

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 6/30/2025

Acct ID: 560414

MTL: 093W24D003600

Date: 8/4/25

Appr: MDL

Prop Class: 541

RMV Prop Class: 401

Situs: 12909 GREEN ACRES LN SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100481

Year: 2025

Last Date Appraised: 10/26/2013

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: JUEDEN, BERNARD G & JUEDEN, DEBBIE J

Roll Type: R

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

AV: 177193

RMV Land: 354780

RMV Imp: 308900

RMV Total: 663680

MAV: 173960

MSAV: 3233

SAV: 6141

Comment:

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	FUZ	FARM NON-EFU ZONED

OSDs

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

Land

Site: 1	Code Area: 14530	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:			RMV: 47180	Exception: Y N
Adjustment(s):	FSOIL	Fire Patrol:		Description:		
Comments: 81400130//09-10: F08-838 SEPE FROM R60414 TO R344496 AND R344497// 00-01: LAND REAPPRAISAL/ 03-04: REAPPRAISAL						
Site: 3	Code Area: 14530	Size: 2.40 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - Non EFU	Description: FOUR HILL DRY			RMV: 113230	Exception: Y N
Adjustment(s):	FSOIL	Fire Patrol:		Description:		
Comments: Liability year - 1983 / 81400130/00-01; LAND REAPPRAISAL						
Site: 4	Code Area: 14530	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - Non EFU	Description: SIX HILL			RMV: 44820	Exception: Y N
Adjustment(s):	FSOIL	Fire Patrol:		Description:		
Comments: Liability year - 1983 / 81400130/08-09: 8BENCH PROJECT - CHG OF 8BHILL TO SIX HILL AND MOVE 2.18 AC TO WOODLOT-M AND 4HILL//00-01; LAND REAPPRAISAL 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 3.18 TTL ACRES						
Site: 5	Code Area: 14530	Size: 2.11 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 99550	Exception: Y N
D						
Adjustment(s):	FSOIL	Fire Patrol:		Description:		
Comments: Liability year - 1983 / 81400130/00-01; LAND REAPPRAISAL, CHANGED WOODLOT TO WOODLOT-M						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 132 +	Year Blt: 1956	Eff Year Blt: <u>1968</u>	Sq.Ft: 2525	% Complete: 100
Desc: Multi Story above grade				Dimensions:	RMV: 306240	
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	3 +	Finished	1520	2	FB-1	1956	<u>1968</u>	FP - 1, HVAC+, ROOF, KIT-, BATH - 1	Y N
Attic	3 +	Finished	1005	1	FB-1/ HB-1	1956	<u>1968</u>	HVAC+, BTH - 1	Y N
Garage Attached	3	Unfinished	1116	0	0	1968	<u>1968</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	3	1	1968	23112	1	Y N

Bldg: 3	Code Area: 14530	Stat Class: 108	Year Blt: 1956	Eff Year Blt: 1956	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements				Dimensions:	RMV: 0	
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ASPHALT DRIVEWAY	1	0	1956	0	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 1056	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 48x22	RMV: 2660	
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 4	Finished	1056	0	0	1970	2000 1970		Exception: Y	N

Accessories

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

LTH
24448.
EFF 2000 YRBL 1970
class 5

SKETCH/AREA TABLE ADDENDUM

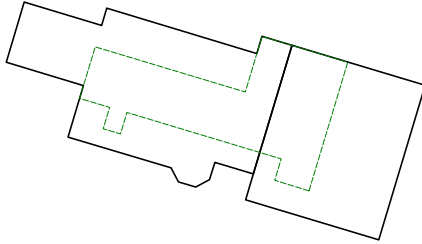
SUBJECT INFO

File No.: 560414 Parcel No.: 093W24D 03600
 Property Address: 12909 GREEN ACRES LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

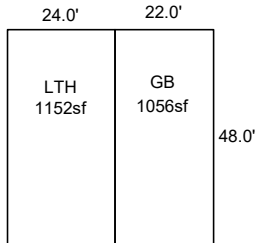
SKETCH

8.0' 8.0' MP 64sf N/V

560414
093W24D 03600
See Page 2 for Res Dimensions



4.0' PH 28sf
7.0' N/V



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1056.0	140.0	
	MP	1.0	64.0	32.0	
	PH	1.0	28.0	22.0	
	LTH	1.0	1152.0	144.0	2300.0
GLA1	MA	1.0	1520.3	190.1	1520.3
GLA2	ATTF	1.0	980.0	180.0	980.0
GAR	AGU	1.0	1116.0	134.0	1116.0
	Net LIVABLE	cnt	0	(rounded)	2,500
	Net BUILDING	cnt	4	(rounded)	2,300

