

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Jd w
8/25/25

Print Date:
6/27/2025

Acct ID: 560455

MTL: 093W24A001500

Date: 8/7/25 Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12442 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102713

Year: 2025

Last Date Appraised: 12/26/2013

Appraiser: MATT LORD

Retag: Y N

Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: WIGGANS, WILLIAM

Roll Type: R

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

AV: 348890

RMV Land: 292070

RMV Imp: 751120

RMV Total: 1043190

MAV: 348890

MSAV: 0

SAV: 0

Comment:

Notations

25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>AUG</u>	40000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.43 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

441D .03

Description:

RMV: 252070

Exception: Y N

Adjustment(s): VWGR

641 .6

Fire Patrol:

Description:

Comments: 2011-12: UPDATE OF VIEWF TO VIEWG// 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 03-04: REAPPRAISAL //07-08: ADD TREED| \$10K

viewf, F soil

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 154 -

Year Blt: 2005

Eff Year Blt: 2005

Sq.Ft: 2827

% Complete: 100

Desc: Multi Story above grade with basement

Dimensions:

RMV: 602620

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	5 -	Finished	1252	1	FB-1	2005	2005	FP - 1, HVAC+, ROOF, KIT-, BATH - 1	Exception: Y N
Second Floor	5 -	Finished	1166	4	FB-2	2005	2005	HVAC+, BATH - 2	Exception: Y N
Basement	5 -	Finished	409	0	0	2005	2005	HVAC+	Exception: Y N
Garage Basement	5 -	Finished	483	0	0	2005	2005		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY <u>Part of YI</u>	5	575	2006	1700	1	Exception: Y N
YARD IMPROVEMENTS GOOD	5	1	2005	50733	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 158

Year Blt: 2010

Eff Year Blt: 2010

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 148500

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	
Second Floor	5	Unfinished	468	0	0	2013 <u>2010</u>	2013 <u>2010</u>	ROOF	Exception: Y N
Garage Detached	5	Unfinished	864	0	0	2010	2010		Exception: Y N

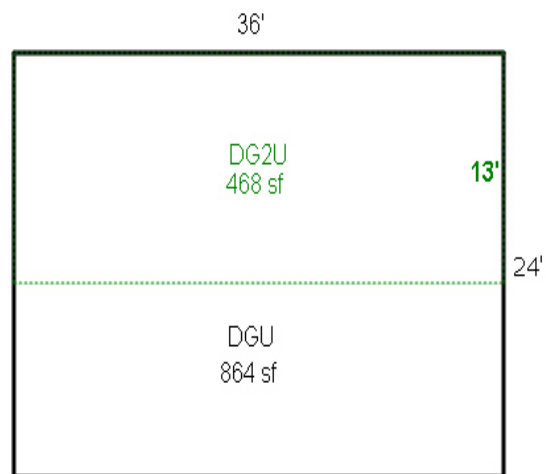
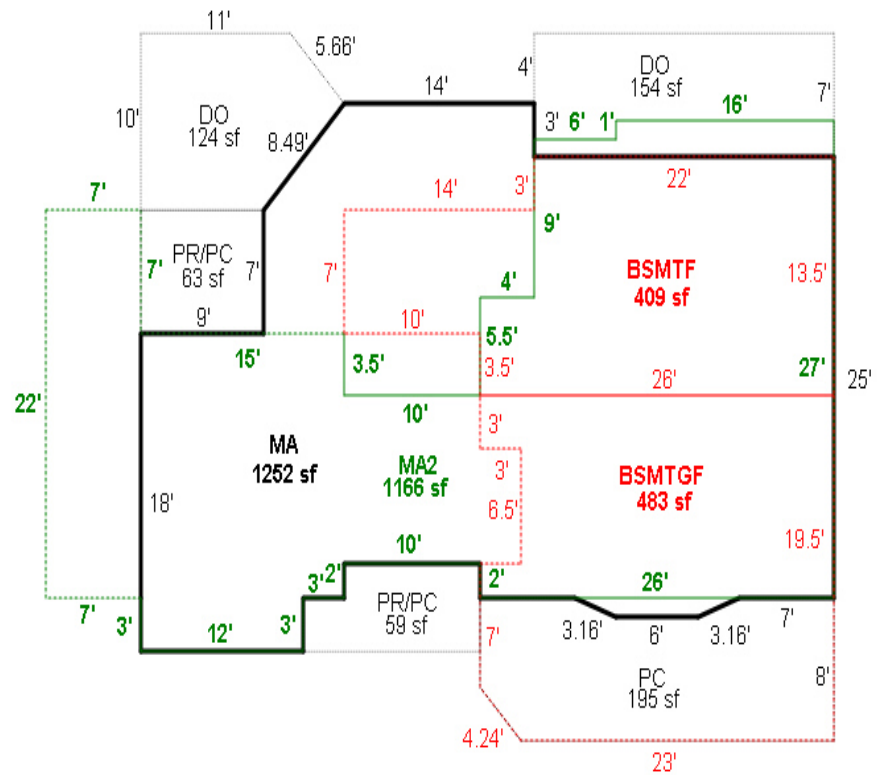
Accessories

