

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

MDL Typed

8/19/25

Print Date: 6/27/2025

Acct ID: 560415

MTL: 093W24D001400

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12678 SOUTHWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100482

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y

N

Tag info:

Owner: GENSON, JULIE

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2

3

 4

LCB

TTO

INSP

AV: 261540

RMV Land: 330500

RMV Imp: 231580

RMV Total: 562080

MAV: 261540

MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

25-46 cycle

OSDs

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

Land

Site: 1

Code Area: 14530

Size: 4.38 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

445

46

Description:

RMV: 280500

Exception: Y N

Adjustment(s):

64

3.92

FSorl

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: 1973

Eff Year Blt: 1973

Sq.Ft: 1604

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 231580

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	1604	3	FB-2	1973	1973	KIT+, ROOF, FP - 1, HVAC, BATH - 2	Exception: Y N
Garage Attached	4	Finished	504	0	0	1973	1973	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	780	1973	1901	1	Exception: Y N
DECK	4	96	1973	1584	1	Exception: Y N
ENCLOSED PORCH	3	136	1973	3060	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	96	1973	2088	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt:

Eff Year Blt:

Sq.Ft: 32

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 8x4

RMV: 0

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

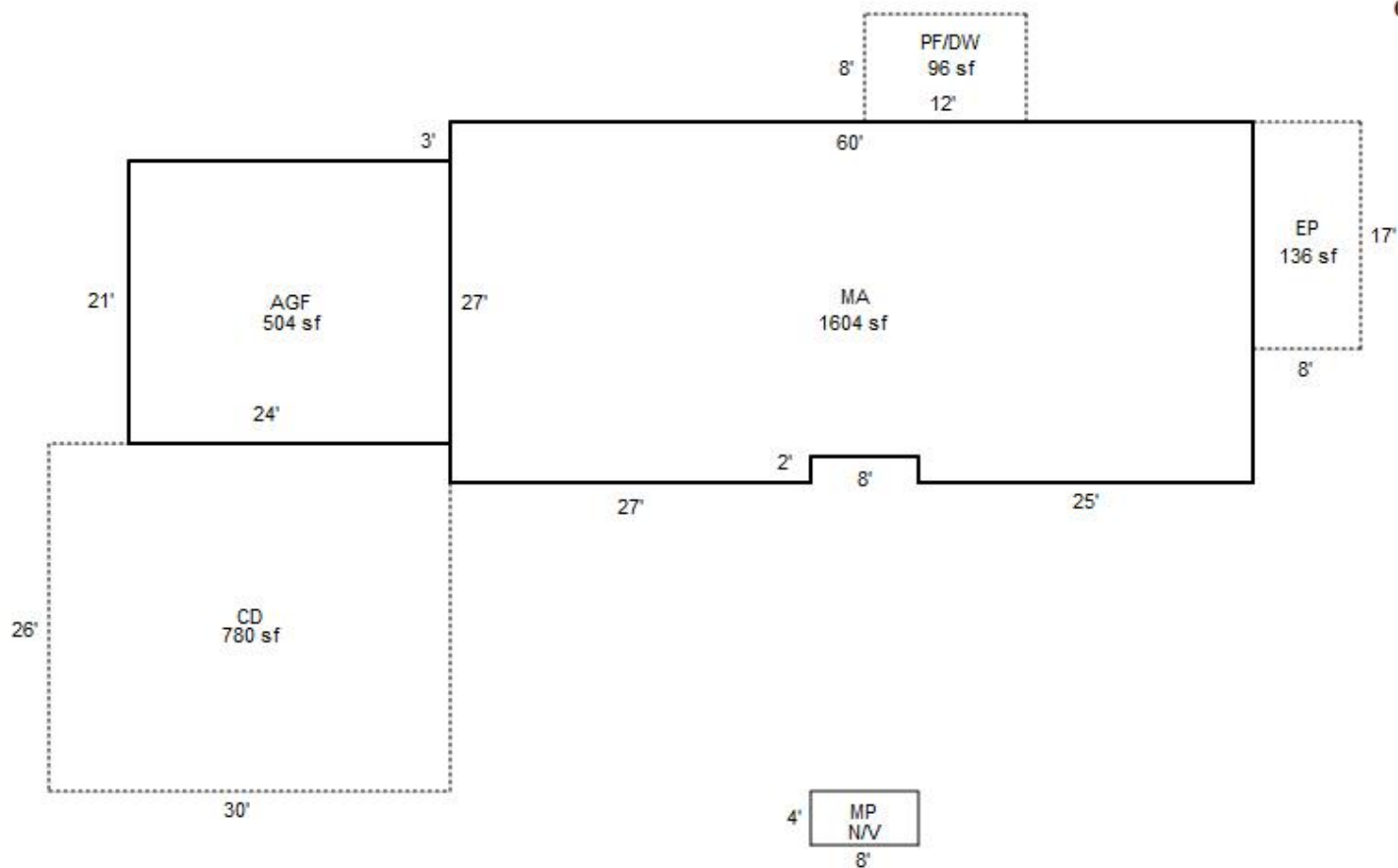
Floors

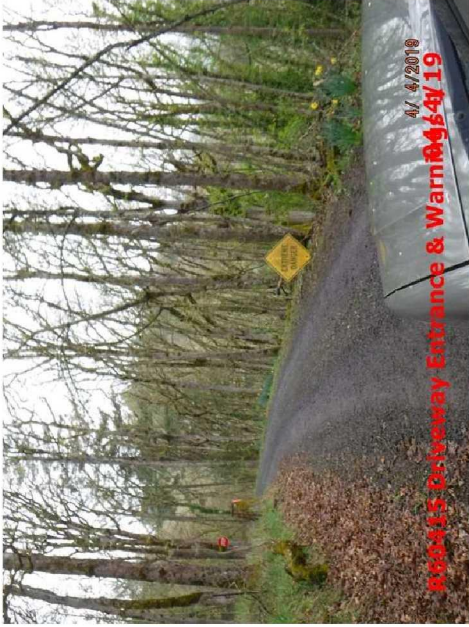
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	32	0	0	0	0		Exception: Y N

