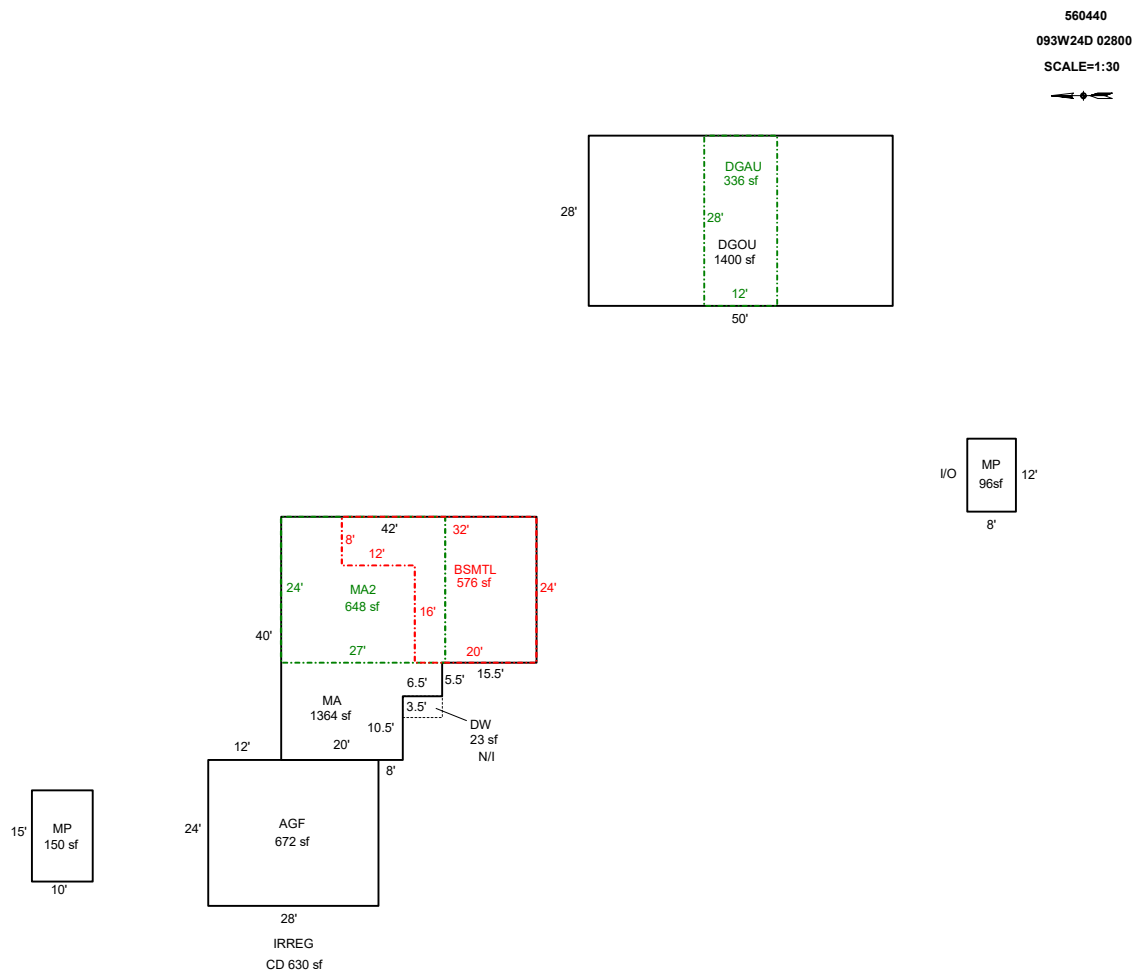


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

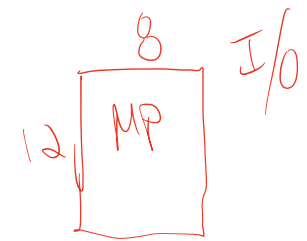
File No.: 560440	Parcel No.: 093W24D 02800		
Property Address: 12730 RIDGEWOOD RD SE			
City: JEFFERSON	County: MARION	State: OR	ZipCode: 97352
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

