

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MDL Inspect 8/22/25

Print Date: 6/27/2025

Acct ID: 560452

MTL: 093W24D000300

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12552 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102710

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: SCHLIPF, JAMES C & SCHLIPF, SUSAN N

Roll Type: R

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

AV: 372450

RMV Land: 276750

RMV Imp: 586330

RMV Total: 863080

MAV: 372450

MSAV: 0

SAV: 0

Comment:

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: 1.73 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 6H

Value Source: Rural at MKT

Description:

RMV: 226750

Exception: Y N

Adjustment(s):

F.Sorl

Fire Patrol:

Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 143 +

Year Blt: 1974

Eff Year Blt: 1990

Sq.Ft: 3574

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 585990

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	2647	3	FB-2	1974	1974	ROOF+, FP - 1, KIT+, BATH - 2, HVAC+	Exception: Y N
Basement	4 +	Finished	927	0	0	1974	1974	HVAC+	Exception: Y N
Basement	4 +	Unfinished	108	0	0	1974	1974		Exception: Y N
Garage Attached	4	Finished	625	0	0	1974	1974	ROOF+	Exception: Y N
Garage Basement	4 +	Unfinished	430	0	0	1974	1974	HVAC+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	4	120	1974	1980	1	Exception: Y N
DECK	4	726	1974	10890	1	Exception: Y N
PATIO	4	255	1974	1052	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	726	1974	15791	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt:

Eff Year Blt:

Sq.Ft: 84

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 5x4

RMV: 340

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	84	0	0	0	0	FAIR	Exception: Y N

Accessories

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

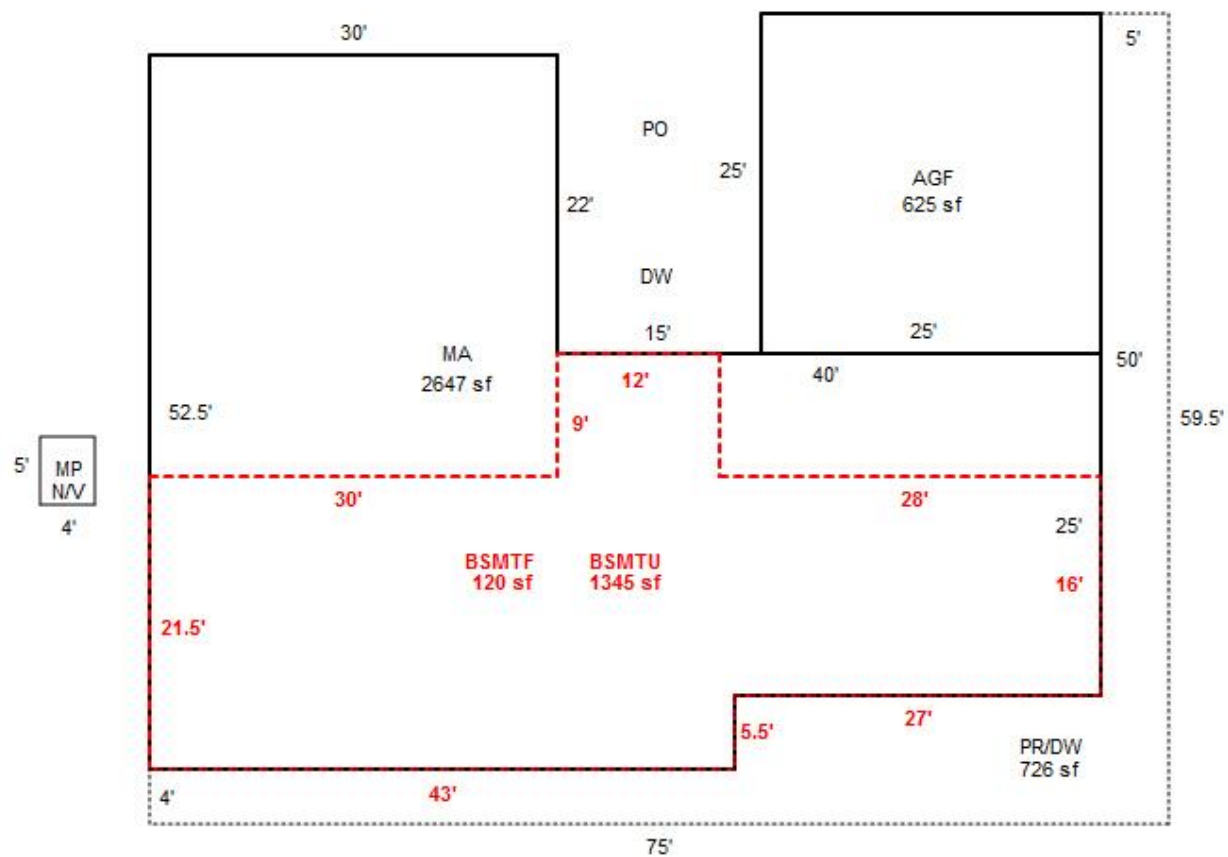
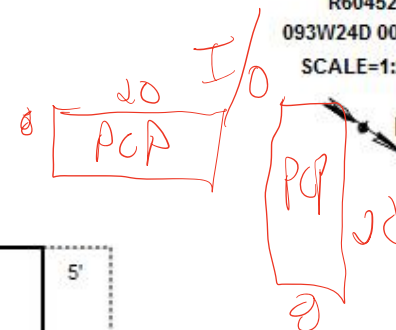
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 560452		Parcel No.: 093W24D 00300			
Property Address: 12552 CENTERWOOD RD SE					
City: JEFFERSON		County: MARION		State: OR	ZipCode: 97352
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
560452 093W24D 00300 SCALE=1:20 20' 8' PCP 160sf I/O 8' 20' PCP 160sf 30' 22' 52.5' 2647 sf MA 21.5' BSMTGU 430 sf 20' 43' 4' 17' 255 sf DW 120 sf 15' BSMTU 108 sf 9' 12' 50' 25' BSMTF 927 sf 23' 5.5' 27' 726 sf PRA/DW 75' 25' 625 sf AGF 40' 59.5' 16' 5' MP N/V 4'					
MP N/I					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	926.5	143.0	926.5
GLA1	MA	1.0	2646.5	245.0	2646.5
BSMT	BSMTU	1.0	108.0	42.0	108.0
GAR	AGF	1.0	625.0	100.0	1375.0
	BSMTGU	1.0	430.0	83.0	
	PCP	1.0	160.0	56.0	
	PCP	1.0	160.0	56.0	
P/P	PRA/DW	1.0	726.0	269.0	1101.0
	DW	1.0	120.0	46.0	
	PO	1.0	255.0	64.0	
Net LIVABLE		cnt	0	(rounded)	3,573
COMMENT TABLE 1					
DRAWN BY JRONDEMA 3/8/19 UPDATED BY JRONDEMA 4/15/19 UPDATED BY CLOBERG 09/24/25					
COMMENT TABLE 2			COMMENT TABLE 3		
MDL 08/07/25			CYCLE L3		

