

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDL Input 8/14/25

Print Date: 6/27/2025

Acct ID: 560441

MTL: 093W24D002700

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12690 RIDGEWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100508

Year: 2025

Last Date Appraised: 03/29/2024

Appraiser: MATT LORD

Retag: Y (N)

Tag info:

Owner: ROBINSON, MICHAEL

Roll Type: R

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

AV: 320050

RMV Land: 273050

RMV Imp: 392740

RMV Total: 665790

MAV: 320050

MSAV: 0

SAV: 0

Comment: 24-25 L4 3.29.24 MDL

GATED

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: 1.61 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 6H

Value Source: Rural at MKT

Description: SIX HILL

RMV: 223050

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: 143

Year Blt: 1977

Eff Year Blt: 1999

Sq.Ft: 1866

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 386420

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	1274	3	FB-2	1977	1999	FP - 2, HVAC, KIT+, BATH - 2, ROOF	Exception: Y N
Basement	4	Finished	592	1	FB-1	1977	1999	BATH - 1, HVAC	Exception: Y N
Garage Basement	4	Finished	682	0	0	1977	1999	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1999	28248	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 301

Year Blt:

Eff Year Blt:

Sq.Ft: 48

% Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 8x6

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	
Pump House	0	Finished	48	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 341

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 400

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 20x20

RMV: 3880

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

400

0

0

1998

1998

FAIR

Exception: Y N

Accessories

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

Bldg: 4

Code Area: 14530

Stat Class: 354

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 160

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 8x20

RMV: 310

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
Lean-to Light Duty	4	Finished	160	0	0	1998	1998	
								Exception: Y N

Accessories

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

Bldg: 5	Code Area: 14530	Stat Class: 321	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 288	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 12x24			RMV: 2130
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
Hay Cover	5	Finished	288	0	0	2010	2010	AVG FAR
								Exception: Y N

Accessories

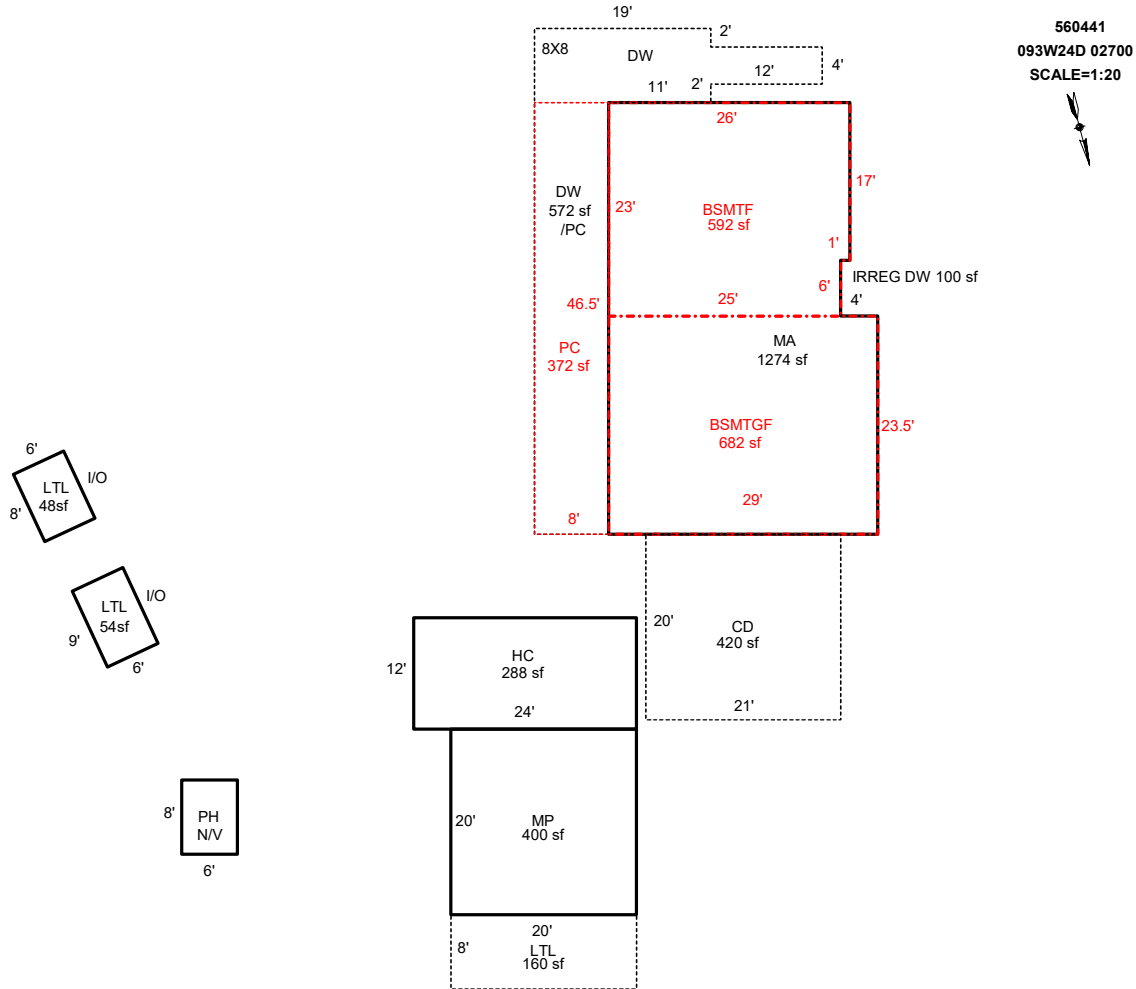
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560441 Parcel No.: 093W24D 02700
 Property Address: 12690 RIDGEWOOD RD 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
GBA1	MP	1.0	400.0	80.0	
	LTL	1.0	160.0	56.0	
	HC	1.0	288.0	72.0	
	LTL	1.0	48.0	28.0	
	LTL	1.0	54.0	30.0	950.0
GLA0	BSMTF	1.0	592.0	98.0	592.0
GLA1	MA	1.0	1273.5	153.0	1273.5
GAR	BSMTGF	1.0	681.5	105.0	681.5
P/P	DW	1.0	572.0	171.0	
	CD	1.0	420.0	82.0	
	PC	1.0	372.0	109.0	1364.0
	Net LIVABLE	cnt	0 (rounded)		1,866
	Net BUILDING	cnt	5 (rounded)		950

