

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inpt 8/15/25

Print Date: 6/27/2025

Acct ID: 560449

MTL: 093W24D001900

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12622 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 100516

Year: 2025

Last Date Appraised: 11/21/2024

Appraiser: MATT LORD

Retag: Y N

Tag info: 2026 - Tags/Permit (Completion)

Owner: DESHON, ADAM & DESHON, KELLY

Roll Type: R

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

AV: 405040

RMV Land: 269820

RMV Imp: 760500

RMV Total: 1030320

MAV: 405040

MSAV: 0

SAV: 0

Comment: 25-26: L2 MDL 11.21.24 TAG

Notations

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: 1.89 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 6H

Value Source: Rural at MKT

Description: SIX HILL

RMV: 219820

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol:

Description:

Comments: 25-26 ADDED LAND CLASS // 09-10: CYCLE WORK PER #44 REMOVE TREE ADJ// 03-04: REAPP 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 143 +

Year Blt: 2005

Eff Year Blt: 2005

Sq.Ft: 2843

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 535100

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	1659	2	FB-2	2005	2005	KIT-, FP - 1, HVAC+, ROOF, BATH - 2	Exception: Y N
Basement	4 +	Finished	1184	1	FB-1	2005	2005	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	451	0	0	2005	2005	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2005	29211	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 158

Year Blt: 2017

Eff Year Blt: 2017

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 225400

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	
Attic	4	Unfinished	863	0	0	2017	2017		Exception: Y N
Garage Oversized Detached	5	Finished	1824	0	0	2017	2017	ROOF	Exception: Y N

Accessories

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

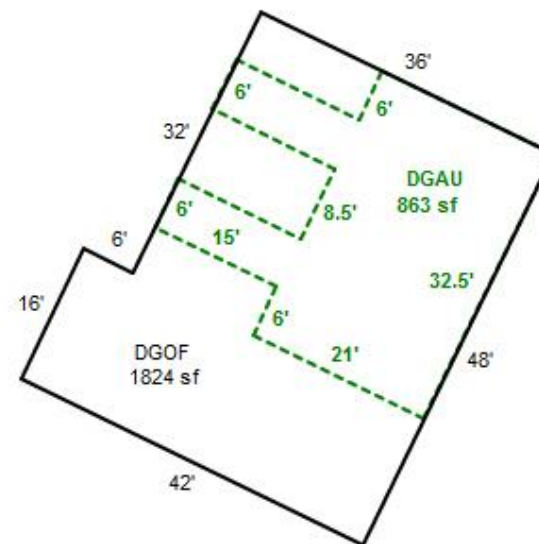
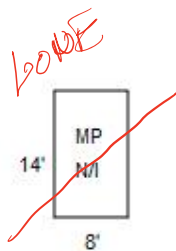
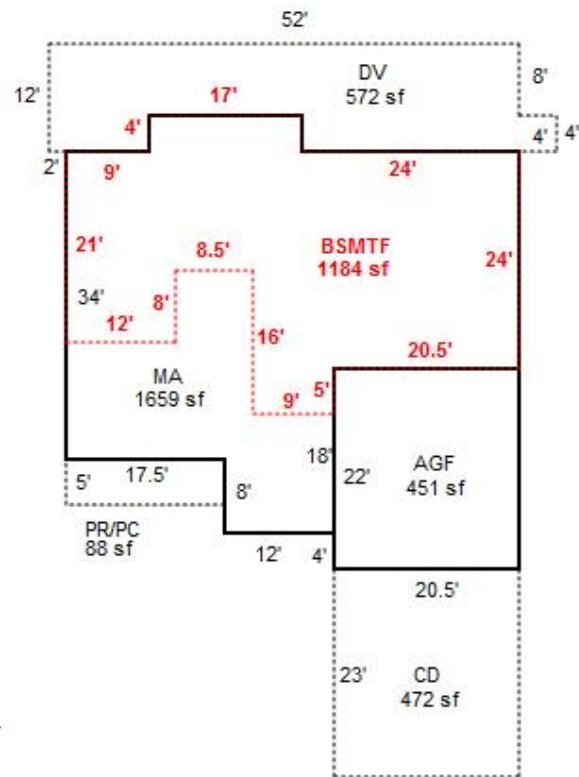
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