SCALE=1:20



R60452
093W24D 00300
SCALE=1:20





R60452 Fenced Greater

4/4/2019
04/4/19



R60452 MA Front NE Side-3

4/4/2019
04/4/19



R60452 NV-NI Shelter

4/4/2019
04/4/19



R60452 MA Front NE Side-2

4/4/2019
04/4/19



R60452 MA Rear W Side N End

4/4/2019
04/4/19



R60452 MA Front NE Side-1

4/4/2019
04/4/19



R60452 MA Front NE Side-4

4/4/2019
04/4/19

093W24D 00300
401 01E F43
81400130

R60452

CHITWOOD,DON E & TRACY B

1.73 Acres

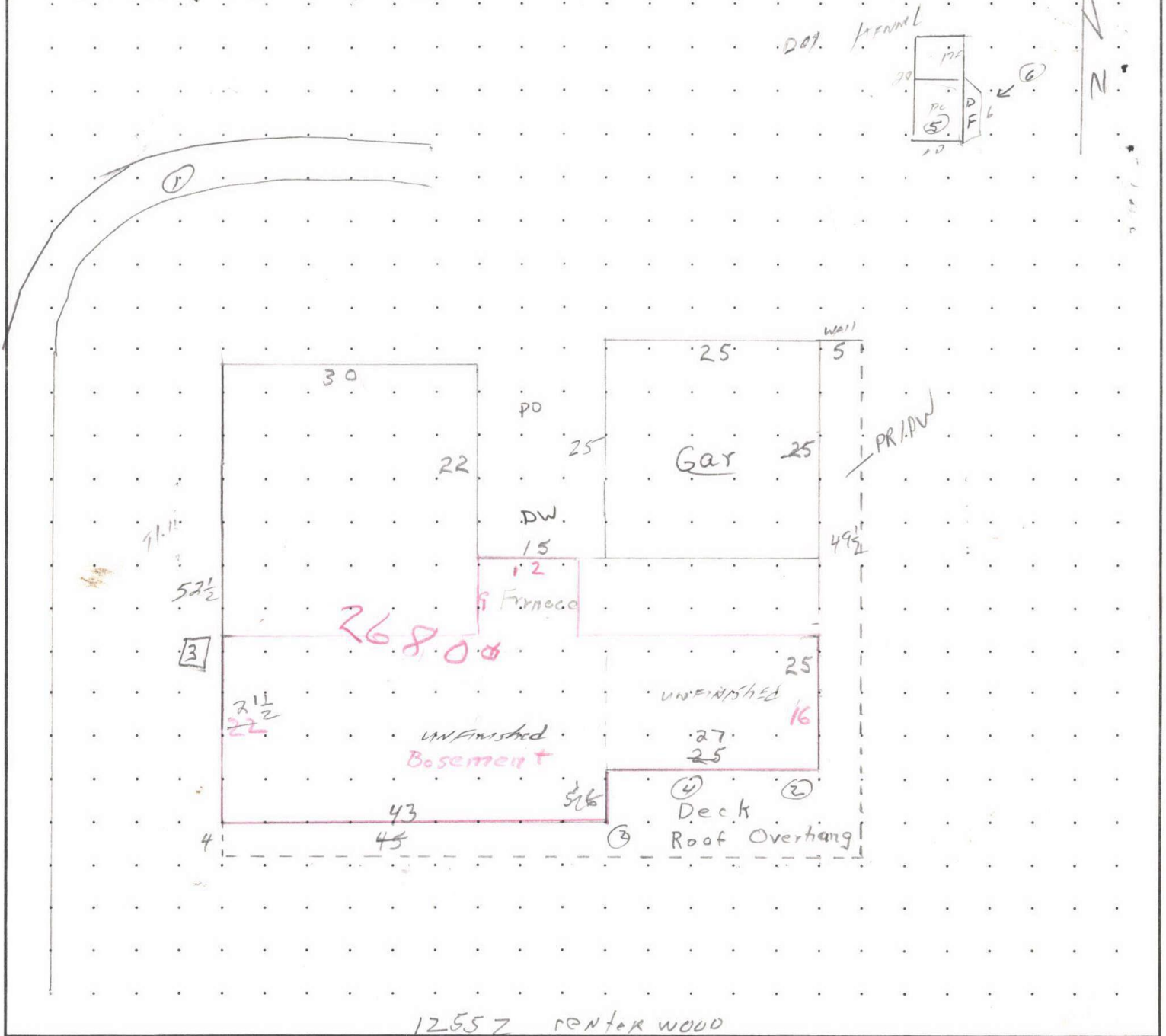
12552 CENTERWOOD RD SE

1/30/02

20348-049

24-9-3 W

$$(30 \times 53) + (15 \times 31) + (25 \times 25) =$$