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.

R60455
093W24A 01500









R60455dgu

03-2-2014



R60455dguBack

03-2-2014

093W24A 01500

R60455

400 01E

81400130

HILLSTEN,DUANE A & DORTHY

1.43 Acres

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60455

MAP NO: 093W24A

TAX LOT: 01500

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 2005

ADDRESS: 12442 Centerwood Rd SE

SALES

Date Amt.

DATE

BY

5-26-06

BB44

REMARKS:

BUILDER: NW Custom Homes

Percent Complete Form

Account #

R 60455

	No Basement		Basement	
	%Item	%Sum	%Item	%Sum
Plans/Survey	3%	3%	3%	3%
Excavation	2%	5%	4%	7%
Foundation	3%	8%	10%	17%
Framing	14%	22%	16%	33%
Trusses	7%	29%	7%	40%
Roofing	7%	36%	7%	47%
Windows/Ext. Doors	7%	43%	6%	53%
Siding	5%	48%	5%	58%
Plumbing Rough-in	4%	52%	3%	61%
Electrical Rough-in	3%	55%	2%	63%
Heating Rough-in	2%	57%	1%	64%
Heating Unit	1%	58%	1%	65%
Insulation	3%	61%	2%	67%
Drywall (finished)	5%	66%	4%	71%
Paint Interior	2%	68%	2%	73%
Paint Exterior	2%	70%	2%	75%
Cabinets	6%	76%	5%	80%
Electrical Fixtures	3%	79%	2%	82%
Plumbing Fixtures	4%	83%	3%	85%

Per Builder

Floor Coverings &

Countertops	7%	90%	6%	91%
Interior Trim Carpentry	7%	97%	6%	97%
Porch/Entry/Stoop	2%	99%	2%	99%
Finish Grade	1%	100%	1%	100%

Appraiser 44 Date 5-26-06 Year For 06-07 % Comp 17

Appraiser 44 Date 3-14-07 Year For 07-08 % Comp 100

Appraiser _____ Date _____ Year For ____-____ % Comp _____

Appraiser _____ Date _____ Year For ____-____ % Comp _____

Outbuilding Construction Completion Guide

ACCOUNT# R 60455

Construction Progress Percentage %Item %Sum % per Appraiser

Excavation & Foundation ✓ 10% 10% _____
(Concrete, Prep. & Posts. etc)

Floor- Concrete, Wood ✓ 30% 40% 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 _____ Finished Interior _____ Electrical _____

Loft _____ Plumbing _____ Functional _____

Office _____ Heating _____ Other _____

Appraiser 42 Date 2/10/11 YR FOR 11 - 12 % COMP 40%

Appraiser 73 Date 3-2-12 YR FOR 11 - 12 % COMP 11-C

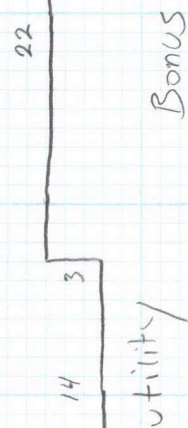
Appraiser _____ Date _____ YR FOR _____ - _____ % COMP _____

Appraiser _____ Date _____ YR FOR _____ - _____ % COMP _____

Appraiser _____ Date _____ YR FOR _____ - _____ % COMP _____

Appraisers discretion will be used to determine % complete.

Remember this is merely a guide.



