

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 6/27/2025

Acct ID: 560454

MTL: 093W24D000100

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12432 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102712

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: JACOBSEN, DON L & JACOBSEN, JUDITH K

Roll Type: R

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

AV: 364890

RMV Land: 302510

RMV Imp: 353840

RMV Total: 656350

MAV: 364890

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: 2.32 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 64

Value Source: Rural at MKT

Description:

RMV: 252510

Exception: Y N

Adjustment(s): VWFR

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: 144

Year Blt: 1976

Eff Year Blt: 1990

Sq.Ft: 2674

% Complete: 100

Desc: Multi Story above grade with basement

Dimensions:

RMV: 349860

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	1064	1	FB-1	1976	<u>1990</u>	FP - 1, HVAC+, ROOF, KIT-, BATH - 1	Exception: Y N
Second Floor	4	Finished	546	2	FB-1	1976	1976	HVAC+, BATH - 1	Exception: Y N
Basement	4	Finished	1064	0	FB-1/ HB-1	1976	1976	HVAC+, BTH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	4	24	1976	401	1	Exception: Y N
DECK	4	836	1976	12707	1	Exception: Y N
PATIO	4	456	1976	1906	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	24	1976	529	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 341

Year Blt:

Eff Year Blt:

Sq.Ft: 36

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 6x6

RMV: 150

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	6	Finished	36	0	0	0	0	FAIR	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: 2008

Eff Year Blt: 2008

Sq.Ft: 112

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 8x14

RMV: 3830

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

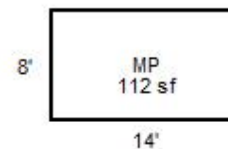
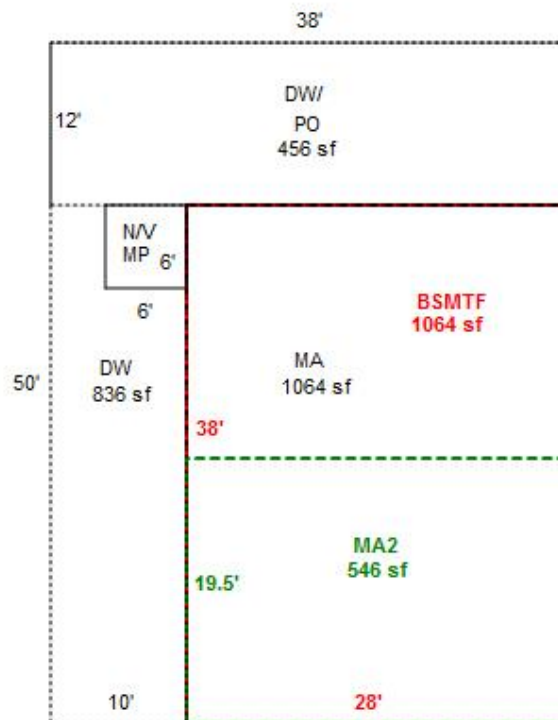
Floors

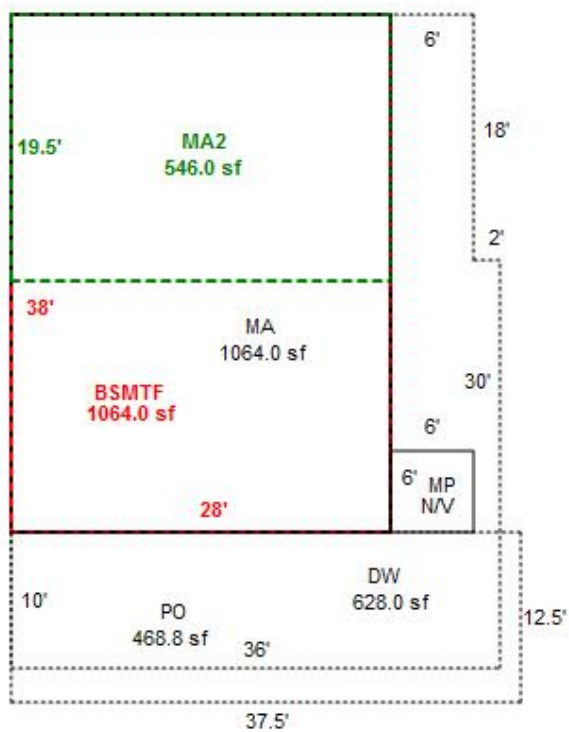
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	112	0	0	2008	2008	FAIR	Exception: Y N