MEASUREMENT VERIFIED		REMARKS: B 1974
DATE	BY	
12-13-74	Gossman	$(30 \times 53) + (5 \times 31) + (25 \times 25) = 2684^{\#}$
3/24/65	LB 52	$\begin{array}{ccc} 1575 & 397 & 675 \\ (30 \times 52 \frac{1}{2}) + (13 + 30 \frac{1}{2}) & (25 + 27) & = 2647 \end{array}$
4.23.92	Ryan	
8-12-02	12:34 N/V	
9-17-08	BB 44	
4-4-19	610	CYCLE-VERIFIED

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00300

File No R60452

Property Address 12552 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

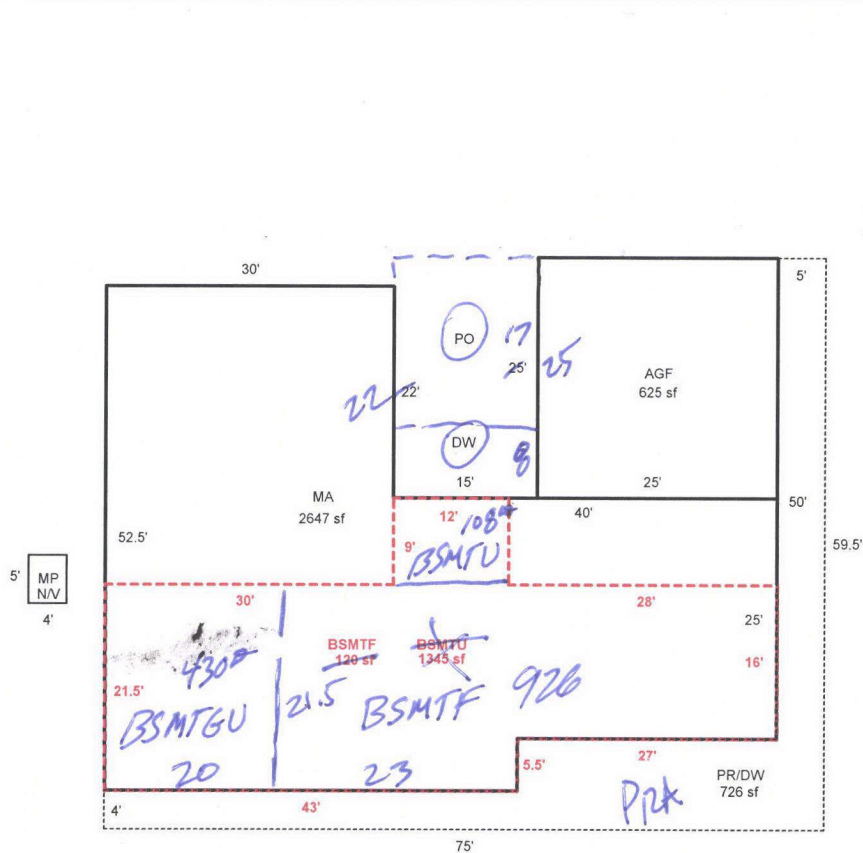
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R60452
093W24D 00300
SCALE=1:20
N