R60449

093W24D 01900

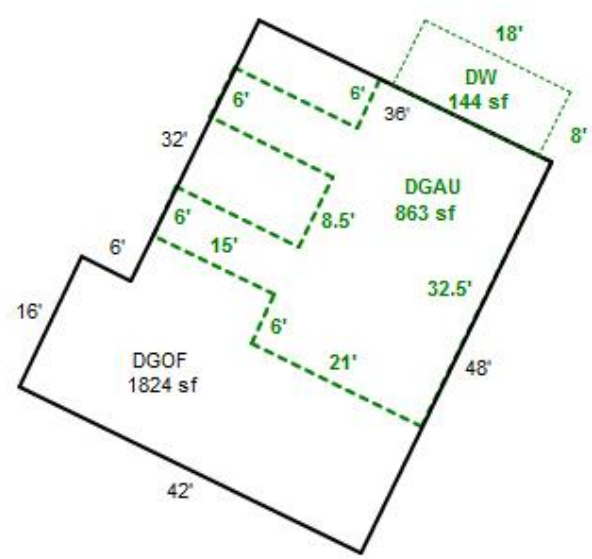
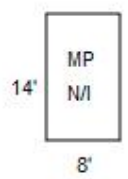
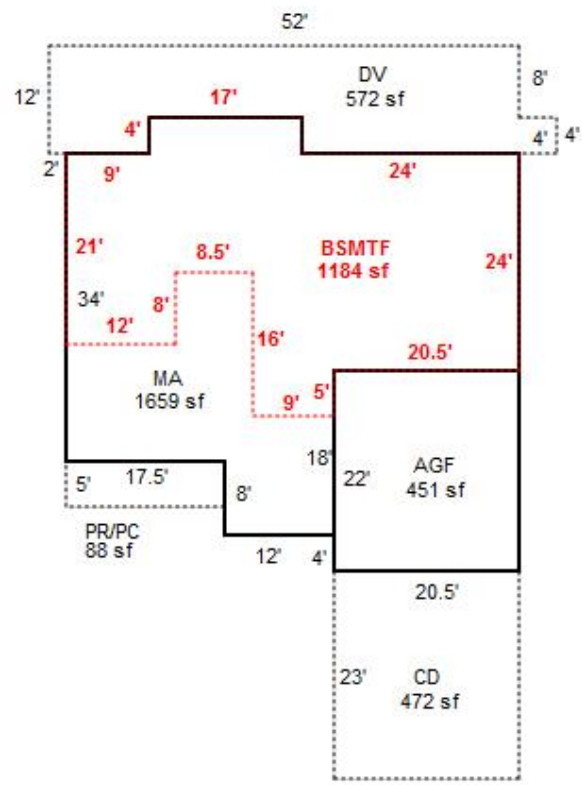
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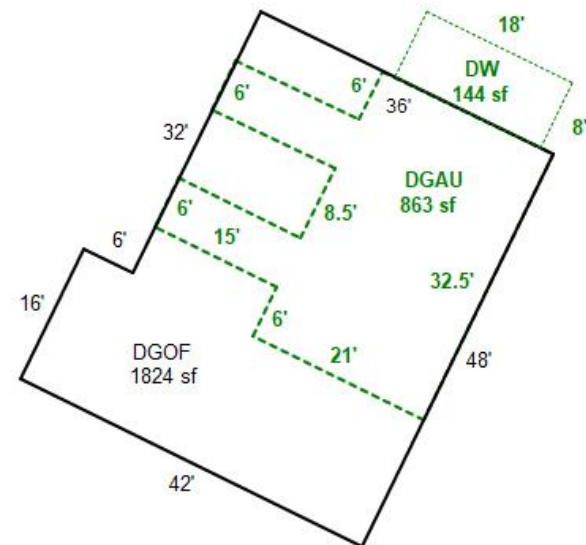
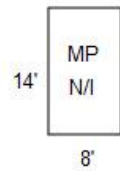