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/8/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CLOBERG 09/24/25

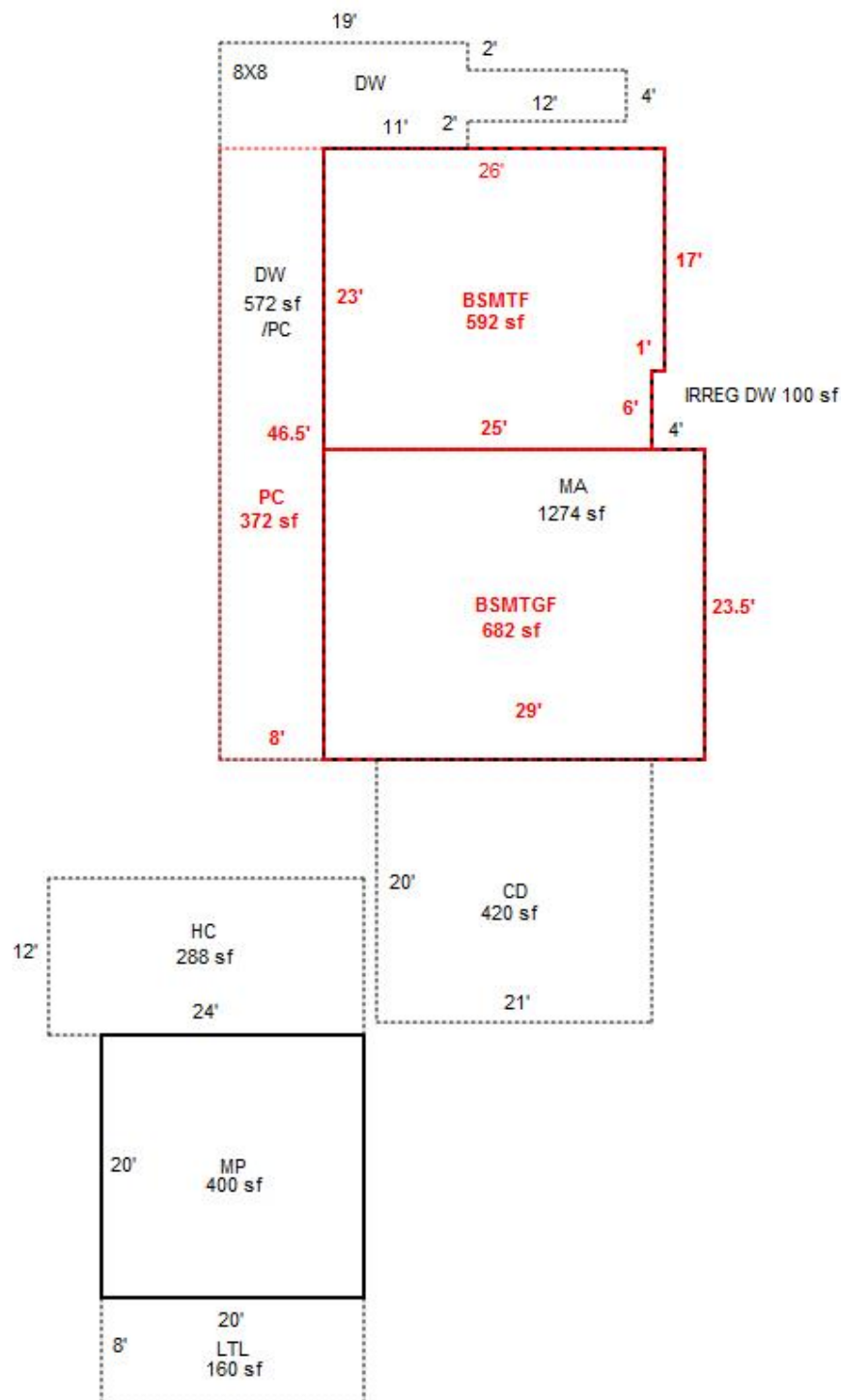
COMMENT TABLE 2

MDL 08/07/25

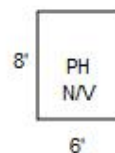
COMMENT TABLE 3

CYCLE L3