BSMTU 9x12 108
BSMTGU 20x21.5
430

BSMTR
5.5x23 126.5
16x50 800
926.5

MP
NV
NI

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2647	245	2647
BSMT	BSMTU	1.00	1345	201	1345
GAR	AGF	1.00	625	100	625
P/P	PR/DW	1.00	726	269	726

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2647

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00300

File No R60452

Property Address 12552 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

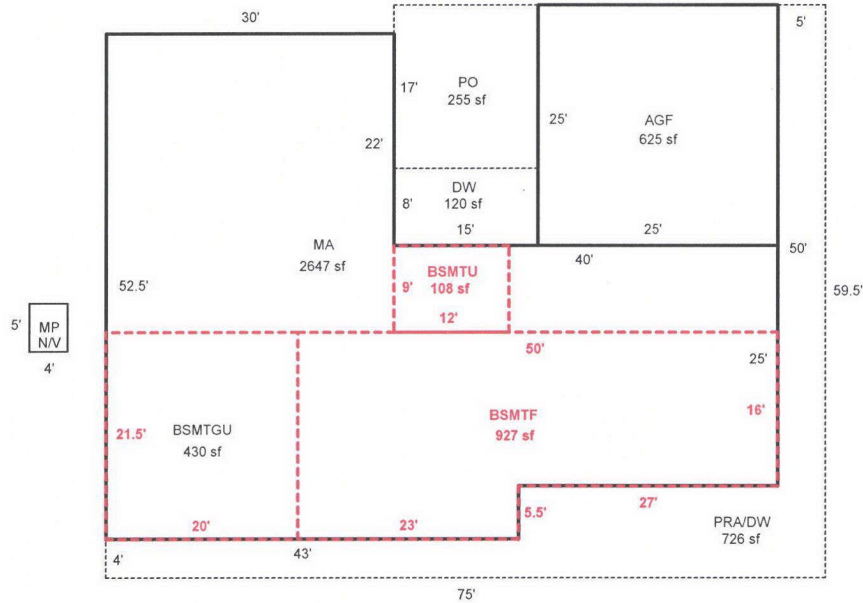
Zip 97352

Owner

Client

Appraiser Name

R60452
093W24D 00300
SCALE=1:20



MP N/I

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2647	245	2647
GLA0	BSMTF	1.00	927	143	927
BSMT	BSMTU	1.00	108	42	108
GAR	AGF	1.00	625	100	
	BSMTGU	1.00	430	83	1055
P/P	PRA/DW	1.00	726	269	
	DW	1.00	120	46	
	PO	1.00	255	64	1101
Net LIVABLE Area			(rounded w/ factors)		3573

Comment Table 1

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

Comment Table 2

Comment Table 3

R60452093W24D 00300

Prop Class: 401 Prop Code: F43 Fran: 35

Appr #: 10 Date: 4-4-19

Situs Address 12552 CENTERWOOD RD SE

☐ TTO ☐ LCB ☐ Insp ☒ Cycle Tags Farm Forest Sales Verif

Owner SCHLIPF,JAMES C &

☐ Pictom Other:

RMV Land: 209,710 RMV Imps: 343,400 RMV Total: 553,110 M50 Total: 311,960 For: 2019-2020