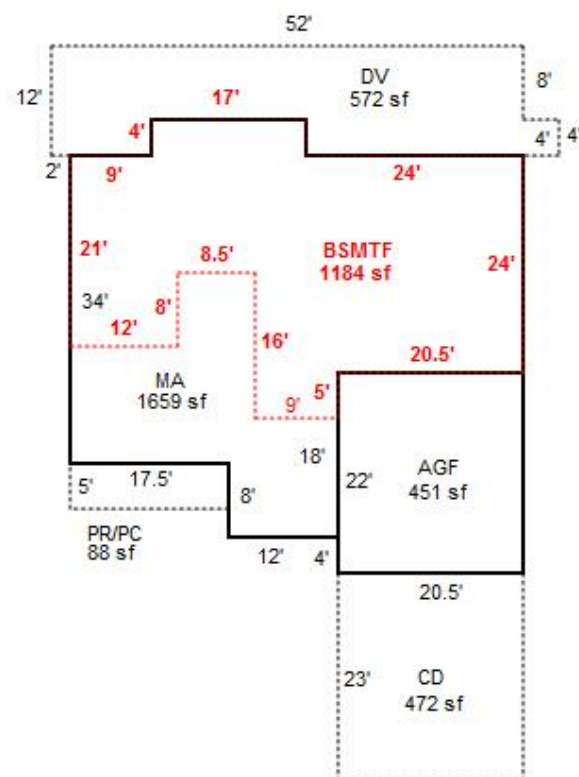
R60449

093W24D 01900

SCALE=1:30

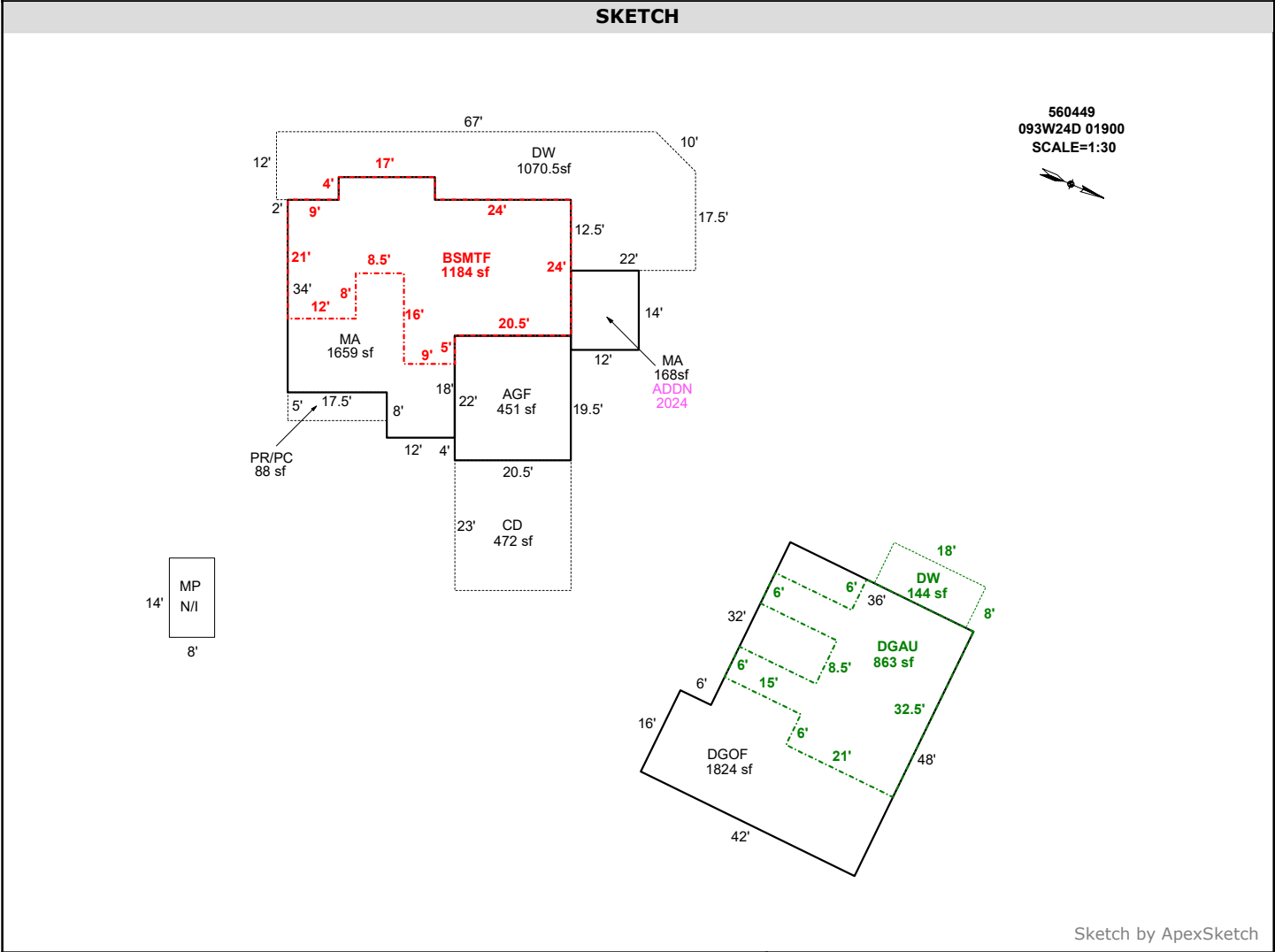






SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: 560449		Parcel No.: 093W24D 01900		
Property Address: 12622 CENTERWOOD RD SE				
City: JEFFERSON		County: Marion		State: OR
Owner:		ZipCode: 97352		
Client:		Client Address:		
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY BB44 UPDATED BY JRONDEMA 7/14/16 UPDATED BY JRONDEMA 1.20.17 UPDATED BY JRONDEMA 2/12/18 UPDATED BY JRONDEMA 3/19/19 UPDATED BY CLOBERG 06/17/2024 24-003355 AD	
GLA0	BSMTF	1.0	1183.5	182.0	1183.5		
GLA1	MA	1.0	1659.0	192.0			
	MA	1.0	168.0	52.0	1827.0		
GAR	DGOF	1.0	1824.0	180.0			
	AGF	1.0	451.0	85.0	2275.0	COMMENT TABLE 2	
						COMMENT TABLE 3	
						16-003621 REV01	
Net LIVABLE							
		cnt	2	(rounded)	3,011		



R60449
DGAU

2-7-18



R60449
DGOF BACK

2-7-18



R60449

DGOF

2-7-18



R60449
MA, AGF

2-7-18



R60449

MA,BSMTF BACK

2-7-18



R60449
MP N/I

2-7-18



R60449 DGOF DW 02.12.19



R60449 DGOF REAR 02.12.19



R60449 DGOF 02.12.19



R60449 DW 02.12.19

093W24D 01900

R60449

400 01E

81400130

HANSEN,SUZANNE

1.89 Acres

12622 CENTERWOOD RD SE

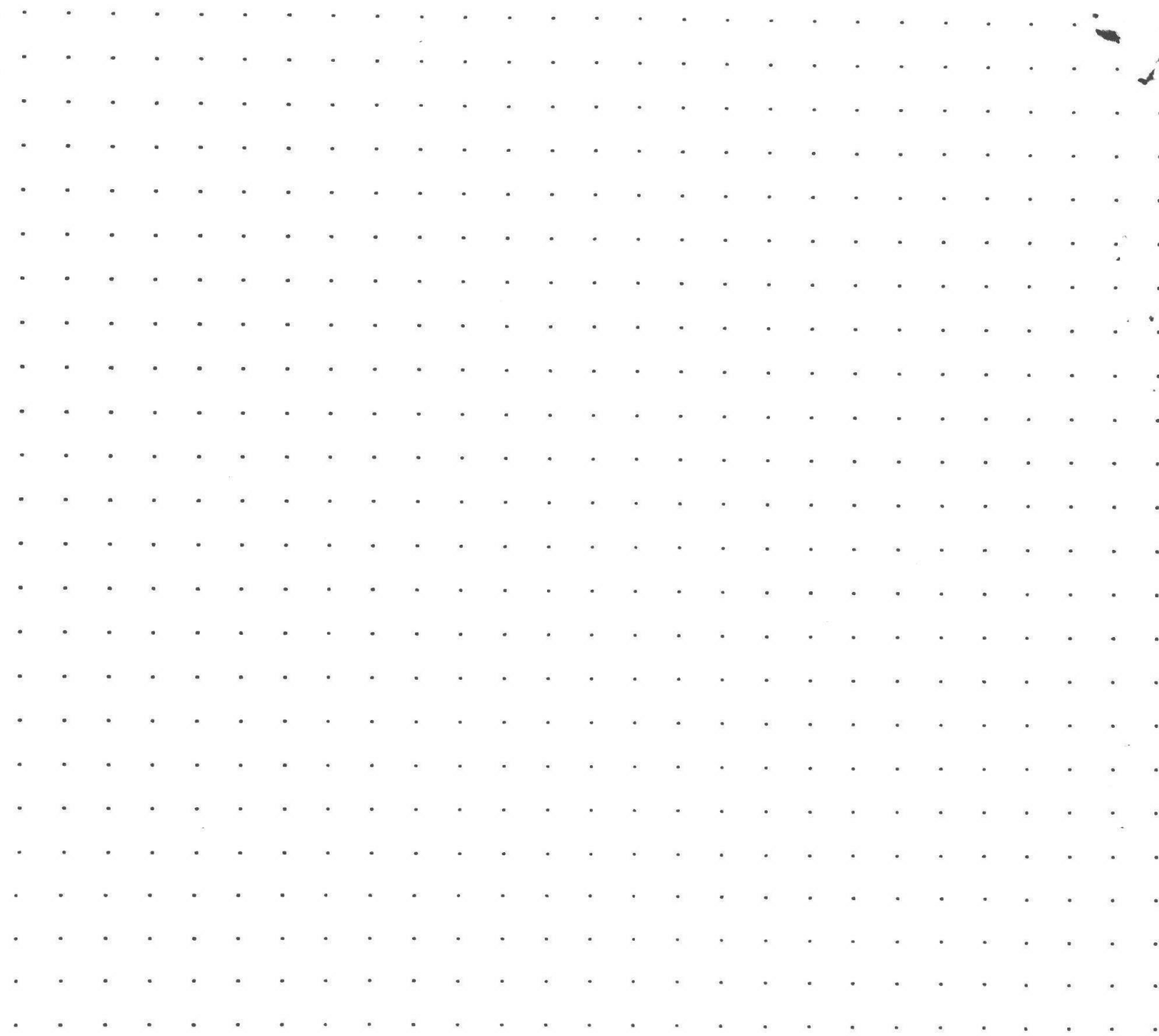
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60449