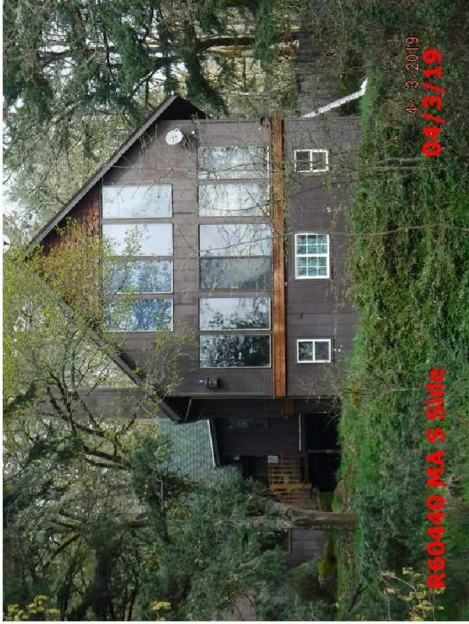
SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 3/8/19 UPDATED BY JRONDEMA 4/15/19 UPDATED BY CLOBERG 09/24/25	
GBA1	MP	1.0	150.0	50.0			
	MP	1.0	96.0	40.0	246.0		
GLA0	BSMTL	1.0	576.0	112.0	576.0		
GLA1	MA	1.0	1363.8	164.0	1363.8		
GLA2	MA2	1.0	648.0	102.0	648.0		
GAR	AGF	1.0	672.0	104.0			
	DGOU	1.0	1400.0	156.0			
	DGAU	1.0	336.0	80.0	2408.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 08/07/25	CYCLE L3
	Net LIVABLE	cnt	0	(rounded)	2,588		
	Net BUILDING	cnt	2	(rounded)	246		