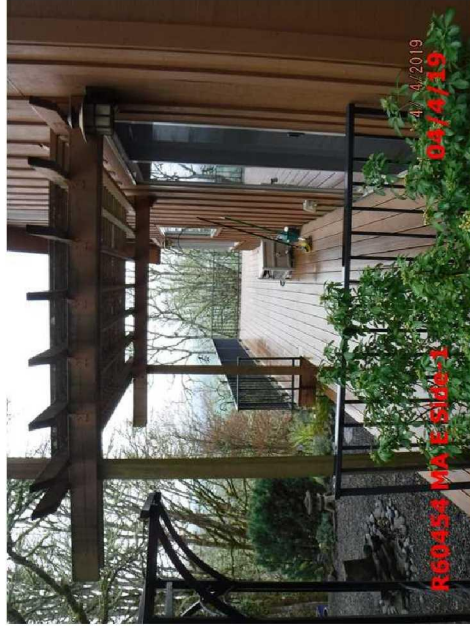
Accessories

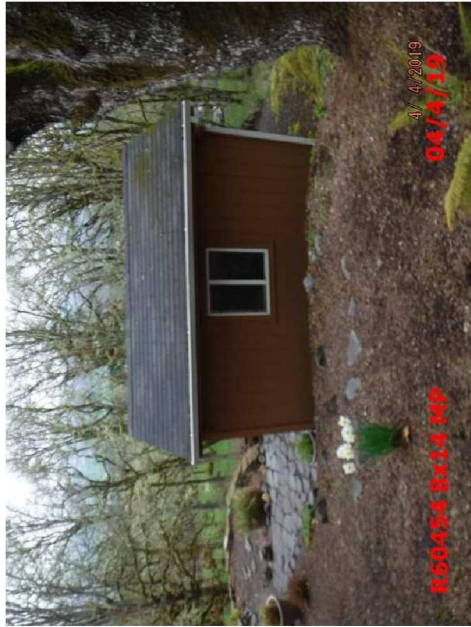
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

R60454
093W24D 00100
SCALE=1:20









093W24D 00100

R60454

401 01E F44

81400130

JACOBSEN,DON L & JUDITH K

2.32 Acres

12432 CENTERWOOD RD SE

1/30/02

0-000-84981-05001-000

74590-460

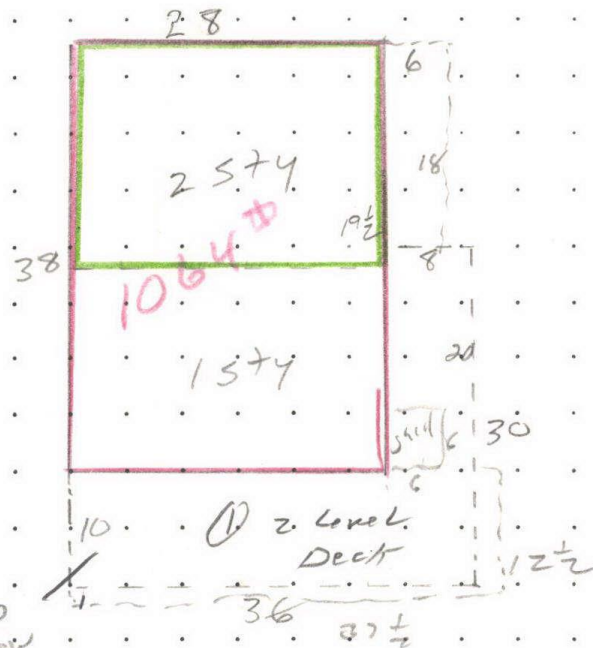
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

20348-051

MAP NO.