MAP NO: 093W24D

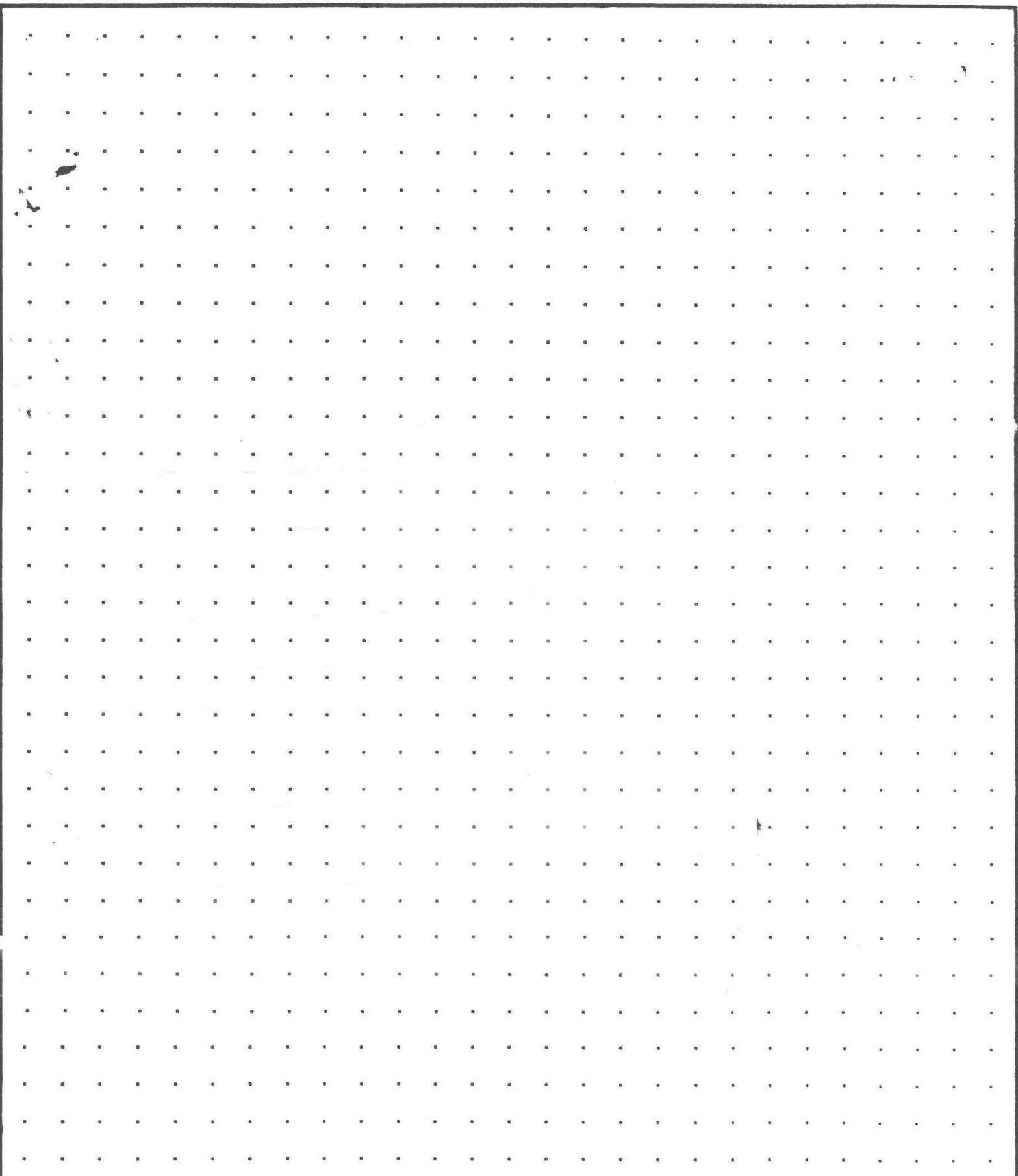
TAX LOT: 01900



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2005	ADDRESS: 12622 Centerwood Dr.	SALES	
				Date	Amt.
DATE	BY	REMARKS: N/V Visually inspected Bsmt only DQOF @ 80%			
5-26-06	BB44				
3-29-07	BB44				
1-12-17	73				
2-7-18	T24				



CALCULATIONS:

SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

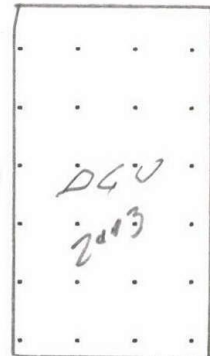
ACCT NO: *R60449*

MAP NO: *924 24 D*

TAX LOT: *1900*

See
New
Card

35'



*D40
2003*

27

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: *2003*

ADDRESS:

SALES
Date Amt.