093W24D 02800
401 01E F47
81400130

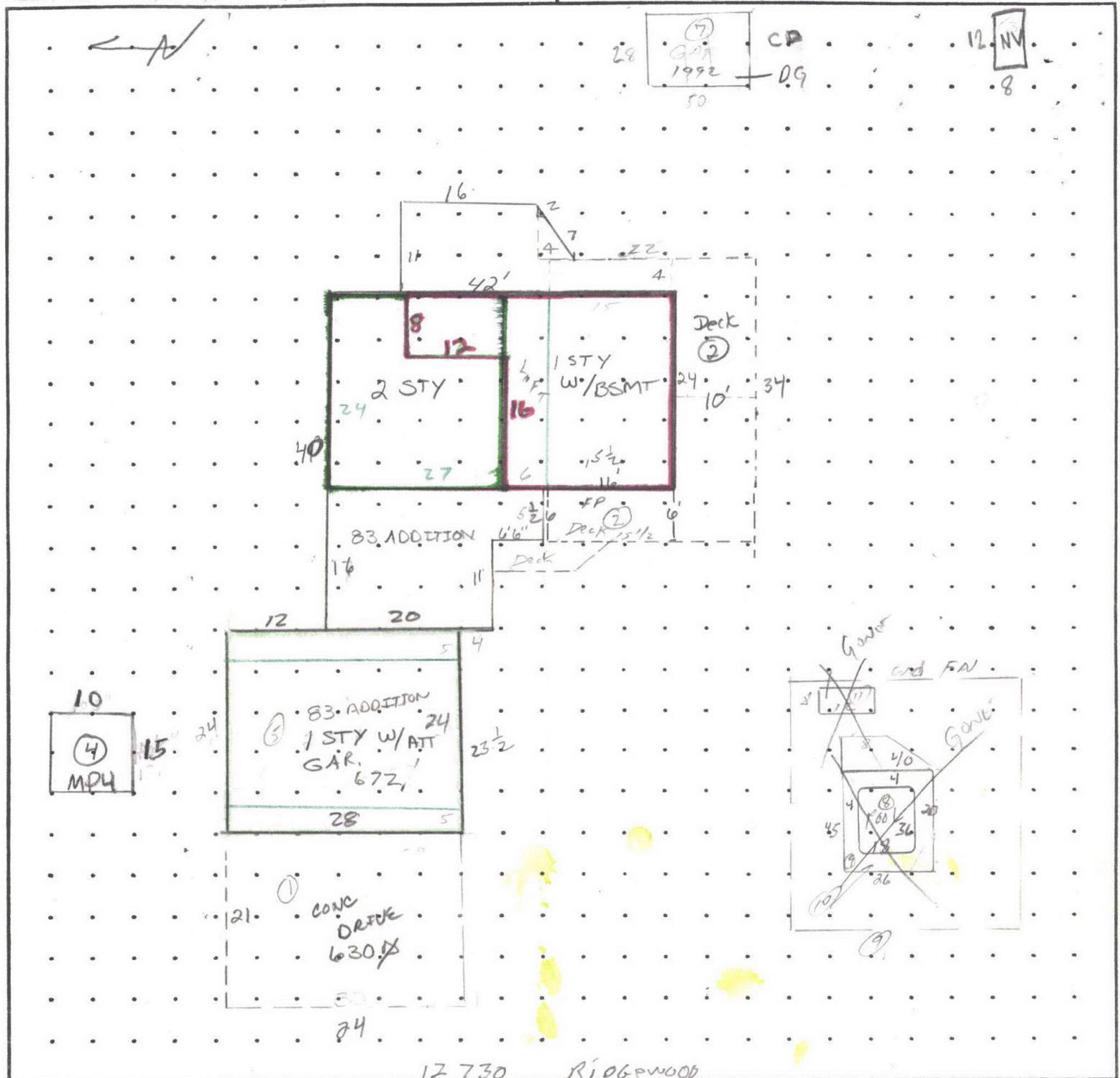
R60440

ERZ,GRETA M-TRUSTEES
2.42 Acres
12730 RIDGEWOOD RD SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74590-320

MAP NO. 24-9-3W



12 730 RIGBWOOD

151977

MEASUREMENT VERIFIED

REMARKS:

DATE
4-20-84

BY
RING (34)

3/27/45

LB52

5-29-92

Ryan

9-17-08

BB44

REAPP

4-3-19

Q10

Cycle-Ver

$$154y \quad 36 \quad 320$$

$$(24 \times 48) (5 \frac{1}{2} \times 6 \frac{1}{2}) (16 \times 20) = 1364$$

$$254y (27 \times 24) = 648$$

$$154y + (20 \times 24) + (8 \times 12) = 596$$

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02800

File No R60440

Property Address 12730 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

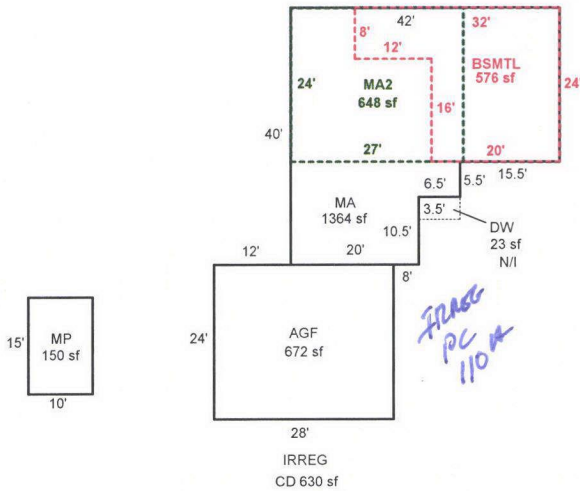
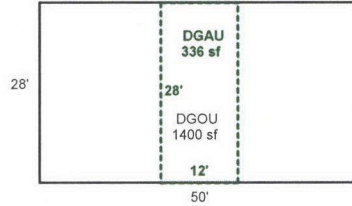
Zip 97352

Owner

Client

Appraiser Name

R60440
093W24D 02800
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1364	164	1364
GLA2	MA2	1.00	648	102	648
GLA0	BSMTL	1.00	576	112	576
GBA1	MP	1.00	150	50	150
GAR	AGF	1.00	672	104	
	DGOU	1.00	1400	156	
	DGAU	1.00	336	80	2408