R60441
093W24D 02700
SCALE=1:20



I/O LTL 8
I/O LTL 9





093W24D 02700

R60441

401 01E F43

81400130

WENZEL, LLOYD T & KIMMY JO

1.61 Acres

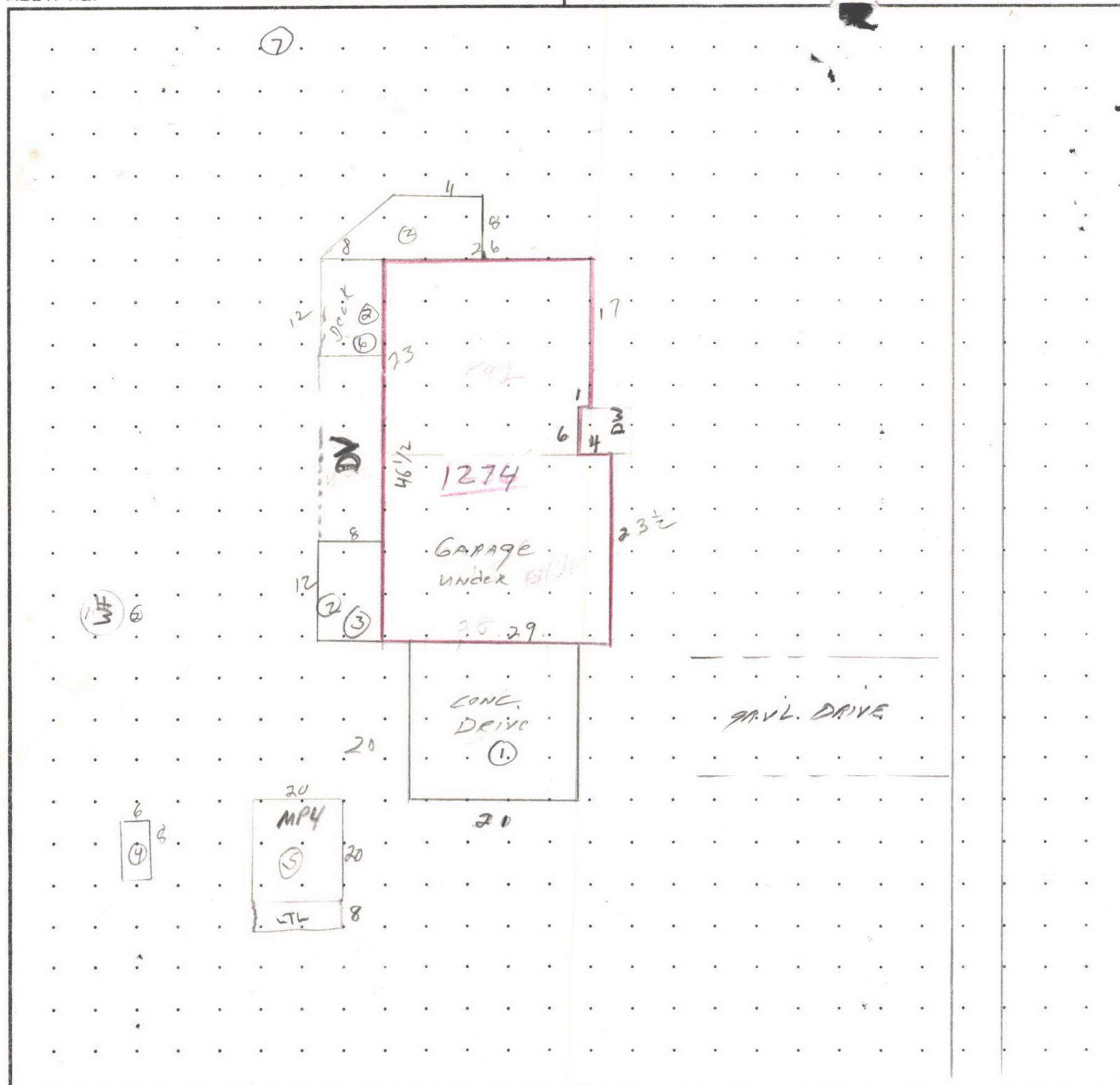
12690 RIDGEWOOD RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