Arches & Half walls

NBR & MBA
spa tub

Great Room
6FP
Sunken

$\frac{H}{D}$
 Doves
 ck top
 part

Bsmt | Bed
↓ | Bath

A 3 Beds, BATH

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 01500

File No R60455

Property Address 12442 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

Client

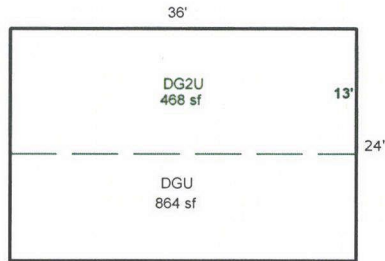
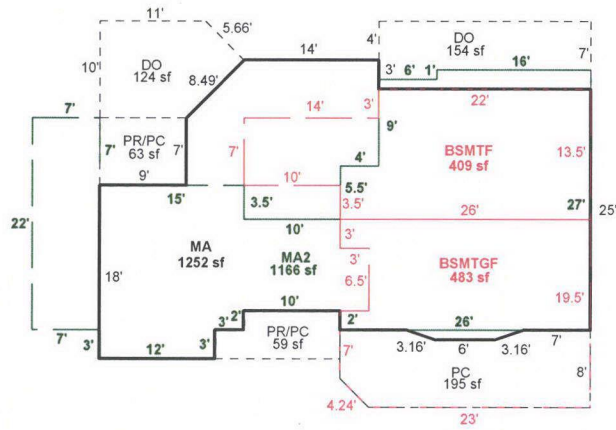
Appraiser Name BRIAN BEEBE (44)

Inspection Date 5/26/06

SUBJECT

IMPROVEMENTS SKETCH

R60455
093W24A 01500



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1252	165	1252
GLA2	MA2	1.00	1166	201	1166
GBA2	DG2U	1.00	468	98	468
BSMT	BSMTF	1.00	409	99	409
GAR	BSMTGF	1.00	483	95	
	DGU	1.00	864	120	1347
P/P	DO	1.00	154	58	
	PR/PC	1.00	63	32	
	PC	1.00	195	67	
	PR/PC	1.00	59	36	
	DO	1.00	124	44	595
Net LIVABLE Area			(rounded w/ factors)		2418
Net BUILDING Area			(rounded w/ factors)		468

Comment Table 1

Apex 3/11/2011
Updated by CW 2/5/14

Comment Table 2

Comment Table 3

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R60455 093W24A 01500 Imp 2 Of 2 * Changed *
Owners Name: HILLSTEN,DUANE A & Nbhd:SW.RUR
Living Area/Value : 0 / \$0

1. Type Imp : R

2. Description : DGU

3. Bldg Type :

4. Cmplx/Bldg :

5. M/S Zip Code: 97352

6. Comment : 14-15: DGU @ 100%, ADD DG2U// 2011-12: NEW AT 40% COMPLETE
7. Appr Method : C Cost Value

8. Cost Value : \$16,920

9. Income Value: \$0

10. Trend Adj% :

RMV Imprv: \$16,920

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	DGU - DETACHED GARAGE, UN	5	864	R05	\$16,920
Totals:			0		\$16,920