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

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

2588
150

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 02800

File No R60440

Property Address 12730 RIDGEWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

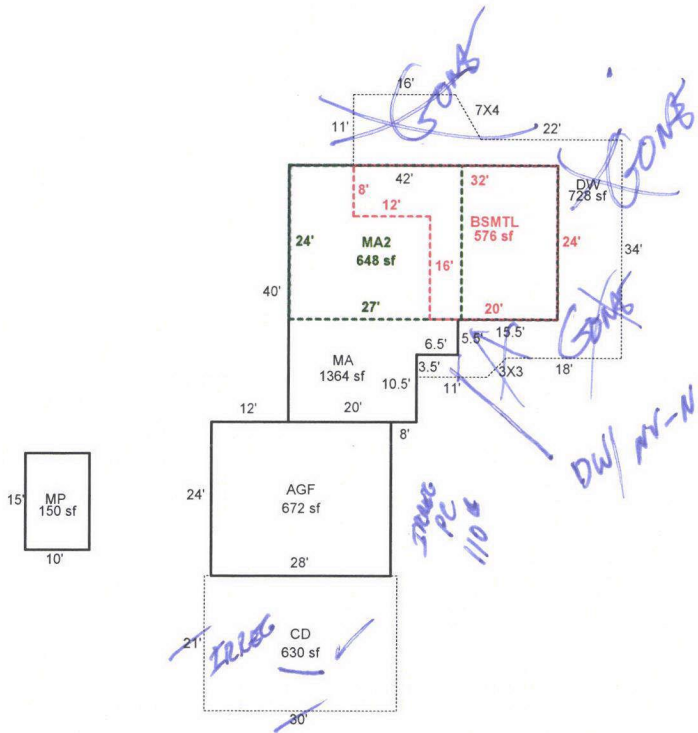
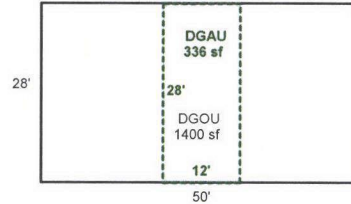
Client

Appraiser Name

R60440

093W24D 02800

SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1364	164	1364
GLA2	MA2	1.00	648	102	648
GLA0	BSMTL	1.00	576	112	576
GBA1	MP	1.00	150	50	150
GAR	AGF	1.00	672	104	
	DGOU	1.00	1400	156	
	DGAU	1.00	336	80	2408
P/P	DW	1.00	728	211	
	CD	1.00	630	102	1358
Net LIVABLE Area		(rounded w/ factors)			2588
Net BUILDING Area		(rounded w/ factors)			150

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

R60440093W24D 02800

Prop Class: 401Prop Code: F47Fran: 35

Appr #: 10Date: 4-3-19

Situs Address 12730 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ InspCycleTagsFarm ForestSales Verif

Owner ROGERS,JOSHUA L &

☐ PictomOther:

RMV Land: 223,390RMV Imps: 318,840RMV Total: 542,230M50 Total: 399,760For: 2019-2020

Notes: Please make NOBID changes

Seg: 1.1MA

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp: DSP;DW;H&F

Adj: RLCM4

Class: 4

Roof:

Area: 1364Eff 1364

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 2

% Comp:

Ex Wall:

Fireplace: HRT-H-P;SGL-E

Year: 1977Eff: 1977

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 124,420

Exc Code:

Comment/Adj: DEF MAINT OBSERVED

L/S:

Seg: 1.2MA2

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 648Eff 648

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 1

% Comp:

Ex Wall:

Fireplace:

Year: 1977Eff: 1977

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 46,270

Exc Code:

Comment/Adj: DMO

L/S:

Seg: 1.3BSMTL

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 576Eff 576

Flooring:

Dimens: x

Plumbing:

Electrical:

Qty:

Found:

Heat/AC:

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1977Eff: 1977

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 40,230

Exc Code:

Comment/Adj: DMO

L/S:

Seg: 1.4AGF

RESIDENTIAL

Method: R05

Roof Cover: ARCMP

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 672Eff 672

Flooring:

Dimens: 28 x 24

Plumbing:

Electrical:

Qty:

Found:

Heat/AC:

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1984Eff: 1984

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 37,280

Exc Code:

Comment/Adj: DMO

L/S:

Accessory Improvements

Seg: 1.5YI4F

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 1Eff: 1

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: Eff:

RMV: 8,370

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: ON BACK

L/S:

Out Buildings

Seg: 2.1MP

MULTI/MISC PURPOSE BUILDING

Method: F09

Roof Cover: ARCMP

Int Comp:

Adj: FLCM

Class: 4

Roof Style: GABLE

Area: 150Eff: 150

Flooring: CONC

Dimens: 15 x 10

Plumbing:

Electrical:

% Comp:

Found: FRAME

Heat/AC:

Bedrooms:

Func:

Ex. Wall PLYWD;6FT

Fireplace:

Year: Eff: 1988

Value: 930

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: 40%

L/S:

Seg: 3.1DGOUDGOU, DGAU

Method: R05

Roof Cover: COMP

Int Comp:

Adj: RLCM3

Class: 3

Roof Style: GABLE

Area: 1409Eff: 1409

Flooring: CONC

Dimens: 50 x 28

Plumbing:

Electrical: 220

% Comp:

Found: CONC

Heat/AC:

Bedrooms:

Func:

Ex. Wall 10FT;VERT

Fireplace:

Year: 1992Eff: 1992

Value: 46,380

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj: 60%

L/S:

R60440093W24D 02800

Prop Class: 401Prop Code: F47Fran: 35

Situs Address12730 RIDGEWOOD RD SE

OwnerROGERS,JOSHUA L &

RMV Land: 223,390RMV Imps: 318,840RMV Total: 542,230M50 Total: 399,760

For: 2019-2020

☐TTO☐LCB☐Insp

☐Pictom

Appr #: _____Date: _____

CycleTagsFarm ForestSales Verif

Other: _____

Notes: _____

Seg: 3.2DGAUDGOU, DGAU

Method: R05Roof Cover: _____Int Comp: _____Adj: RLCM4

Class: 4Roof Style: _____

Area: 336Eff: 336Flooring: WOOD

Dimens: 28x 12Plumbing: _____

Found: FRAMEHeat/AC: _____

Ex. WallFireplace: _____

AddFactor1:AddFactor2: _____

Exc Code: _____Comment/Adj: DEP MAINT OBSERVED

1929

Electrical: _____% Comp: _____

Bedrooms: _____Func: _____

Year: Eff: 1977Value: 14,960

AddFactor3: _____L/S: _____

Seg: 4.1MPMP

Method: F;NRoof Cover: SHAKEInt Comp: _____Adj: _____

Class: 5Roof Style: _____

Area: 96Eff: 96Flooring: CONC

Dimens: 12x 8Plumbing: _____

Found: CONCHeat/AC: _____

Ex. Wall PLYWDFireplace: _____

AddFactor1:AddFactor2: _____

Exc Code: _____Comment/Adj: _____

Electrical: _____% Comp: _____

Bedrooms: _____Func: _____

Year: Eff: Value: 0

AddFactor3: _____L/S: _____

R60440093W24D 02800

Prop Class: 401Prop Code: F47Fran: 35

Appr #: _____Date: _____

Situs Address 12730 RIDGEWOOD RD SE

☐ TTO☐ LCB☐ Insp

CycleTagsFarm ForestSales Verif

Owner ROGERS,JOSHUA L &

☐ Pictom

Other: _____

RMV Land: 223,390

RMV Imps: 318,840

RMV Total: 542,230

M50 Total: 399,760

For: 2019-2020

Notes: _____

Segment	CD	PC					Land
Class							
Dim/Size	IRREG 630'x	IRREG 110'x					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1955	1955					
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.42		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 4/19