24-8-3W



12432 CENTERWOOD Rd

MEASUREMENT
VERIFIED

REMARKS: B 1976

DATE

BY

3-16-77 Gossman

4/2/85

4-23-92

8-12-02

9-17-08

9-4-19

LBSZ

LBSZ

King

BB44

E10

1574

(28+38) = 1064

2574

(19 1/2 x 28) = 546

FV11

BSMT 1064

NW

Cyclo-Ver

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00100

File No R60454

Property Address 12432 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

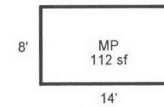
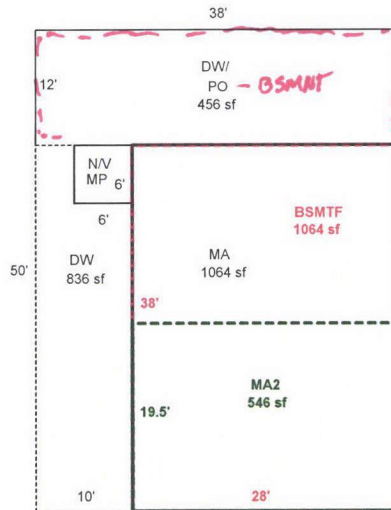
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60454
093W24D 00100
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1064	132	1064
GLA2	MA2	1.00	546	95	546
GLA0	BSMTF	1.00	1064	132	1064
GBA1	MP	1.00	112	44	112
P/P	DW	1.00	836	176	
	PO	1.00	456	100	1292
Net LIVABLE Area (rounded w/ factors)					2674
Net BUILDING Area (rounded w/ factors)					112

Comment Table 1

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

Comment Table 2

Comment Table 3

AREA CALCULATIONS

Notes:

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Roof Cover: METAL

Int Comp: RNG;DW

Adj: RLCM4

Class: 4

Roof:

Area: 1064

Eff 1064

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 1

% Comp:

Ex Wall:

Fireplace: HRTN-P

Year: 1976

Eff: 1976

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 102,220

Exc Code:

Comment/Adj:

L/S:

Seg: 1.2

BSMTF

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 1064

Eff 1064

Flooring:

Dimens: x

Plumbing: BATH.5

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1976

Eff: 1976

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 81,150

Exc Code:

Comment/Adj:

L/S:

Seg: 1.3

MA2

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 546

Eff 546

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 2

% Comp:

Ex Wall:

Fireplace:

Year: 1976

Eff: 1976

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 40,320

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:

Eff:

RMV: 18,600

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

Seg: 2.1

MP

MULTI/MISC PURPOSE BUILDING

Method: F;N

Roof Cover: SHAKE

Int Comp:

Adj: FLCM

Class: 6

Roof Style:

Area: 36

Eff: 36

Flooring: CONC

Dimens: 6 x 6

Plumbing:

Electrical:

% Comp:

Found: CONC

Heat/AC:

Bedrooms:

Func:

Ex Wall PLYWD

Fireplace:

Year:

Eff:

Value: 0

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

R60454093W24D 00100

Prop Class: 401Prop Code: F44Fran: 35

Appr #: _____Date: _____

Situs Address 12432 CENTERWOOD RD SE

Owner JACOBSEN,DON L &

RMV Land: 240,240RMV Imps: 242,290RMV Total: 482,530M50 Total: 305,630For: 2019-2020

☐ TTO☐ LCB☐ Insp

☐ Pictom

Cycle Tags Farm Forest Sales Verif

Other: _____

Notes: _____

Segment	DW	PO	DW	PRA	MP		Land
Class							
Dim/Size	12x38-456 10x38-380 836	12x38-456	4x6-24	4x6-24	8x14-112		
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover					COMP		
Roof Style					SHALL		
Flooring					CONC		
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1976	1976	1976	1976	2008		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	1/0	NSW		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.32	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chris

Routing Slip

Clerk Comments: Need EYB for YI's

Picay!