COMMENT TABLE 1

DRAWN BY SH 9-29-08
 Updated by CW 2/5/14
 UPDATED BY CLOBERG 09/24/25

COMMENT TABLE 2

MDL 08/04/25

COMMENT TABLE 3

CYCLE L3

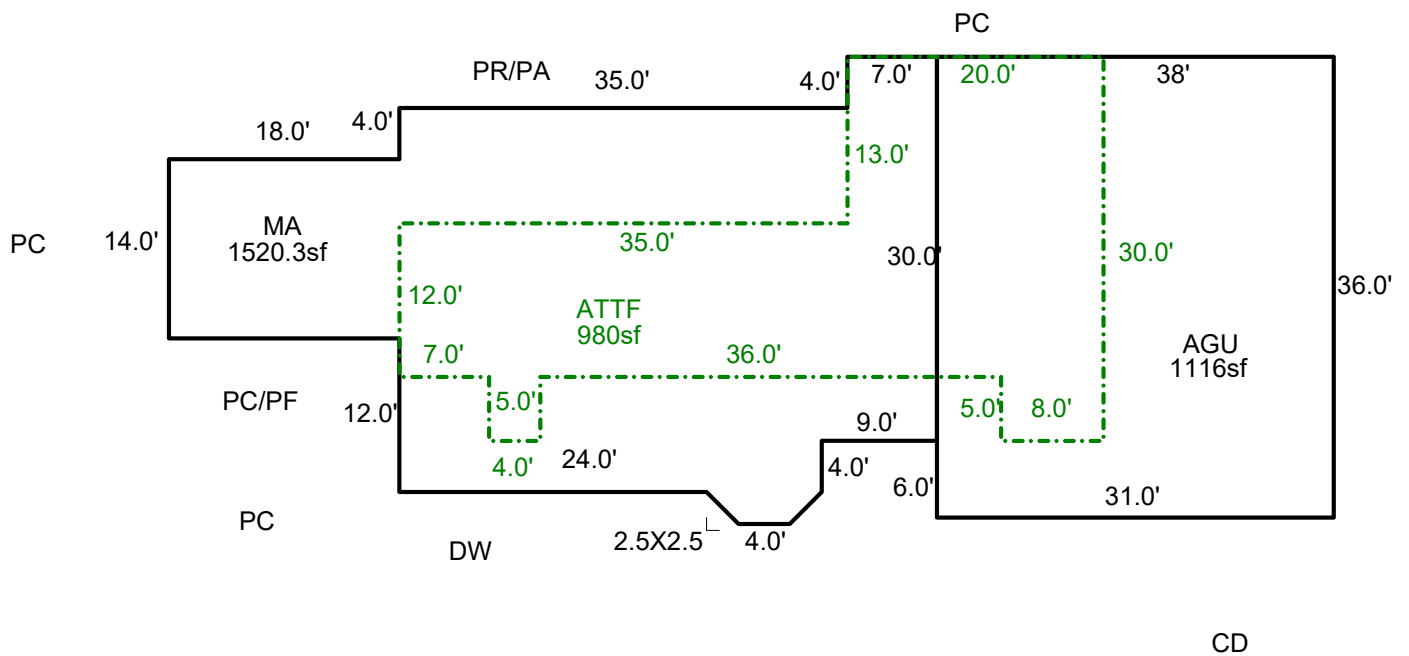
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560414 Parcel No.: 093W24D 03600
 Property Address: 12909 GREEN ACRES LN SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

560414
 093W24D 03600
 See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1520.3	190.1	1520.3
GLA2	ATTF	1.0	980.0	180.0	980.0
GAR	AGU	1.0	1116.0	134.0	1116.0

COMMENT TABLE 1

DRAWN BY SH 9-29-08
 Updated by CW 2/5/14
 UPDATED BY CLOBERG 09/24/25

COMMENT TABLE 2

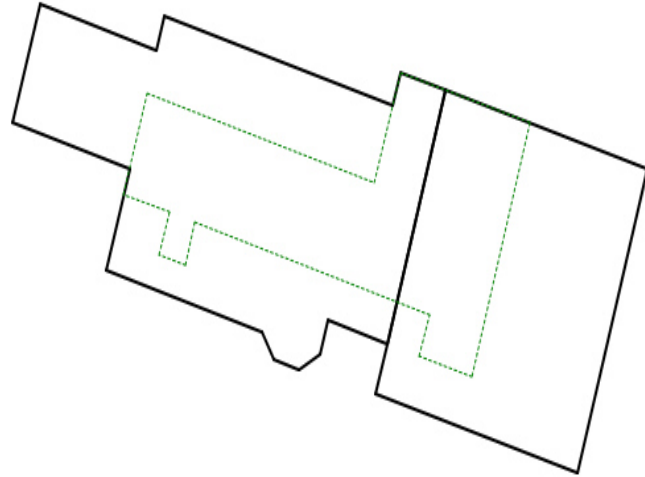
MDL 08/04/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE cnt 0 (rounded) 2,500