Clerk: Amy

Routing Slip

Clerk Comments: _____

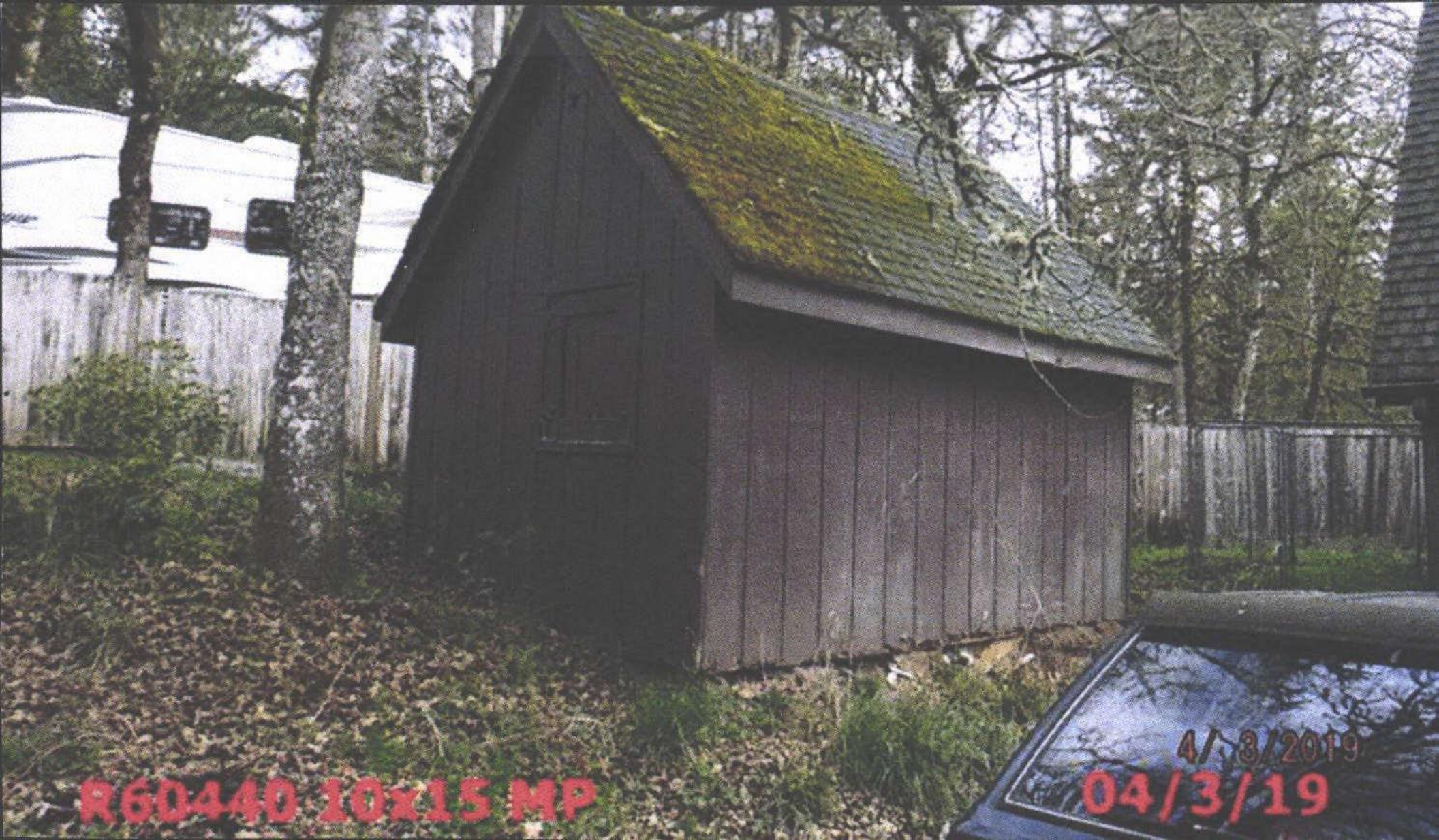
Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