WOL

Appraiser Response: _____

☒ Return to appraiser after input

☐ Review by lead appraiser

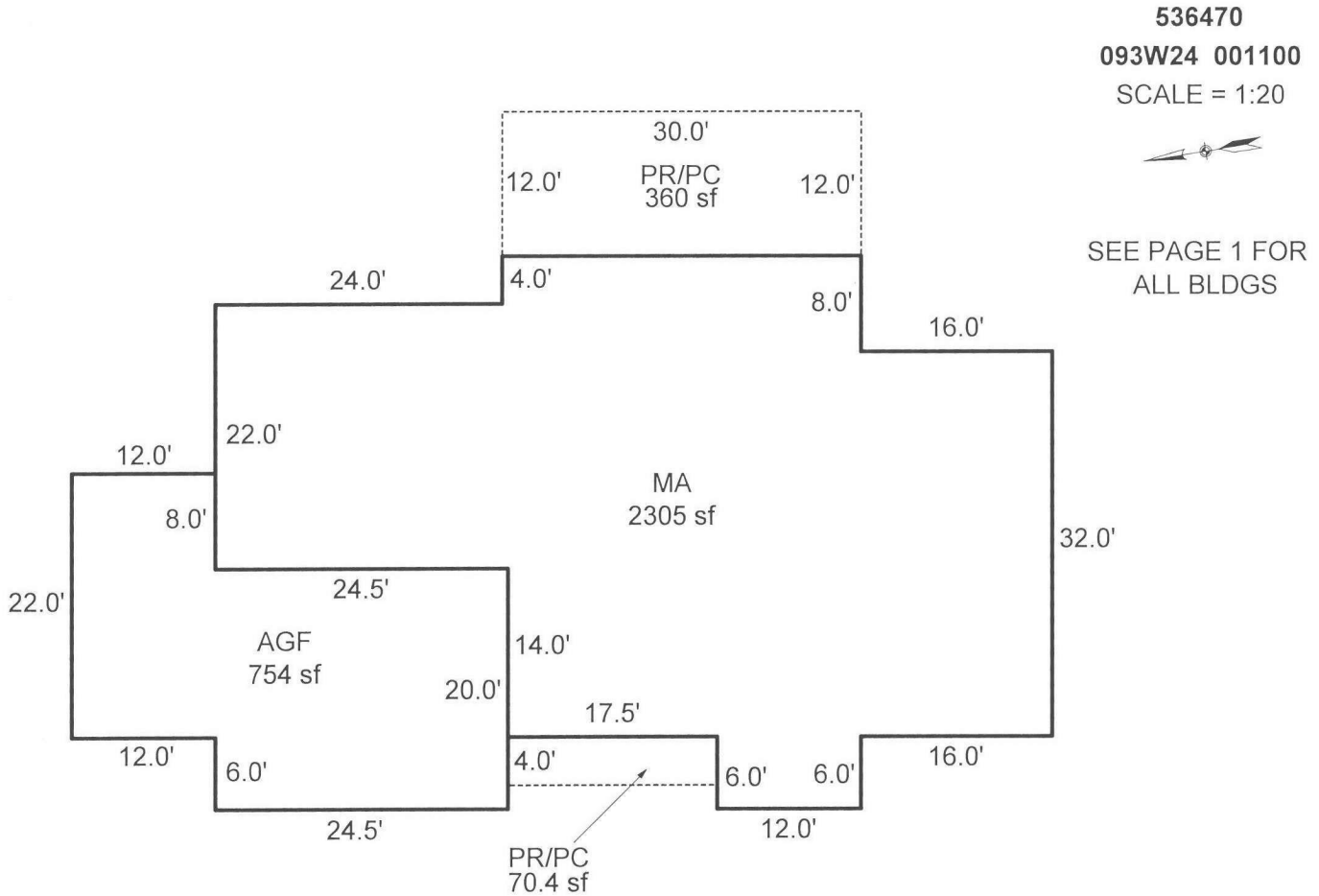
6/10 4/23/19

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536470 Parcel No.: 093W24 00100
 Property Address: 2947 WINTERCREEK ROAD SE
 City: JEFFERSON County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2305.0	232.0	2305.0
GAR	AGF	1.0	754.0	129.0	754.0
P/P	PR/PC	1.0	360.0	84.0	
	PR/PC	1.0	70.4	43.0	430.4