MAP NO.

MEASUREMENT
VERIFIED

DATE

BY

10/14/78

Rexes

3/28/85

VBSZ

4-28-92

Rexes

8-15-02

Kiny

9-17-08

B44

4-3-19

E10

REMARKS: B17 77

$$682 \quad 442 \quad 150$$

$$(23 \times 29) (17 \times 26) (6 \times 25) = 1274$$

$$Full BSMT = 1274$$

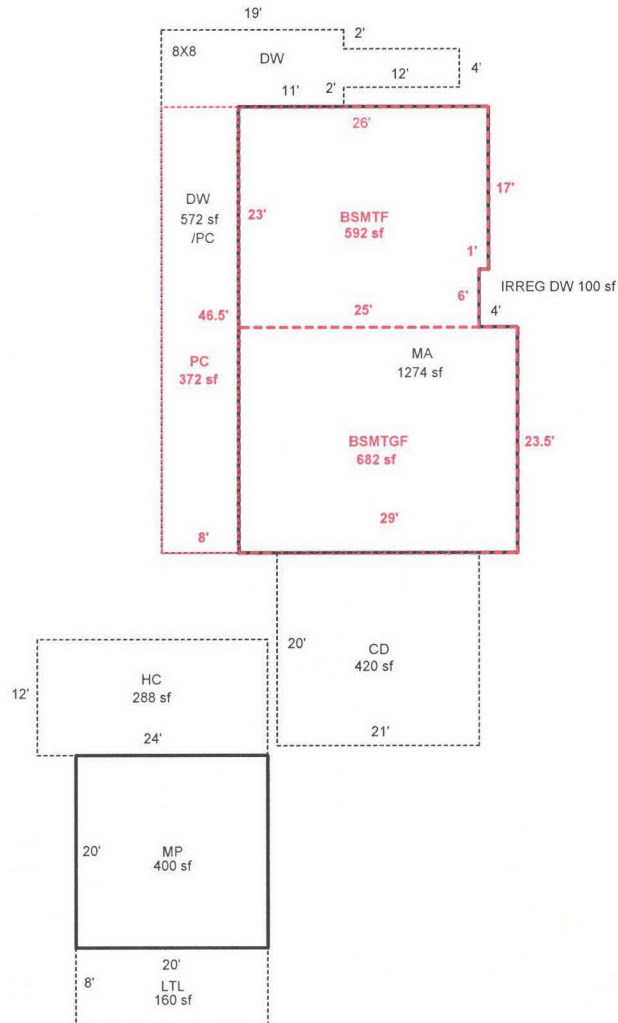
1274

N/V

CYCLE-VERIFIED

File No R60441

Appraiser Name



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1274	153	1274
GLA0	BSMTF	1.00	592	98	592
GBA1	MP	1.00	400	80	
	LTL	1.00	160	56	
	HC	1.00	288	72	848
GAR	BSMTGF	1.00	682	105	682
P/P	DW	1.00	572	171	
	CD	1.00	420	82	
	PC	1.00	372	109	1364
Net LIVABLE Area		(rounded w/ factors)			1866
Net BUILDING Area		(rounded w/ factors)			848