N/v ⁸MP 8

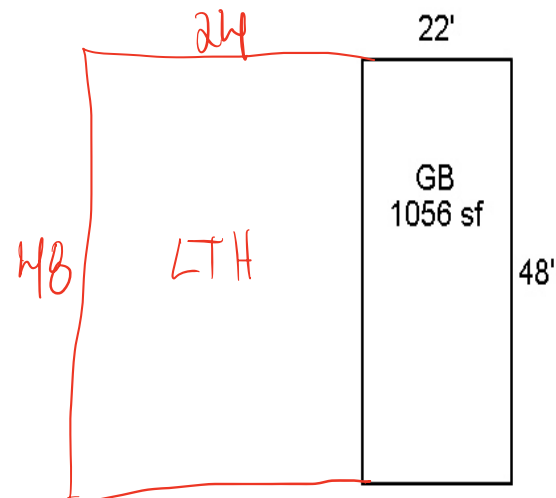


7 ^{W/v}PH 4

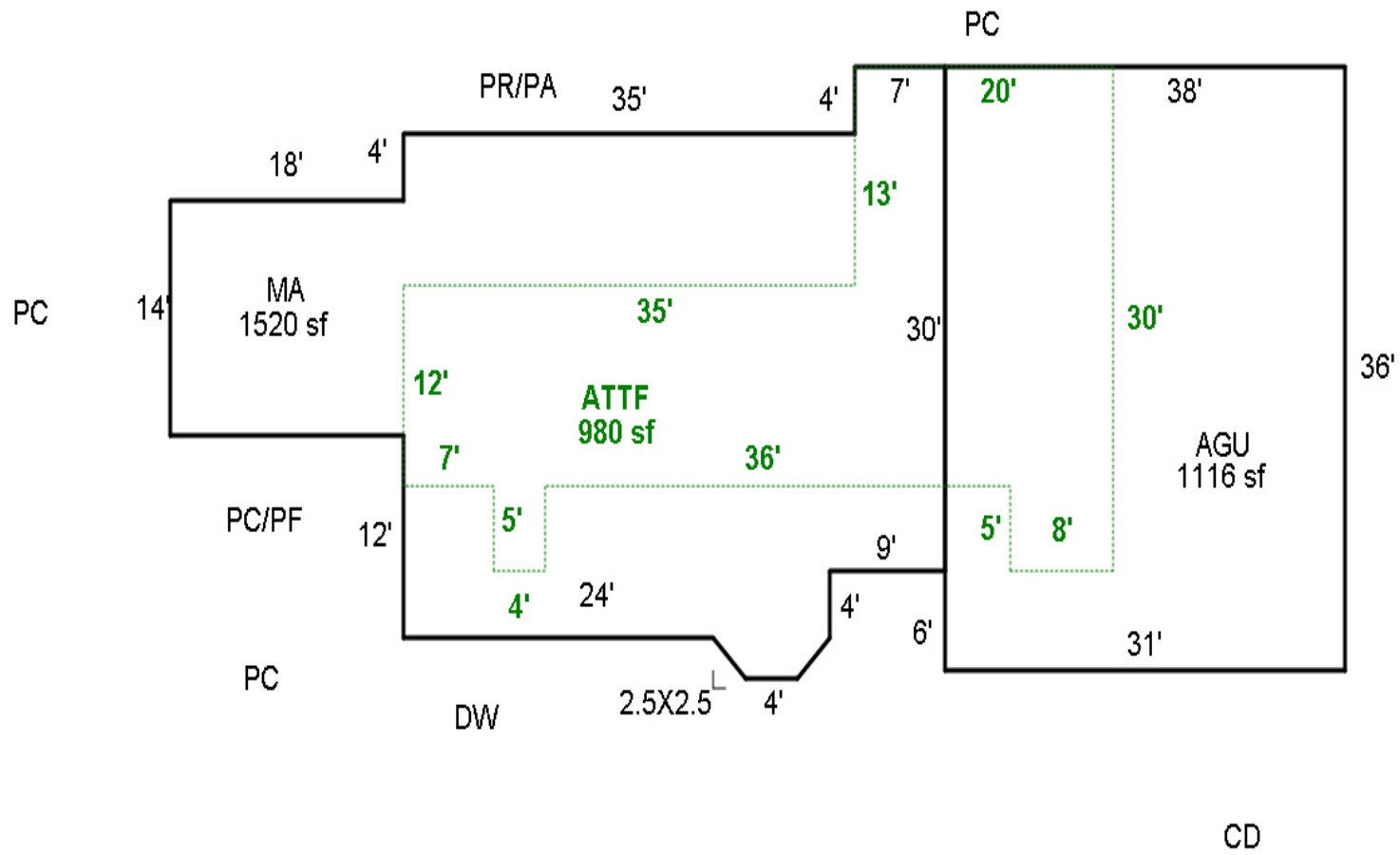
R60414

093W24D 03600

See Page 2 for Res Dimensions



R60414
093W24D 03600
See Page 1 for All Bldgs





R60414

03-2-2014



093W24D 03600

R60414

541 01E A23

81400130

LEWIS, GILFORD

11.21 Acres

3177 WINTERCREEK RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60414

MAP NO: 093W24D

TAX LOT: 03600

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS: 12909 Green Acres Ln SE

SALES
Date Amt.

DATE

BY

REMARKS:

BUILDER:

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03600

File No R60414

Property Address 12909 GREEN ACRES LN SE

City JEFFERSON

County MARION

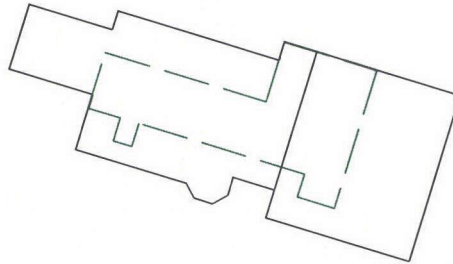
State OR

Zip 97352

Owner

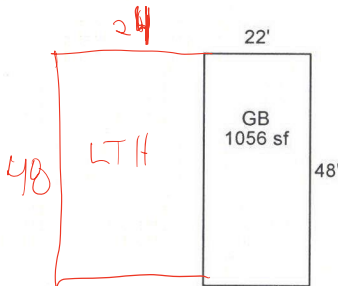