DATE

BY

REMARKS:

BUILDER:

10-9-03

17

See New
CARD

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 01900

File No R60449

Property Address 12622 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

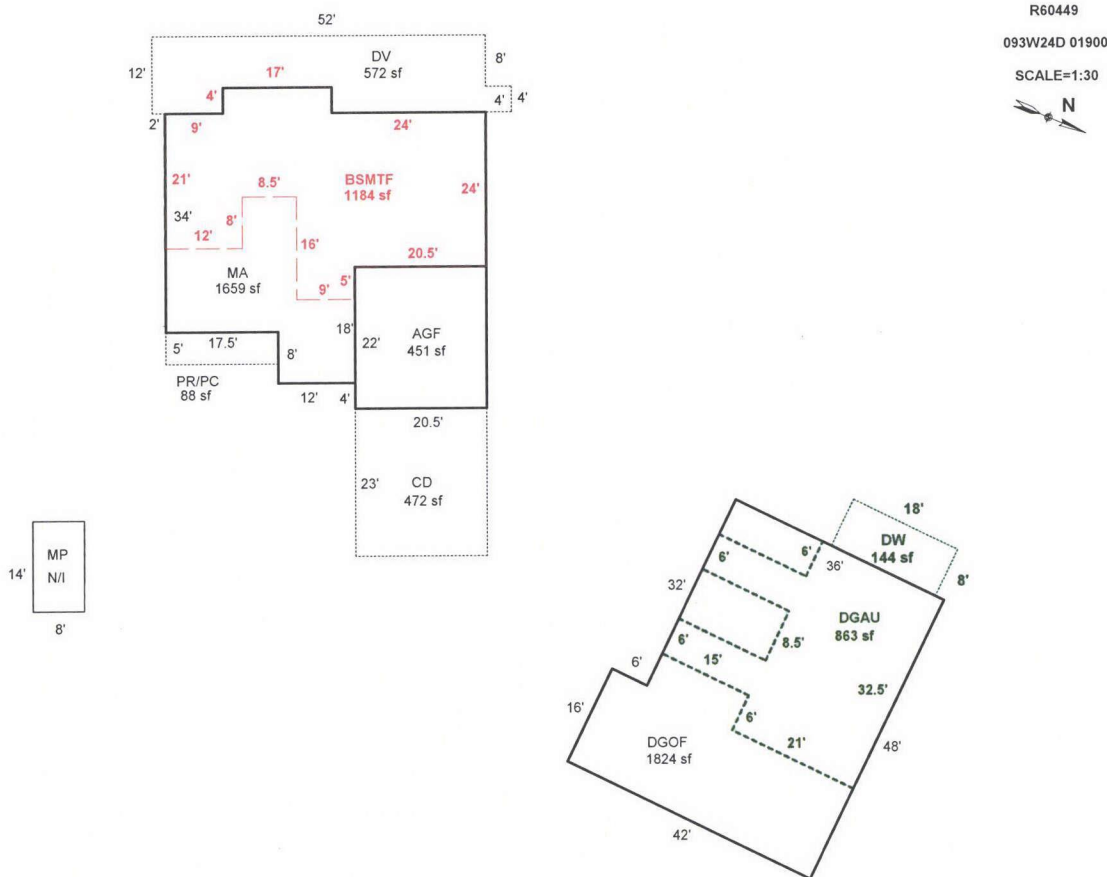
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1659	192	1659
GLA0	BSMTF	1.00	1184	182	1184
GAR	AGF	1.00	451	85	
	DGOF	1.00	1824	180	2275
P/P	DV	1.00	572	144	
	PR/PC	1.00	88	45	
	CD	1.00	472	87	
	DW	1.00	144	52	1275

Comment Table 1

DRAWN BY BB44
UPDATED BY JRONDEMA 7/14/16
UPDATED BY JRONDEMA 1.20.17
UPDATED BY JRONDEMA 2/12/18
UPDATED BY JRONDEMA 3/19/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2843

AREA CALCULATIONS

R60449093W24D 01900Prop Class: 401 Prop Code: F43 Fran: 24Appr #: T24Date: 2-7-18

Situs Address 12622 CENTERWOOD RD SEOwner DESHON, ADAM &TTO LCB Insp Cycle Tags Farm Forest Sales VerifOther:

☒ Pictom

RMV Land: 167,840RMV Imps: 287,410RMV Total: 455,250M50 Total: 245,040For: 2017-2018

Notes: Add segs, Retag for 1-1-19

3/1/18

Seg: 1.1MARESIDENTIAL

Method: R05Roof Cover: ARCMPInt Comp: DWAdj: RLCM4;R4+QLTY

Class: 4Roof:

Area: 1659Eff 1659Flooring:

Dimens: xPlumbing: BATH2Electrical: % Comp:

Found:Heat/AC: ACBedrooms: 2Func:

Ex Wall:Fireplace: ZEROCL N/CYear: 2005Eff: 2005RMV: 157,380

Exc Code:Comment/Adj:L/S:

Seg: 1.2BSMTFRESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY;FUI

Class: 4Roof: C

Area: 1184Eff 1184Flooring:

Dimens: xPlumbing: BATH1Electrical: % Comp:

Found:Heat/AC: ACBedrooms: 1Func:

Ex Wall:Fireplace: N/CYear: 2005Eff: 2005RMV: 86,470

Exc Code:Comment/Adj:L/S:

Seg: 1.3AGFRESIDENTIAL

Method: R05Roof Cover: ARCMPInt Comp: Adj: RLCM4

Class: 4Roof:

Area: 451Eff 451Flooring:

Dimens: xPlumbing: Electrical: % Comp:

Found:Heat/AC: Bedrooms: Func:

Ex Wall:Fireplace: N/CYear: 2005Eff: 2005RMV: 28,560

Exc Code:Comment/Adj:L/S:

Accessory Improvements

Seg: 1.4YI4GRESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj:

Class:Roof Style:

Area: 1Eff: 1Flooring:

Dimens: xPlumbing: Electrical: % Comp:

Found:Heat/AC: Bedrooms: Func:

Ex Wall:Fireplace: N/C Inc FR/PC, DV, CDYear: 2005Eff: 2005RMV: 15,000

Exc Code:Comment/Adj:L/S:

Out Buildings

R60449

093W24D 01900

Prop Class: 401

Prop Code: F43

Fran: 24

Appr #: _____

Date: _____

Situs Address

12622 CENTERWOOD RD SE

☐ TTO

☐ LCB

☐ Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner

DESHON,ADAM &

☐ Pictom

Other: _____

RMV Land:

167,840

RMV Imps:

287,410

RMV Total:

455,250

M50 Total:

245,040

For: 2017-2018

Notes: _____

Segment	DGOF	DGAU						Land
Class	5	4						
Dim/Size	1824Φ	863Φ						
Foundation	Conc	86314						
Exter Wall								
Wall Height	10							
Inter Finish								
Roof Cover	Acomp							
Roof Style	Gable							
Flooring	Conc							
Plumbing	* 1 Bath on plans, will recheck on revisit							
Electric								
Misc.								
Yr Blt	2017	2017						
Eff Yr	2017	2017						
Cond.								
% Good								
% Comp	80%	80%						
Lump Sum								
Except.Code	New	New						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.89		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 3/6

Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☐ Return to appraiser after input

☒ Review by lead appraiser

3/1/18 (31)

R60449 093W24D 01900 Appr #: 73 Date 1-12-17 Prop Class 401 Prop Code F43
Situs Address 12622 CENTERWOOD RD SE 97352 Franchise Code 73 Year For: 2017-2018

Owner DESHON, ADAM &
Tags Cycle Sales Verification Other: Keep
Notes: Foundation Started only - GONE DGV
☐ TTO ☐ LCB ☒ Insp. ☐ Pictom. ☐ MLS

RMV Land: 175,280 RMV Imp: 250,590 RMV Total: 425,870 M50 Total: 256,100

Seg.Type MA RESIDENTIAL Seg. # 2.1 Method: R05 Class 4 Area 1659 Eff Area 1659
Length Width Roof Cover ARCMP Plumbing BATH2 Heat AC
Fireplace ZEROCL Inter. Comp: DW Bedrooms 2
Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
Adj Codes RLCM4;R4+QLTY Qlty % Comp Func Econ RMV: 123,730
Lump Sum Except Code/Year Comments

Seg.Type BSMTF RESIDENTIAL Seg. # 2.2 Method: R05 Class 4 Area 1184 Eff Area 1184
Length Width Roof Cover Plumbing BATH1 Heat AC
Fireplace Inter. Comp: Bedrooms 1
Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
Adj Codes RLCM4;R4+QLTY;FUNC Qlty % Comp Func Econ RMV: 67,980
Lump Sum Except Code/Year Comments

Seg.Type AGF RESIDENTIAL Seg. # 2.3 Method: R05 Class 4 Area 451 Eff Area 451
Length Width Roof Cover ARCMP Plumbing Heat
Fireplace Inter. Comp: Bedrooms
Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
Adj Codes RLCM4 Qlty % Comp Func Econ RMV: 21,830
Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type YI4G RESIDENTIAL Seg. # 2.4 Method: R05 Class Area 1 Eff Area 1
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built 2005 Eff. Year Built: 2005 Cond. P F A G E % Comp Econ RMV: 6,800
Lump Sum Except Code/Year Comments

Out Buildings

Seg.Type DGU DETACHED GARA Seg. # 1.1 Method: R05 Class 3 Area 945 Eff Area 945
Length 27 Width 35 Foundation CONC Ex. Wall VERT;8FT Roof Cover COMP
Roof Style GABLE Floor CONC Plumbing
Heat Int. Comp. Elect. 110V Yr. Blt. 2003 Eff. Yr. Blt: 2003
Cond. P F A G E Adj. Codes RLCM3 % Comp Func Econ RMV: 30,250
Lump Sum Except Code/Year Comments

R60449 093W24D 01900 Appr #: _____ Date _____ Prop Class 401 Prop Code F43
Situs Address 12622 CENTERWOOD RD SE 97352 Franchise Code 73 Year For: 2017-2018
Owner DESHON,ADAM &
Tags Cycle Sales Verification Other: _____ ☐ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☐ MLS
Notes: _____

RMV Land: 175,280 RMV Imp: 250,590 RMV Total: 425,870 M50 Total: 256,100

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	RURAL AT MKT	005	1.89		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date 1/10 Clerk Amey 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 1/13/17 BD

R60449 093W24D 01900 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: #35 Date: 12/12/19
Situs Address 12622 CENTERWOOD RD SE ☒ TTO ☒ LCB ☒ Insp Cycle Tags Farm Forest Sales Verif
Owner DESHON, ADAM & ☐ Pictom Other:

RMV Land: 216,340 RMV Imps: 418,480 RMV Total: 634,820 M50 Total: 319,080 For: 2019-2020

Notes: Update Segs. Breakout Y's Pull Tag.