Comment Table 1	
DRAWN BY JRONDEMA 3/8/19 UPDATED BY JRONDEMA 4/15/19	
Comment Table 2	Comment Table 3

Segment	CD	PC	DW		HC		Land
Class	21x20		8x46.5		5		
Dim/Size	420#	8x46.5	372		12x24		
Foundation		372	8x14 152		288		
Exter Wall			4x12 48				
Wall Height			572		10'		
Inter Finish			ITRNG 100#				
Roof Cover			672#		BILENRM		
Roof Style					GMBL		
Flooring					DINT		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1977	1977	1977		2010		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0		NEW		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.61	TREED 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 4/19

Clerk: Amy

Routing Slip

Clerk Comments: Need EYB's above

Appraiser Response: _____

☐ Return to appraiser after input

☐ Review by lead appraiser

R60441093W24D 02700

Prop Class: 401 Prop Code: F43 Fran: 35

Situs Address 12690 RIDGEWOOD RD SE

Owner RUDA,MICHAEL S &

RMV Land: 213,740 RMV Imps: 212,370 RMV Total: 426,110 M50 Total: 268,050 For: 2019-2020

Notes: *PLEASE MAKE NEEDED CHANGES*

☐TTO☐LCB☐Insp

☐Pictom

Appr #: 10

Date: 4-3-19

Cycle

Tags

Farm Forest

Sales Verif

Other:

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Class: 4

Area: 1274

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover: ARCMP

Roof:

Flooring:

Plumbing: BATH2

Heat/AC: FA

Fireplace: SGL-P;HRT-H-P

AddFactor2:

Comment/Adj:

Int Comp: DSP;DW;H&F;RNG

Adj: RLCM4

Electrical:

Bedrooms: 3

Year: 1977

AddFactor3:

Eff: 1977

Qlty:

% Comp:

Adj:

RMV: 119,950

L/S:

Seg: 1.2

BSMTF

RESIDENTIAL

Method: R05

Class: 4

Area: 592

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof:

Flooring:

Plumbing:

Heat/AC: FA

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj: RLCM4

Electrical:

Bedrooms:

Year: 1977

AddFactor3:

Eff: 1977

Qlty:

% Comp:

Adj:

RMV: 43,900

L/S:

Seg: 1.3

BSMTGF

RESIDENTIAL

Method: R05

Class: 4

Area: 682

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof:

Flooring:

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj: RLCM4

Electrical:

Bedrooms:

Year: 1977

AddFactor3:

Eff: 1977

Qlty:

% Comp:

Adj:

RMV: 32,140

L/S:

Accessory Improvements

Seg: 1.4

YI4A

RESIDENTIAL

Method: R05

Class:

Area: 1

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof Style:

Flooring:

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj:

Electrical:

Bedrooms:

Year:

AddFactor3:

Eff:

% Comp:

Adj:

RMV: 13,950

L/S:

Out Buildings

Seg: 2.1

PH

PUMP HOUSE

Method: F;N

Class:

Area: 48

Dimens: 8 x 6

Found: CONC

Ex. Wall PLYWD

AddFactor1:

Exc Code:

Roof Cover: COMP

Roof Style:

Flooring: CONC

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj: FLCM

Electrical:

Bedrooms:

Year:

AddFactor3:

Eff:

% Comp:

Func:

Value: 0

L/S:

Seg: 3.1

MP

MULTI-PURPOSE BLDG

Method: F09

Class: 4

Area: 400

Dimens: 20 x 20

Found: POST

Ex. Wall BKENAM;8FT

AddFactor1:

Exc Code:

Roof Cover: BKENAM

Roof Style: GABLE

Flooring: CONC

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj: FLCM

Electrical:

Bedrooms:

Year:

AddFactor3:

Eff: 1985

% Comp:

Func:

Value: 2,070

L/S:

Seg: 4.1

LTL

LTL

Method: F09

Class:

Area: 160

Dimens: 8 x 20

Found: POST

Ex. Wall 6FT

AddFactor1:

Exc Code:

Roof Cover: METAL

Roof Style: SHED

Flooring: CONC

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Comment/Adj:

Int Comp:

Adj: FLCM

Electrical:

Bedrooms:

Year:

AddFactor3:

Eff: 2006

% Comp:

Func:

Value: 360

L/S:



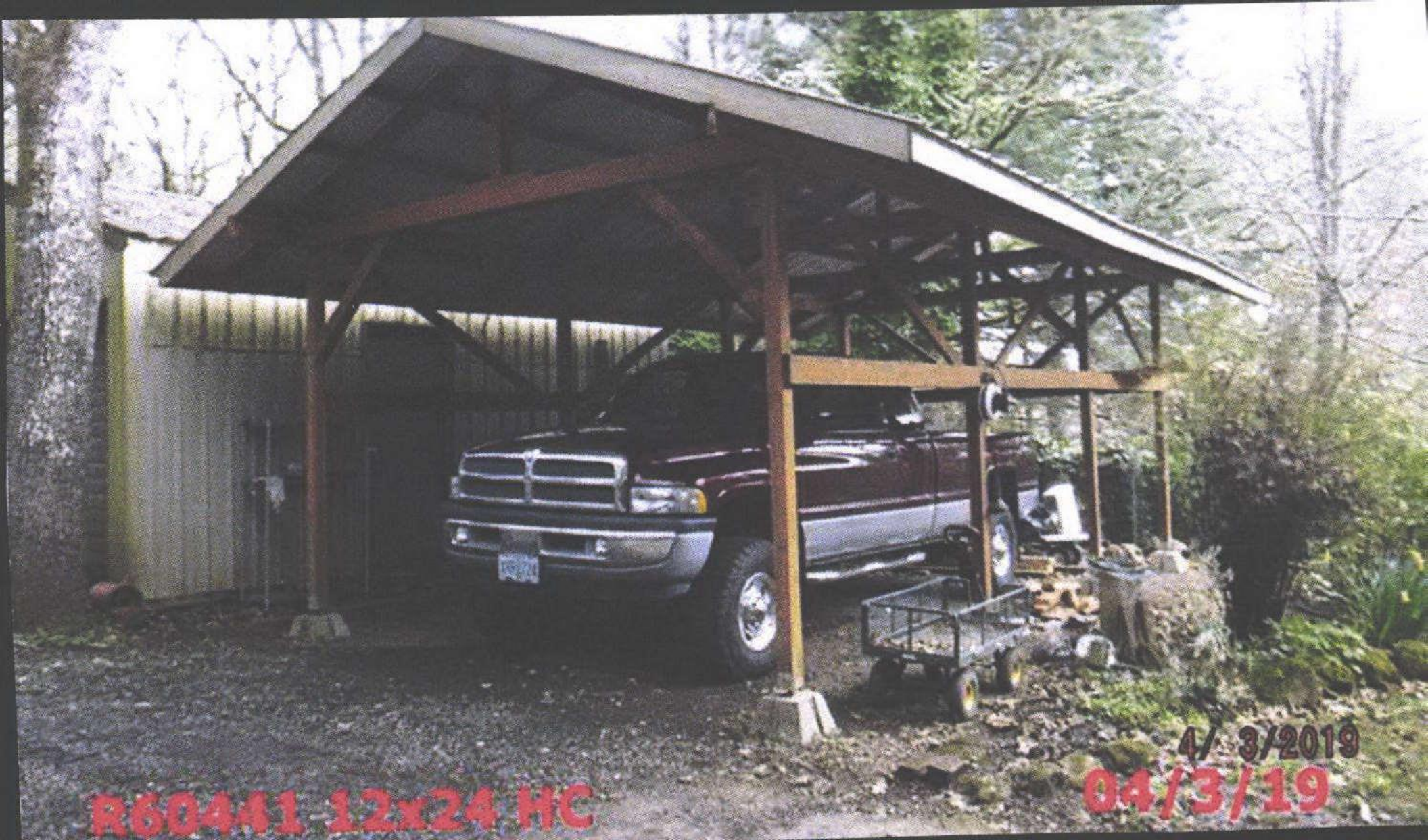