Client

Appraiser Name



R60414
093W24D 03600

See Page 2 for Res Dimensions



Scale: 1 = 40

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1520	190	1520
GLA2	ATTF	1.00	980	180	980
GBA1	GB	1.00	1056	140	1056
GAR	AGU	1.00	1116	134	1116

Net LIVABLE Area (rounded w/ factors) 2500
Net BUILDING Area (rounded w/ factors) 1056

Comment Table 1

DRAWN BY SH 9-29-08
Updated by CW 2/5/14

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03600

File No R60414

Property Address 12909 GREEN ACRES LN SE

City JEFFERSON

County MARION

State OR

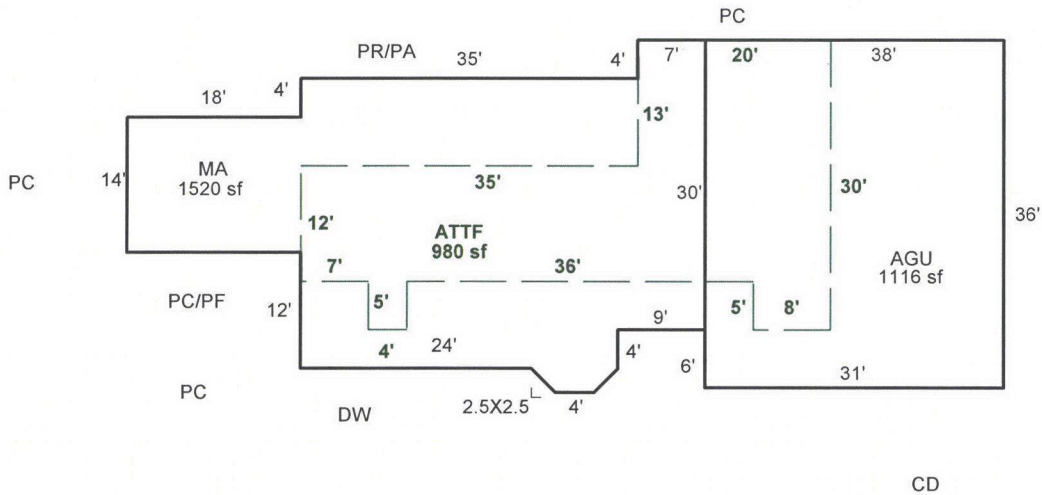
Zip 97352

Owner

Client

Appraiser Name

R60414
093W24D 03600
See Page 1 for All Bldgs



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1520	190	1520
GLA2	ATTF	1.00	980	180	980
GAR	AGU	1.00	1116	134	1116