610 4/24/19





R60440 10x15 MP

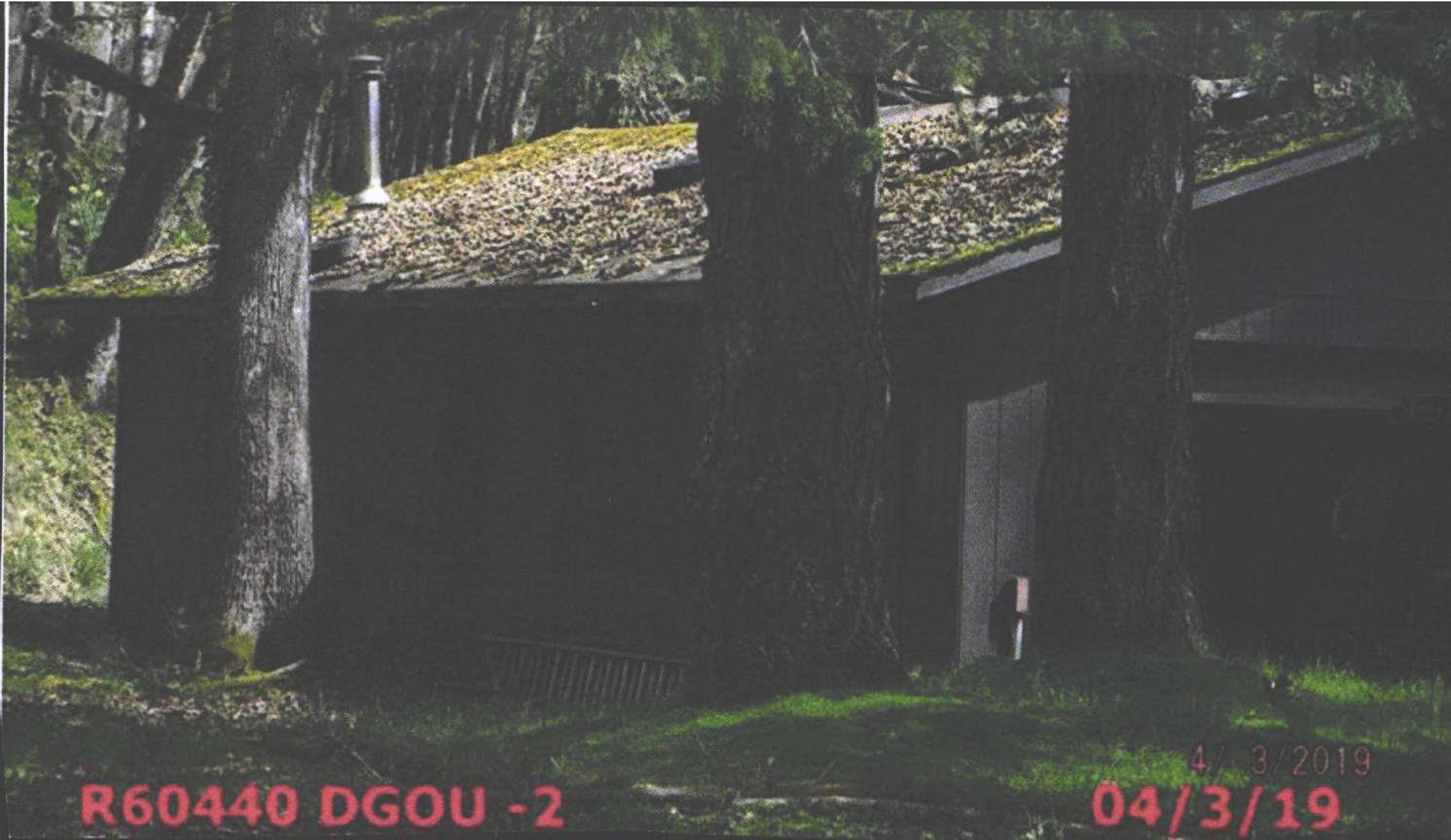
4/3/2019
04/3/19



4/ 3/2019

04/3/19

R60440 DGOU -1



R60440 DGOU -2

4/3/2019
04/3/19



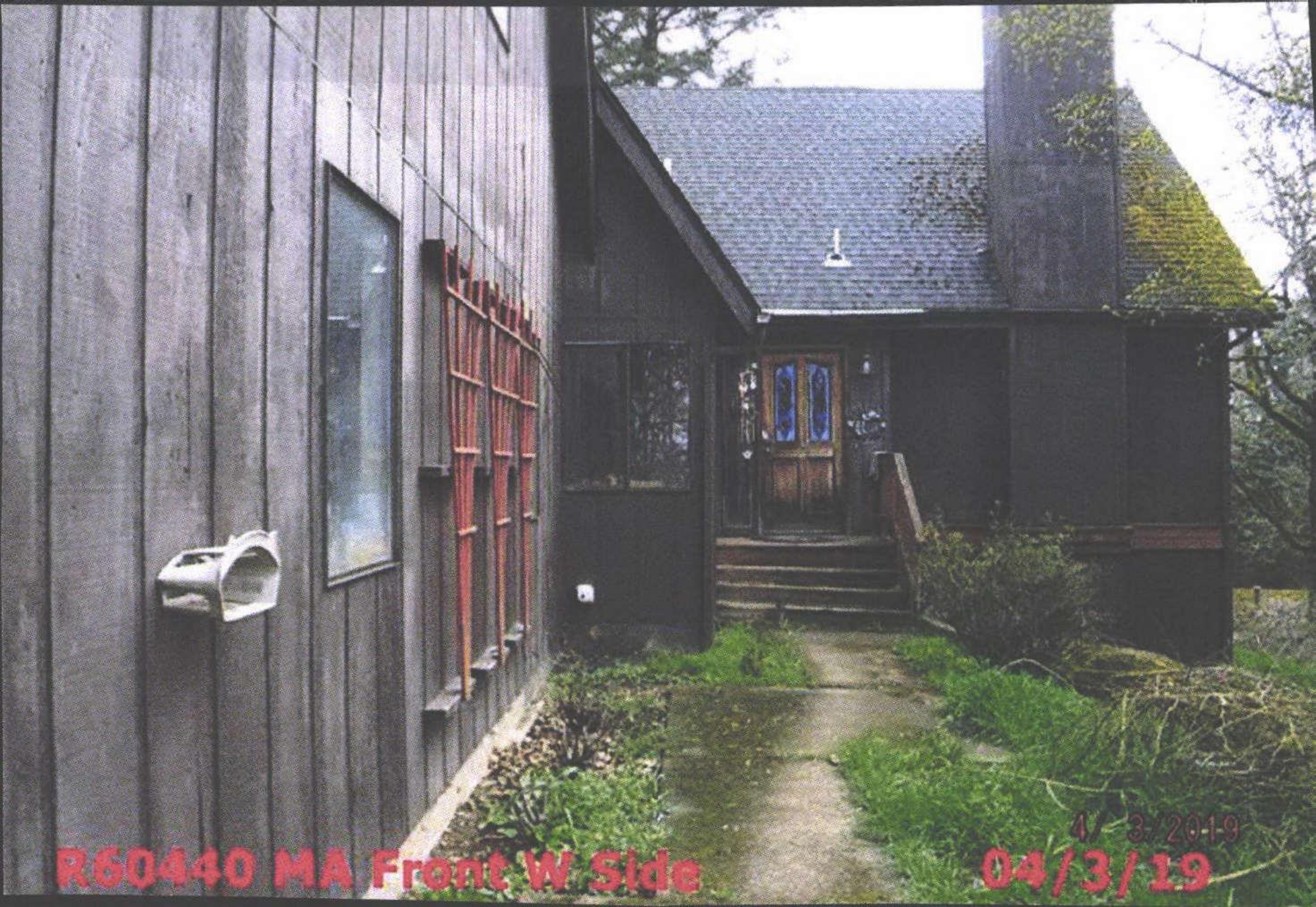
R60440 MA S Side

4/3/2019
04/3/19



R60440 MA Front W Side-2

04/3/2019
04/3/19



R60440 MA Front W Side

4/3/2019
04/3/19







1278

4/ 3/2019

04/3/19

R60440 AGF Front W Side