Accessories

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

R60415
093W24D 01400
SCALE=1:20

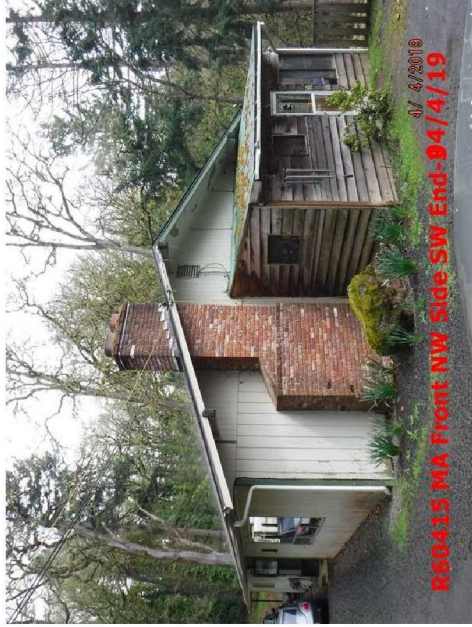




R60415 Driveway Entrance & Warning 4/4/19



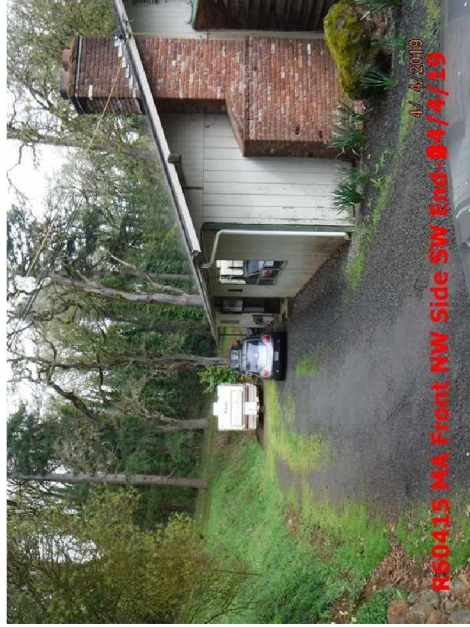
R60415 MA Front NW Side SW End 4/4/19



R60415 MA Front NW Side SW End 4/4/19



R60415 Driveway Entrance & Warning 4/4/19



R60415 MA Front NW Side SW End 4/4/19



R60415 Driveway Entrance & Warning 4/4/19

093W24D 01400
401 01E F41
81400130

R60415

LEWIS, GILFORD L

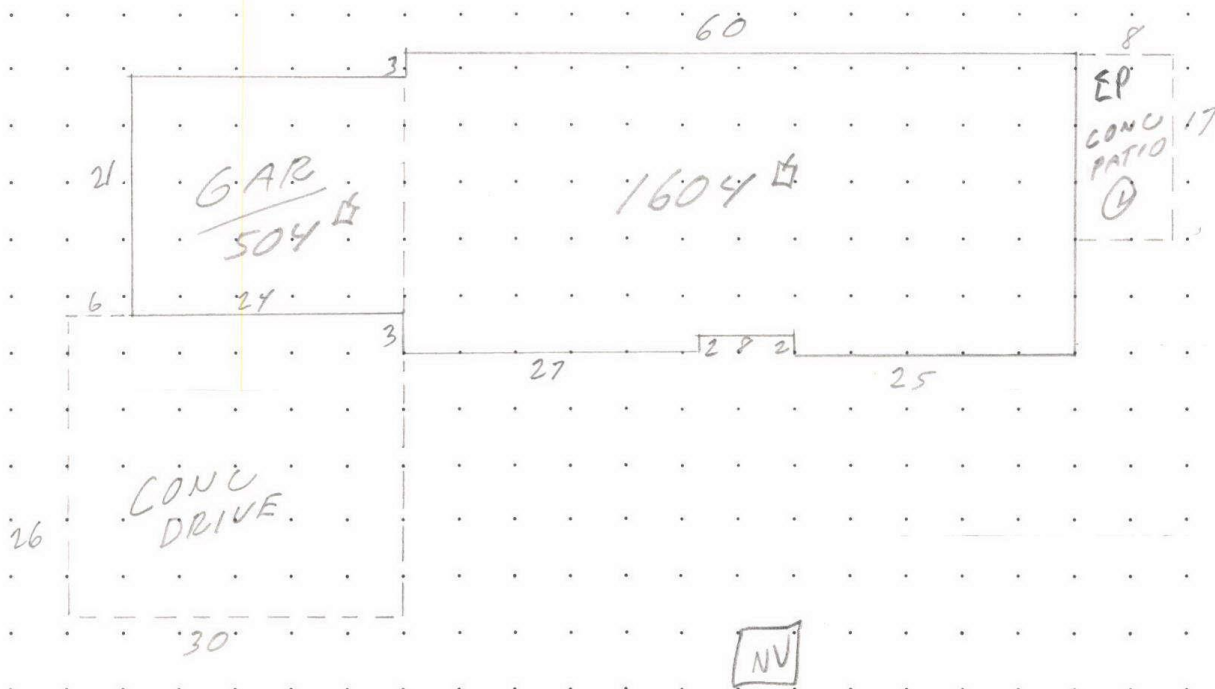
4.38 Acres

12678 SOUTHWOOD DR SE

1/30/02

ACT. NO. 20348-010

MAP NO. 24-9-3W



$$(27 \times 60) - (2 \times 8) = 1604$$

12674 South Wood PK

MEASUREMENT VERIFIED		REMARKS: B 1973
DATE	By	
3-21-74	J.B.E.	
3/28/85	UB52	1604
4-24-92	Ryz	
8-13-02	King	N/A
9-17-08	BB44	
4-4-19	CE10	Cycle