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DW Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1659 Eff 1659 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: AC Bedrooms: 2 % Comp:
Ex Wall: Fireplace: ZEROCL Year: 2005 Eff: 2005 Adj:
AddFactor1: AddFactor2: N/c AddFactor3: RMV: 171,230
Exc Code: Comment/Adj: L/S:

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY;FUT
Class: 4 Roof: C
Area: 1184 Eff 1184 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: AC Bedrooms: 1 % Comp:
Ex Wall: Fireplace: Year: 2005 Eff: 2005 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 94,070
Exc Code: 1/0 Comment/Adj: Remove Functional L/S:

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 451 Eff 451 Flooring:
Dimens: x Plumbing: Electrical: Qty:
Found: Heat/AC: Bedrooms: % Comp:
Ex Wall: Fireplace: Year: 2005 Eff: 2005 Adj:
AddFactor1: AddFactor2: N/c AddFactor3: RMV: 31,370
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.4 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 18,600
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 DGOF DETACHED GARAGE
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5;COMPL
Class: 5 Roof Style: GABLE
Area: 1824 Eff: 1824 Flooring: CONC
Dimens: x Plumbing: Electrical: 220v % Comp: 100
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall: 10FT lap Fireplace: Year: 2017 Eff: 2017 Value: 78,370
AddFactor1: AddFactor2: AddFactor3:
Exc Code: M/M Comment/Adj: L/S:

Seg: 2.2 DGAU DETACHED GARAGE
Method: R05 Roof Cover: arcamp Int Comp: Adj: RLCM4;COMPL
Class: 4 Roof Style: gable
Area: 863 Eff: 863 Flooring:
Dimens: x Plumbing: Electrical: 220v % Comp: 100
Found: Heat/AC: Bedrooms: Func:
Ex Wall: lap Fireplace: Year: 2017 Eff: 2017 Value: 24,840
AddFactor1: AddFactor2: AddFactor3:
Exc Code: M/M Comment/Adj: L/S:

R60449093W24D 01900

Prop Class: 401Prop Code: F43Fran: 35

Appr #: _____Date: _____

Situs Address 12622 CENTERWOOD RD SE

☐ TTO☐ LCB☐ Insp

Cycle Tags Farm Forest Sales Verif

Owner DESHON,ADAM &

☐ Pictom

Other: _____

RMV Land: 216,340RMV Imps: 418,480RMV Total: 634,820M50 Total: 319,080

For: 2019-2020

Notes: _____

Segment	DY	PRA	PC	CD	DW		Land
Class							
Dim/Size	572	88	88	472	8x18		
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2005	2005	2005	2005	2018		
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	New w/ DBOF/DGAM		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.89		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 3/22

Clerk: Amy

Routing Slip

Appraiser Response: Wm #35 04/09/19

☐ Return to appraiser after input

☒ Review by lead appraiser

S.R. #94 3/20/19
4/16/19 31

DGOF

Outbuilding Construction Completion Guide

ACCOUNT# R60449

DGOF, DGAN
Description of building

Construction Progress Percentage %Item %Sum % per Appraiser

Excavation & Foundation:

(Concrete, Prep. & Posts etc.)

Floor: Concrete, Wood

10%

10%

30%

40%

Walls:

Framing

10%

50%

Cover (Metal, Wood etc.)

15%

65%

Roof:

Framing & Trusses

15%

80%

Sheathing

5%

85%

Cover (Metal, Comp etc.)

10%

95%

Doors & Windows:

5%

100%

SUM _____

Attic X Finished Interior _____ Electrical _____

Loft _____ Plumbing _____ Functional _____

Office _____ Heating _____ Other _____

Appraiser <u>T24</u>	Date <u>2-7-18</u>	YR FOR <u>18</u> - <u>19</u>	% COMP <u>80%</u>
Appraiser <u>T#35</u>	Date <u>02/12/19</u>	YR FOR <u>19</u> - <u>20</u>	% COMP <u>100</u>
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____

Appraisers discretion will be used to determine % complete.

Remember this is merely a guide.