COMMENT TABLE 1

Apex by JA 5/04/09
 UPDATED BY CJURAN 01/21/2022 555-21-011843

COMMENT TABLE 2

COMMENT TABLE 3

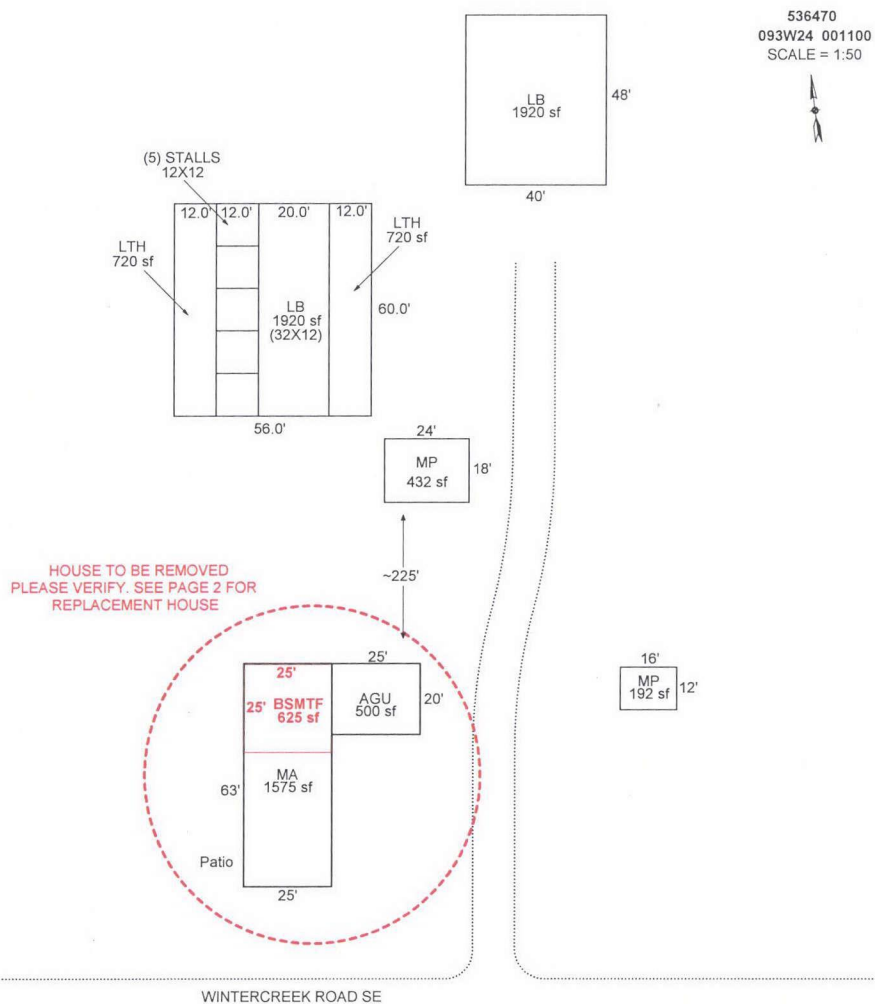
Net LIVABLE cnt 1 (rounded) 2,305

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536470 Parcel No.: 093W24 00100
 Property Address: 2947 WINTERCREEK ROAD SE
 City: JEFFERSON County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1575.0	176.0	1575.0
BSMT	BSMTF	1.0	625.0	100.0	625.0
GAR	AGU	1.0	500.0	90.0	500.0
OTH	MP	1.0	192.0	56.0	
	MP	1.0	432.0	84.0	
	LB	1.0	1920.0	176.0	
	Stall	1.0	144.0	48.0	
	Stall	1.0	144.0	48.0	
	Stall	1.0	144.0	48.0	
	Stall	1.0	144.0	48.0	
	Stall	1.0	144.0	48.0	
	LB	1.0	1920.0	184.0	
	LTH	1.0	720.0	144.0	
	LTH	1.0	720.0	144.0	6624.0
	Net LIVABLE	cnt	1 (rounded)		1,575