Comment Table 1

DRAWN BY SH 9-29-08
Updated by CW 2/5/14

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2500

R60414093W24D 03600Appr #:DateProp Class 541Prop Code A23

Situs Address 12909 GREEN ACRES LN SE97352Franchise Code 73Year For: 2014-2015

Owner JUEDEN,BERNARD G &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 171,170RMV Imp: 133,420RMV Total: 304,590M50 Total: 130,840

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	MARKET HOMESITE	008S	1.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			
3	FOUR HILL DRY	008S	2.40		
4	SIX HILL	008SF	1.00		
5	WOODLOT-M	008S	2.11		

Eff AcresCompanion Accounts

Zone: AR

Date 2/5/14Clerk ChrisROUTING 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

R60414093W24D 03600Appr #: 23Date 12-26-13Prop Class 541Prop Code A23

Situs Address 12909 GREEN ACRES LN SE97352Franchise Code 73Year For: 2014-2015

Owner JUEDEN, BERNARD G &

TagsCycleSales VerificationOther: Poll Tag

Notes: 370

RMV Land: 171,170		RMV Imp: 133,420		RMV Total: 304,590		M50 Total: 130,840	
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1520	Eff Area 1520		
Length	Width	Roof Cover COMP	Plumbing BATH1				Heat HP
Fireplace SGL-P	Inter. Comp:					Bedrooms 2	
Year Built 1956	Eff. Year Built 1968	Cond. P F A G E					
Adj Code RLCM3	Qlty 3+	% Comp	Func	Econ	RMV: 62,640		
Lump Sum	Except Code/Year INV	Comments					
Seg.Type ATTF	Seg. # 1.2	Method: R05	Class 3	Area 960	Eff Area 960		
Length	Width	Roof Cover	Plumbing BATH.5	1005	Heat HP 1005		
Fireplace	Inter. Comp:					Bedrooms 1	
Year Built 1956	Eff. Year Built 1968 1990	Cond. P F A G E					
Adj Code RLCM3	Qlty 3+	% Comp	Func	Econ	RMV: 28,010		
Lump Sum	Except Code/Year INV	Comments CORRECT SIZE - 24 B = REMODEL					
Seg.Type AGU	Seg. # 1.3	Method: R05	Class 3	Area 1116	Eff Area 1116		
Length 36	Width 31	Roof Cover BLTUP	Plumbing				Heat
Fireplace	Inter. Comp:					Bedrooms	
Year Built 1968	Eff. Year Built 1968	Cond. P F A G E					
Adj Code RLCM3	Qlty	% Comp	Func	Econ	RMV: 25,130		
Lump Sum	Except Code/Year NC	Comments					

Accessory Improvements

Seg.Type PA	Seg. # 1.4	Method: R05	Class	Area 338	Eff Area 338
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built: 1956	Cond. P F A G E	% Comp	Econ	RMV: 4,380
Lump Sum	Except Code/Year	Comments GONE			

Seg.Type Y13G	Seg. # 1.5	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: 5,000
Lump Sum	Except Code/Year	Comments			

Seg.Type AD	Seg. # 3.1	Method: F;LS	Class	Area	Eff Area 0
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built: 1956	Cond. P F A G E	% Comp	Econ	RMV: 6,500
Lump Sum	Except Code/Year NC	Comments			

Out Buildings

Seg.Type GB	Seg. # 2.1	Method: F09	Class 4	Area 1056	Eff Area 1056
Length 48	Width 22	Foundation POST	Ex. Wall METAL;10FT	Roof Cover METAL	
Roof Style GABLE		Floor DIRT	Plumbing		
Heat	Int. Comp		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____ RMV: 1,760
Lump Sum	Except Code/Year	NC	Comments		

165



R 60414

1/19/06 (10)

NO CATTLE
OBSERVED

REUTECIL

APRIL - MAY





9-25-08



9-25-08

22x48

CALCULATIONS:

SCALE: 1" = 20'