R60449 DGOF REAR 02.12.19



R60449 DGOF 02.12.19





R60449 DGOF DW 02.12.19



05/26/06 093W24D 01900

GONE



05/26/06 093W24D 01900

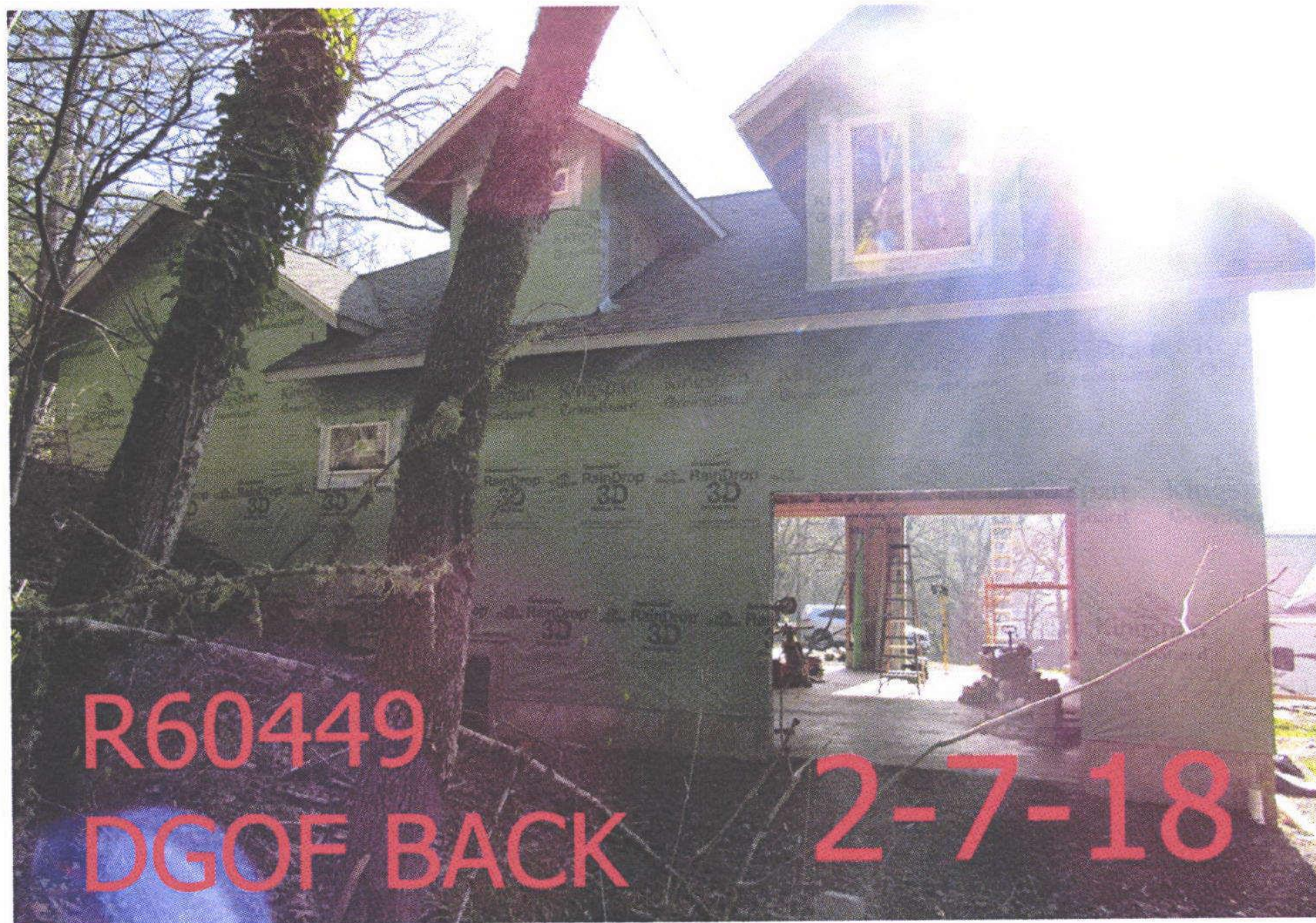


05/26/06 093W24D 01900



R60449
MP N/I

2-7-18



R60449

DGOF BACK

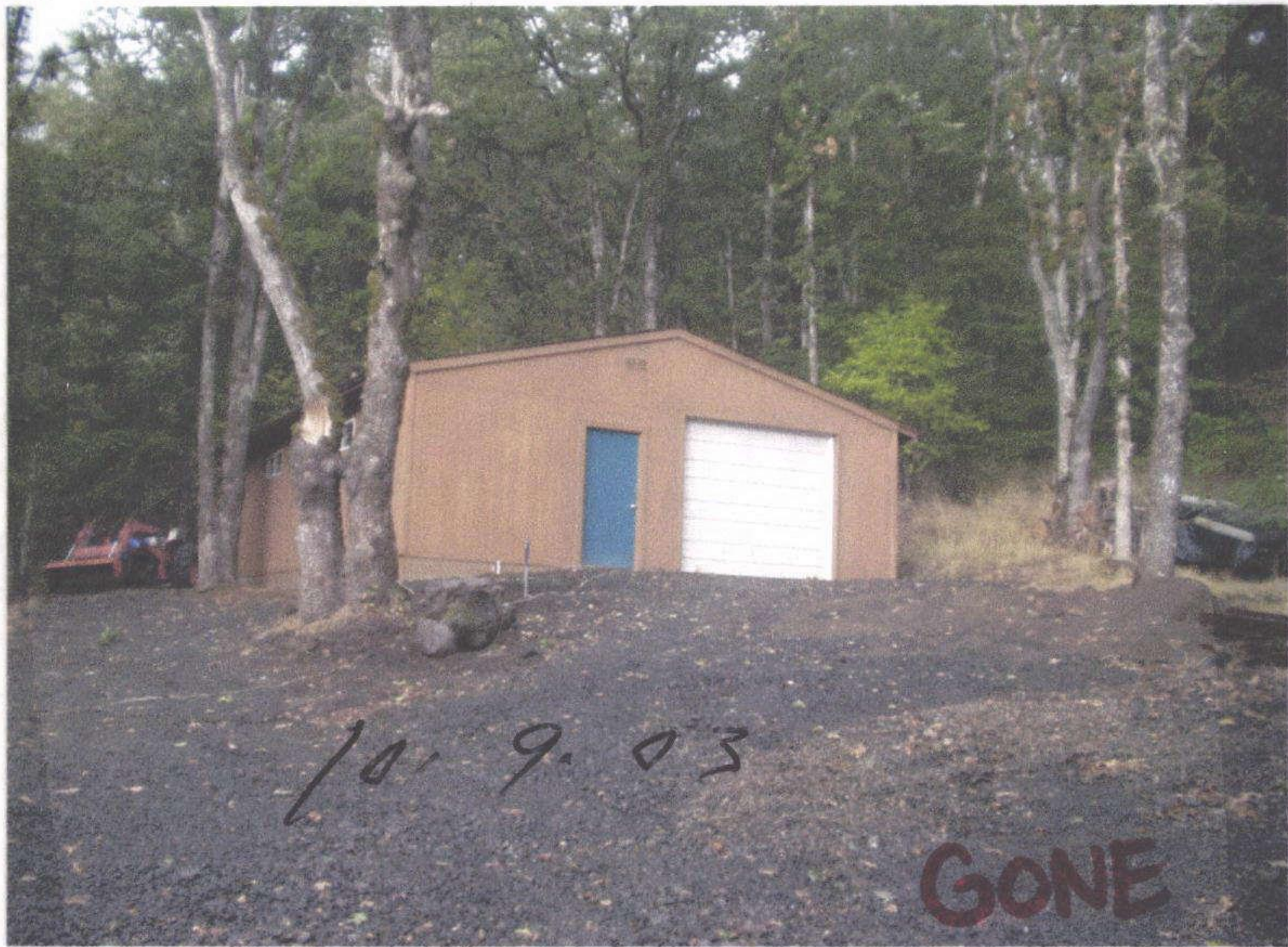
2-7-18



R60449

DGAU

2-7-18



10.9.03

GONE



R60449

DGOF

2-7-18



R60449

MA,BSMTF BACK

2-7-18



R60449

MA, AGF

2-7-18