COMMENT TABLE 1

Apex by JA 5/04/09
 UPDATED BY CJURAN 01/21/2022 555-21-011843

COMMENT TABLE 2

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00100

File No R60454

Property Address 12432 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

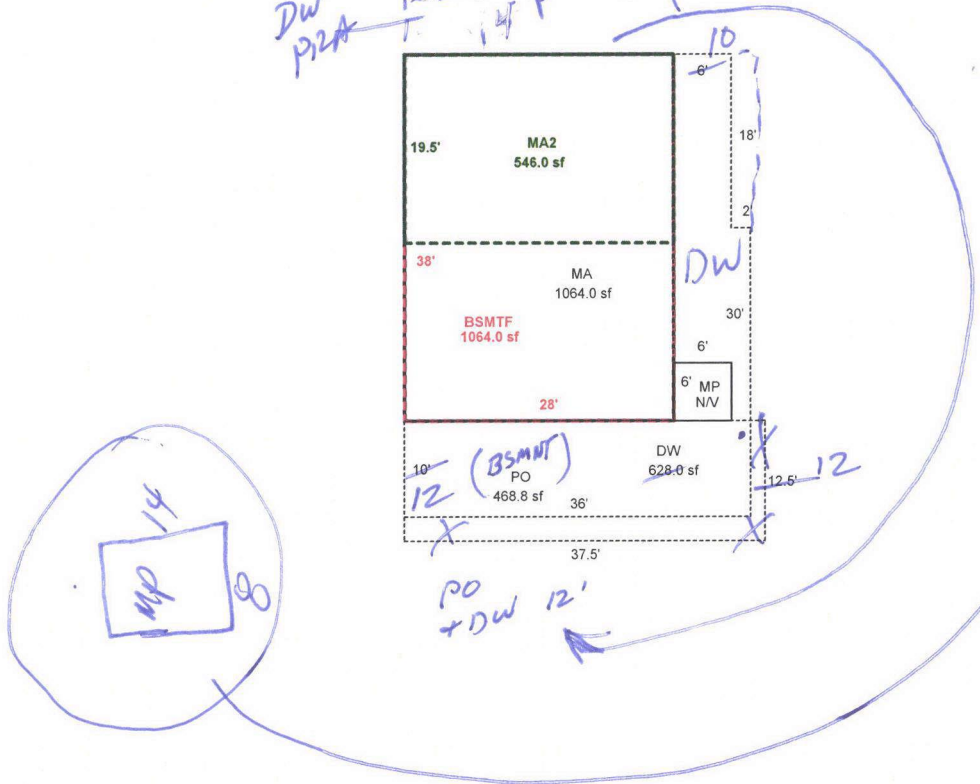
Client

Appraiser Name

R60454
093W24D 00100
SCALE=1:20



DW P2A 12' 14' Please Rotate Front



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1064	132	1064
GLA2	MA2	1.00	546	95	546
GLA0	BSMTF	1.00	1064	132	1064
P/P	PO	1.00	469	100	
	DW	1.00	628	168	1097