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 01400

File No R60415

Property Address 12678 SOUTHWOOD DR SE

City JEFFERSON

County MARION

State OR

Zip 97352

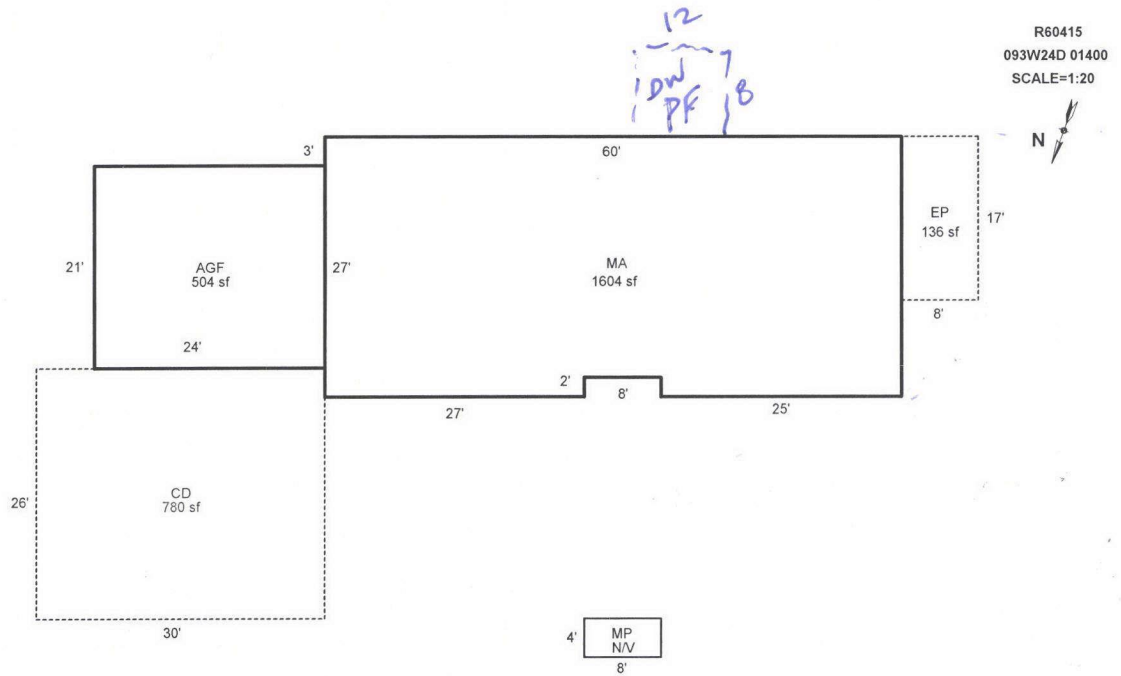
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1604	178	1604
GAR	AGF	1.00	504	90	504
P/P	EP	1.00	136	50	50
	CD	1.00	780	112	916

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1604

AREA CALCULATIONS

R60415093W24D 01400Prop Class: 401Prop Code: F41Fran: 35Appr #: 10Date: 4-4-19

Situs Address 12678 SOUTHWOOD DR SEOwner LEWIS,GILFORD

☐ TTO☐ LCB☐ InspCycle Tags Farm Forest Sales Verif

☐ PictomOther:

RMV Land: 206,880RMV Imps: 191,270RMV Total: 398,150M50 Total: 219,060For: 2019-2020

Notes: Please make noted changes

Seg: 1.1MA

RESIDENTIAL

Method: R05Class: 4Area: 1604Eff 1604Dimens: xFound:Ex Wall:AddFactor1:

Roof Cover: T/CLAYRoof:Flooring:Plumbing: BATH2Heat/AC: FAFireplace: SGL-EAddFactor2:

Int Comp: DW;DSP;RNG;OVEN-D;H&FElectrical:Bedrooms: 3Year: 1973Eff: 1973AddFactor3:

Adj: RLCM4;R4-QLTYQLty: % Comp: Adj: RMV: 140,030

Exc Code: Comment/Adj: L/S:

Seg: 1.2AGF

RESIDENTIAL

Method: R05Class: 4Area: 504Eff 504Dimens: 24 x 21Found:Ex Wall:AddFactor1:

Roof Cover: T/CLAYRoof:Flooring:Plumbing:Heat/AC:Fireplace:AddFactor2:

Int Comp:Electrical:Bedrooms:Year: 1973Eff: 1973AddFactor3:

Adj: RLCM4QLty: % Comp: Adj: RMV: 32,640

Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3YI4G

RESIDENTIAL

Method: R05Class:Area: 1Eff: 1Dimens: xFound:Ex Wall:AddFactor1:

Roof Cover:Roof Style:Flooring:Plumbing:Heat/AC:Fireplace:AddFactor2:

Int Comp:Electrical:Bedrooms:Year:Eff:AddFactor3:

Adj: % Comp: Adj: RMV: 18,600

Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1MP

MULTI/MISC PURPOSE BUILDING

Method: F;NClass: 4Area: 32Eff: 32Dimens: 8 x 4Found: FRAMEEx Wall: WOODAddFactor1:

Roof Cover: COMPRoof Style:Flooring: WOODPlumbing:Heat/AC:Fireplace:AddFactor2:

Int Comp:Electrical:Bedrooms:Year:Eff:AddFactor3:

Adj: FLCM % Comp: Func: Value: 0

Exc Code: Comment/Adj: L/S:

R60415093W24D 01400

Prop Class: 401Prop Code: F41Fran: 35

Appr #: _____Date: _____

Situs Address 12678 SOUTHWOOD DR SE

Owner LEWIS,GILFORD

RMV Land: 206,880RMV Imps: 191,270RMV Total: 398,150M50 Total: 219,060For: 2019-2020

☐ TTO☐ LCB☐ Insp

☐ Pictom

Cycle Tags Farm Forest Sales Verif

Other: _____

Notes: _____

Segment	CD	EP	PF	DW			Land
Class		3					
Dim/Size	26x30	8x17	8x12 96	8x12 96			
Foundation	780	136					
Exter Wall		Brick					
Wall Height		8'					
Inter Finish							
Roof Cover		FBRUB	FBRUB				
Roof Style		SHED	SHED				
Flooring	CONC	CONC		WOOD			
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1973	1973	1973	1973			
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0 PROR OF YI	1/0	1/0			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	4.38		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chris

Clerk Comments: _____

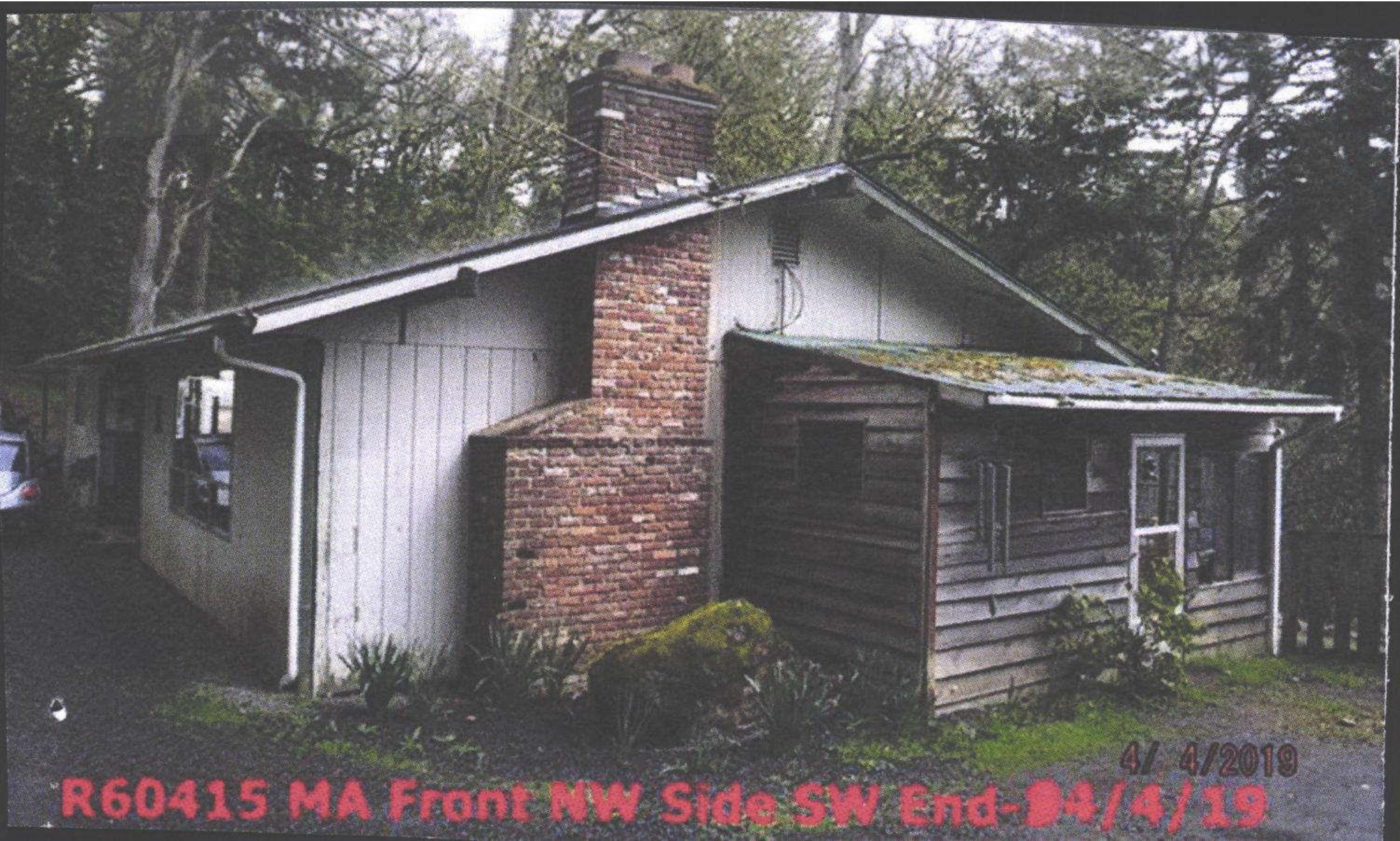
Routing Slip

Appraiser Response: 4-22-19

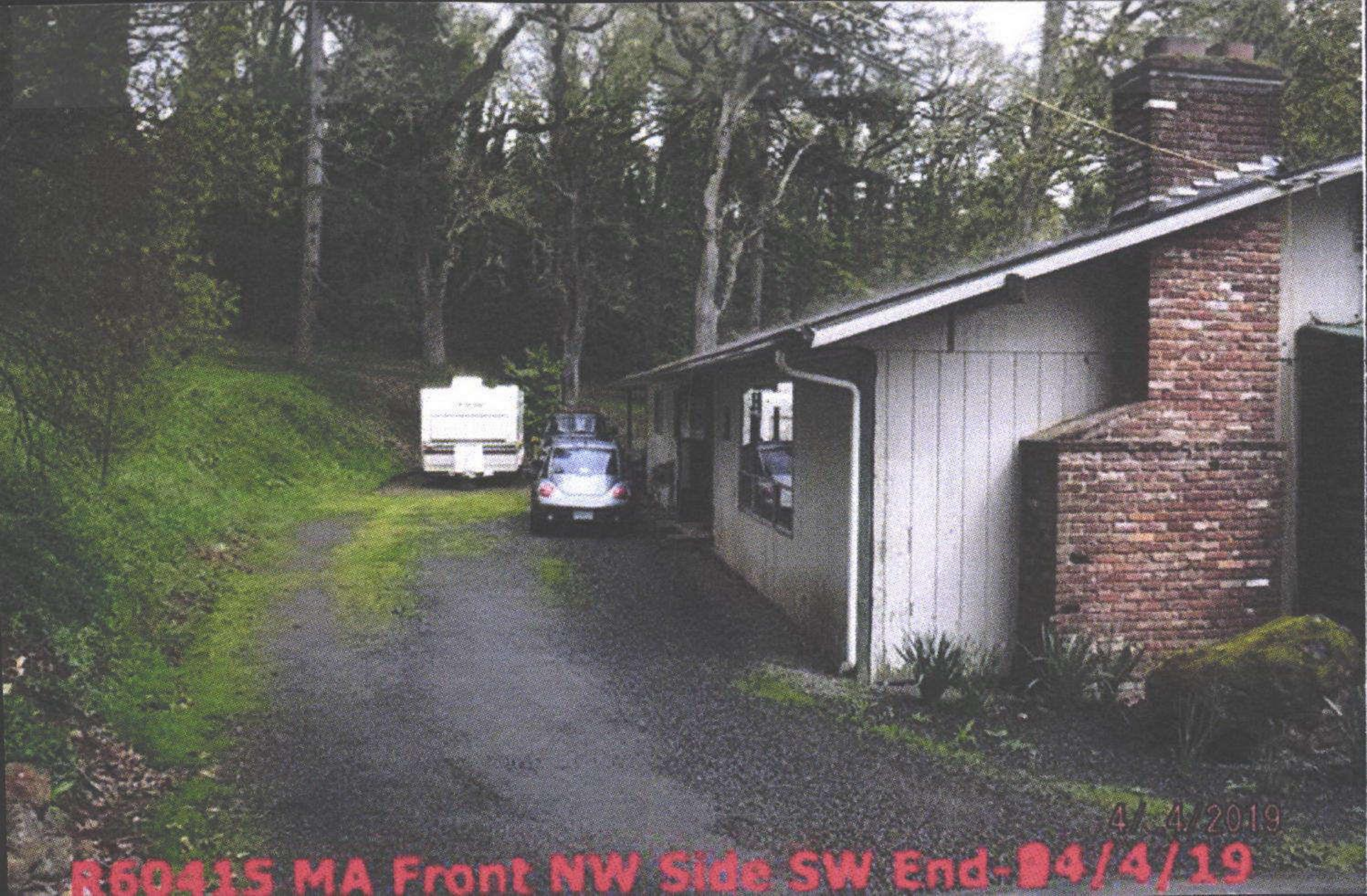
☐ Return to appraiser after input

☐ Review by lead appraiser



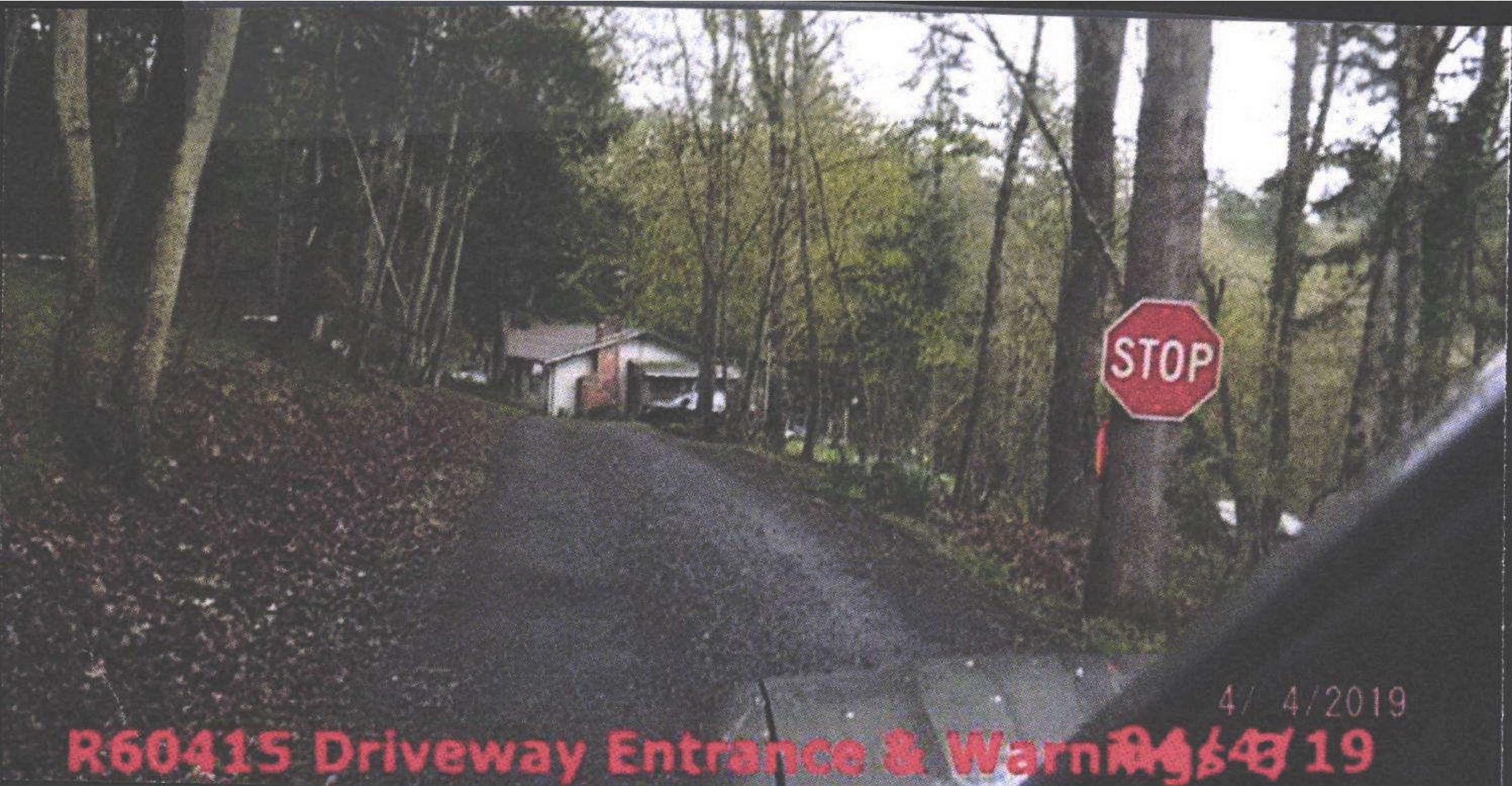


4/ 4/2019
R60415 MA Front NW Side SW End-04/4/19



4/4/2019

R60415 MA Front NW Side SW End-4/4/19



4/ 4/2019
R60415 Driveway Entrance & Warning 4/4/19



4/ 4/2019

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