notes: _____
 RMV Land: 130,570 RMV Imp: 235,470 RMV Total: 366,040 M50 Total: 337,080

Segment	GB						Land
Class	6						
Dim/Size	36X48						
Foundation	CONC						
Exter Wall	VERT						
Wall Height	10'						
Inter Finish							
Roof Cover	BKENAM						
Roof Style	GABLE						
Flooring							
Plumbing							
Electric	220V						
Misc.							
Yr Blt	2014						
Eff Yr	2014						
Cond.	6						
% Good	100						
% Comp	100						
Lump Sum							
Except.Code	NEW						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	2.55		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

Zone: AR

Date 3/19/15 Clerk Chen **ROUTING SLIP**

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

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

R60413 093W24D 04200 Appr #: 73 Date 2-4-15 Prop Class 401 Prop Code F41
 Situs Address 12988 MEADOWOOD CT SE 97352 Franchise Code 73 Year For: 2015-2016
 Owner GILLHAM,BILL &

Notes: Tags Cycle Sales Verification Other: PULL TAG
ADD GB, GONE GB, ADD TO GB

RMV Land: 130,570	RMV Imp: 235,470	RMV Total: 366,040	M50 Total: 337,080		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1835	Eff Area 1835
Length	Width	Roof Cover ARCMP	Plumbing BATH2	Heat HP	
Fireplace DBL-E	Inter. Comp: DSP;DW;H&F;RNG			Bedrooms 3	
Year Built 1976	Eff. Year Built 1976	Cond. P F A G E			
Adj Codes RLCM4	Qty	% Comp	Func	Econ	RMV: 105,310
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Accessory Improvements

Seg.Type DW	Seg. # 1.3	Method: R05	Class	Area 963	Eff Area 963
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built: 1976	Cond. P F A G E	% Comp	Econ	RMV: 15,020
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 6,000
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Out Buildings

Seg.Type DGF	Seg. # 1.2	Method: R05	Class 4	Area 650	Eff Area 650
Length 26	Width 25	Foundation CONC	Ex. Wall WOOD;8FT	Roof Cover ARCMP	
Roof Style GABLE	Floor CONC		Plumbing		
Heat	Int. Comp.	Elect.		Yr. Blt. 1976	Eff. Yr. Blt: 1976
Cond. P F A G E	Adj. Codes RLCM4	% Comp	Func	Econ	RMV: 24,570
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 720	Eff Area 720
Length 30	Width 24	Foundation CONC	Ex. Wall BKENAM;8FT	Roof Cover METAL	
Roof Style GABLE	Floor CONC		Plumbing		
Heat	Int. Comp.	Elect.220V		Yr. Blt.	Eff. Yr. Blt: 1985
Cond. P F A G E	Adj. Codes FLCM	% Comp	Func	Econ	RMV: 5,380
Lump Sum	Except Code/Year	Comments <u>ETOR</u> 5/2014			

Seg.Type PH	Seg. # 3.1	Method: F;N	Class	Area 72	Eff Area 72
Length	Width	Foundation FRAME	Ex. Wall BKENAM;PLY	Roof Cover METAL	
Roof Style	Floor CONC		Plumbing		
Heat	Int. Comp.	Elect.		Yr. Blt.	Eff. Yr. Blt:
Cond. P F A G E	Adj. Codes FLCM	% Comp	Func	Econ	RMV: 0
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Seg.Type DGF	Seg. # 4.1	Method: R05	Class 4	Area 1280	Eff Area 1280
Length 40	Width 32	Foundation CONC	Ex. Wall PLYWD;10FT	Roof Cover ARCMP	
Roof Style GABLE	Floor CONC		Plumbing BATH.5		
Heat	Int. Comp.	Elect.220V		Yr. Blt. 2001	Eff. Yr. Blt: 2001
Cond. P F A G E	Adj. Codes RLCM4	% Comp	Func	Econ	RMV: 53,860
Lump Sum	Except Code/Year <u>nc</u>	Comments			

Seg.Type GB	Seg. # 5.1	Method: F09	Class 5	Area 2400	Eff Area 2400
Length 40	Width <u>60</u>	Foundation CONC	Ex. Wall 12FT;BKENA	Roof Cover METAL	
Roof Style GABLE	<u>85</u>	Floor CONC	Plumbing		
Heat	Int. Comp.	Elect.220V		Yr. Blt. 2002	Eff. Yr. Blt: 2002
Cond. P F A G E	Adj. Codes FLCM	% Comp	Func	Econ	RMV: 25,330
Lump Sum	Except Code/Year <u>m/m</u>	Comments <u>Added 25</u>			

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R60413 093W24D 04200 Imp 4 Of 4 * Changed *

Owners Name: GIILLHAM,BILL & Nbhd:SW.RUR

Living Area/Value : 0 / \$0

- | | | | |
|-----------------|----------------------------------|-----------------|------------|
| 1. Type Imp | : F | 7. Appr Method | : |
| 2. Description | : GENERAL PURPOSE BLDG | 8. Cost Value | : \$25,330 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : 97352 | RMV Imprv | : \$25,330 |
| 6. Comment | : 15-16: ADDN TO GB// 03-04: NEW | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	GB - GENERAL PURPOSE BUIL	5	2400	F09	\$25,330
Totals:				0	\$25,330

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit: ___

R60413

2-4-15

40 x 85



R604113

2-4-15 · 36' x 48'



BUT. 2002

8-16-02



028-4HS

1C14370

7 2 '06