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2674







4/4/2019

R60454 8x14 MP

04/4/19



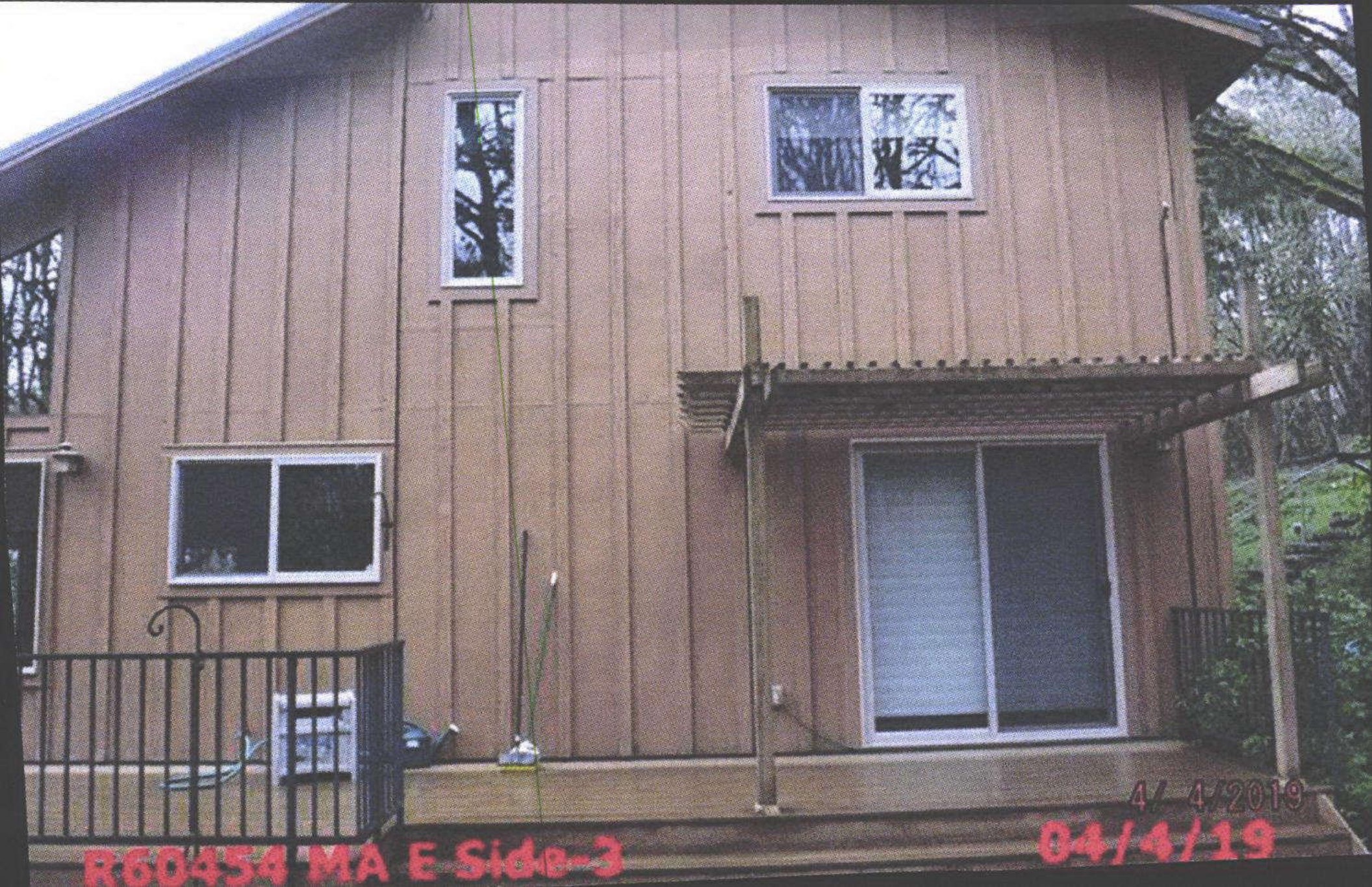
R60454 8x14 MP-2

4/4/2019
04/4/19



R60454 MA S Side E End

4/4/2019
04/4/19



R60454 MA E Side-3

4/4/2019
04/4/19



R60454 MA E Side-2

4/4/2019
04/4/19



4/ 4/2019

04/4/19

R60454 MA E Side-4



R60454 MA E Side-1

4/4/2019
04/4/19



R60454 MA NW Side-2

4/4/2019
04/4/19



R60454 MA NW Side

4/4/2019
04/4/19



R60454 MA Front N Side

4/4/2019
04/4/19



R60454 Driveway-Parking

4/4/2019
04/4/19