Notes: Please make noted changes

Seg: 1.1 MA RESIDENTIAL

Method: R05 Roof Cover: T/CONC Int Comp: DSP;DW;H&F;RNG Adj: RLCM4;R4+QLTY

Class: 4 Roof: HIP

Area: 2647 Eff 2647 Flooring: Plumbing: BATH2 Electrical: Qlty:

Dimens: x Heat/AC: HP Bedrooms: 3 % Comp:

Found: Fireplace: SGL-P Year: 1974 Eff: 1974 Adj:

Ex Wall: AddFactor1: AddFactor2: AddFactor3: RMV: 221,340

Exc Code: Comment/Adj: L/S:

Seg: 1.2 BSMTF RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY

Class: 4 Roof:

Area: 120 Eff 1464 Flooring: Plumbing: Electrical: Qlty:

Dimens: x Heat/AC: HP Bedrooms: 3 % Comp:

Found: Fireplace: Year: 1974 Eff: 1974 Adj:

Ex Wall: AddFactor1: AddFactor2: AddFactor3: RMV: 9,240 71,340

Exc Code: Error 1/0 Comment/Adj: L/S:

Seg: 1.3 BSMTU RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY

Class: 4 Roof:

Area: 1344 Eff 1464 Flooring: Plumbing: Electrical: Qlty:

Dimens: 9 x 12 Heat/AC: HP Bedrooms: 3 % Comp:

Found: Fireplace: Year: 1974 Eff: 1974 Adj:

Ex Wall: AddFactor1: AddFactor2: AddFactor3: RMV: 59,520 4780

Exc Code: Error 1/0 Comment/Adj: L/S:

Seg: 1.4 AGF RESIDENTIAL

Method: R05 Roof Cover: T/CONC Int Comp: Adj: RLCM4

Class: 4 Roof: HIP

Area: 613 Eff 613 Flooring: Plumbing: Electrical: Qlty:

Dimens: 25 x 24.5 Heat/AC: HP Bedrooms: 3 % Comp:

Found: Fireplace: Year: 1974 Eff: 1974 Adj:

Ex Wall: AddFactor1: AddFactor2: AddFactor3: RMV: 34,200 34,720

Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.5 YI4G RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style: ON BRICK

Area: 1 Eff: 1 Flooring: Plumbing: Electrical: % Comp:

Dimens: x Heat/AC: Bedrooms: Adj:

Found: Fireplace: Year: Eff: RMV: 18,600

Ex Wall: AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj:

Seg: 2.1 AD ASPHALT DRIVEWAY

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style: GONE

Area: 900 Eff: 900 Flooring: Plumbing: Electrical: % Comp:

Dimens: 100 x 9 Heat/AC: Bedrooms: Adj:

Found: Fireplace: Year: Eff: 1974 RMV: 500

Ex Wall: AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj:

Out Buildings

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING

Method: F;N Roof Cover: SHAKE Int Comp: Adj: FLCM

Class: 4 Roof Style:

Area: 84 Eff: 84 Flooring: CONC Plumbing: Electrical: % Comp:

Dimens: 5 x 4 Heat/AC: Bedrooms: Func:

Found: FRAME Fireplace: Year: Eff: Value: 0

Ex Wall: CBLOCK AddFactor1: AddFactor2: AddFactor3: L/S:

Exc Code: Comment/Adj:

R60452093W24D 00300

Prop Class: 401 Prop Code: F43 Fran: 35

Situs Address 12552 CENTERWOOD RD SE

Owner SCHLIPF,JAMES C &

☐ TTO☐ LCB☐ Insp

☐ Pictom

Appr #: _____ Date: _____

Cycle Tags Farm Forest Sales Verif

Other: _____

RMV Land: 209,710

RMV Imps: 343,400

RMV Total: 553,110

M50 Total: 311,960

For: 2019-2020

Notes: _____

Segment	PO	DW	DW	PRA	BSMTGV	Land
Class						
Dim/Size	15x17 255	8x15 120	726 ^{sq}	726 ^{sq}	20x21.5 430	
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1974	1974	1974	1974	1974	
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code	1/0 2220	1/0 1920	1/0 101530	1/0 15270	error 1/0 20230	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.73		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chui

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

4/22/19







R60452 Fenced Greeter

4/4/2019
04/4/19



R60452 NV-NI Shelter

4/4/2019
04/4/19



R60432 MA Rear W Side N End

04/4/19



R60452 MA Front NE Side-3

4/4/2019
04/4/19



4/ 4/2019

04/4/19

R60452 MA Front NE Side-1



4/ 4/2019

04/4/19

R60452 MA Front NE Side-2



4/ 4/2019

04/4/19

R60452 MA Front NE Side-4