R60441 8x20 LTL

4/ 3/2019
04/3/19



R60411 12x24 HC

4/ 3/2019
04/3/19



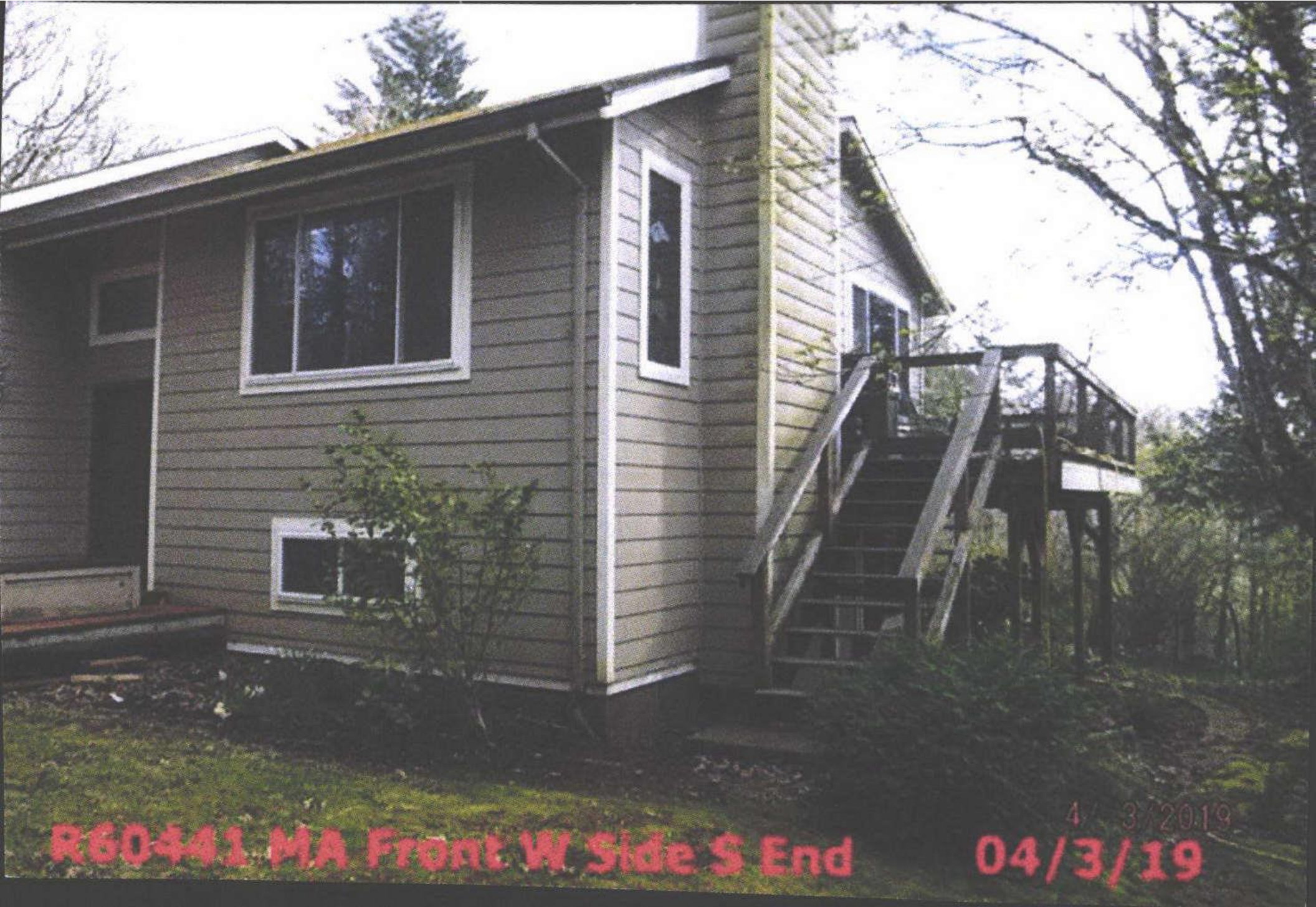
R60441 20x20 MP & 12 x24 HC

4/ 3/2019
04/3/19



R60441 MA Rear E Side

4/3/2019
04/3/19



R60441 MA Front W Side S End

4/3/2019
04/3/19



R60441 MA Front W Side

4/ 3/2019
04/3/19



R60441 MA-BSMTGF N End

4/ 3/2019
04/3/19