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, S-Save, or X-Exit: __

R60455093W24A 01500Appr #: 73Date 12-26-13Prop Class 401Prop Code F52

Situs Address 12442 CENTERWOOD RD SE97352Franchise Code 73Year For: 2014-2015

Owner HILLSTEN,DUANE A &

Notes: not Tags Cycle Sales Verification 100% - DG2U - Other: Pull tag

RMV Land: 141,710		RMV Imp: 240,940		RMV Total: 382,650		M50 Total: 222,010	
Seg.Type MA		Seg. # 1.1	Method: R05	Class 5		Area 1252	Eff Area 1252
Length		Width	Roof Cover ARCMP	Plumbing BATH1		Heat HP	
Fireplace PREFB-P		Inter. Comp: CKTP;OVEN-S;MICRO				Bedrooms 1	
Year Built 2005		Eff. Year Built 2005	Cond. P F A G E				
Adj Code RLCM5;R5-QLTY		Qlty	% Comp	Func	Econ	RMV: 105,160	
Lump Sum		Except Code/Year	Comments				
Seg.Type MA2		Seg. # 1.2	Method: R05	Class 5		Area 1166	Eff Area 1166
Length		Width	Roof Cover	Plumbing BATH2		Heat HP	
Fireplace		Inter. Comp:				Bedrooms 4	
Year Built 2005		Eff. Year Built 2005	Cond. P F A G E				
Adj Code RLCM5;R5-QLTY		Qlty	% Comp	Func	Econ	RMV: 60,580	
Lump Sum		Except Code/Year	Comments				
Seg.Type BSMTGF		Seg. # 1.3	Method: R05	Class 5		Area 483	Eff Area 892
Length		Width	Roof Cover	Plumbing		Heat	
Fireplace		Inter. Comp:				Bedrooms	
Year Built 2005		Eff. Year Built 2005	Cond. P F A G E				
Adj Code RLCM5;R5-QLTY		Qlty	% Comp	Func	Econ	RMV: 18,910	
Lump Sum		Except Code/Year	Comments				
Seg.Type BSMTF		Seg. # 1.4	Method: R05	Class 5		Area 409	Eff Area 892
Length		Width	Roof Cover	Plumbing		Heat HP	
Fireplace		Inter. Comp:				Bedrooms	
Year Built 2005		Eff. Year Built 2005	Cond. P F A G E				
Adj Code RLCM5;R5-QLTY		Qlty	% Comp	Func	Econ	RMV: 24,860	
Lump Sum		Except Code/Year	Comments				

Accessory Improvements

Seg.Type	CD	Seg. #	1.5	Method:	R05	Class		Area	575	Eff Area	575		
Length	23	Width	25	Foundation		Ex. Wall		Roof Cover					
Roof Style				Floor		Plumbing							
Year Built	2006	Eff. Year Built:	2006	Cond. P	F	A	G	E	% Comp	___	Econ	___	RMV: 2,510
Lump Sum	_____	Except Code/Year	_____	Comments									

Seg.Type	YI5G	Seg. #	1.6	Method:	R05	Class		Area	1	Eff Area	1		
Length		Width		Foundation		Ex. Wall		Roof Cover					
Roof Style				Floor		Plumbing							
Year Built		Eff. Year Built:		Cond. P	F	A	G	E	% Comp	___	Econ	___	RMV: 12,000
Lump Sum	_____	Except Code/Year	_____	Comments									

Out Buildings

Seg.Type DGU	Seg. # 2.1	Method: R05	Class 5	Area 864	Eff Area 864
Length 24	Width 36	Foundation CONC	Ex. Wall	Roof Cover	
Roof Style		Floor CONC	Plumbing		
Heat	Int. Comp		Elect.	Yr. Blt. 2010	Eff. Yr. Blt: 2010
Cond. P F A G E	Adj. Codes RLCM5;COMPL		% Comp 100	Func	Econ RMV: 16,920
Lump Sum	Except Code/Year	Comments			

R60455 093W24A 01500 Appr #: _____ Date _____ Prop Class 401 Prop Code F52
Situs Address 12442 CENTERWOOD RD SE 97352 Franchise Code 73 Year For: 2014-2015
Owner HILLSTEN,DUANE A &
Tags Cycle Sales Verification Other: _____

Notes: _____
RMV Land: 141,710 RMV Imp: 240,940 RMV Total: 382,650 M50 Total: 222,010

Segment	DG2U						Land
Class	4						
Dim/Size	13 X 36						
Foundation							
Exter Wall	CAP						
Wall Height	8						
Inter Finish							
Roof Cover	ARCOMP						
Roof Style	GABLE						
Flooring							
Plumbing							
Electric	110V						
Misc.							
Yr Blt	2013						
Eff Yr	2013						
Cond.	G						
% Good	100						
% Comp	100						
Lump Sum							
Except.Code	NEW MAT						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.43	VIEWG.RUR 45000	
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

Zone: AR

Date 2/4/14 Clerk Chris 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 _____

R60455

093W24A 01500

42

Assessor Monthly Issued Permit Report

PERMIT#: 09-06179

STATUS: ISSUED

APP TYPE: BUILD

APPLIED: 10/6/2009

CLASS: 0

ISSUED: 6/16/2010

OCC: 27

EXPIRES: 12/15/2010

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 093W24A 01500 R60455

MANF DEALER:

ADDRESS: 12442 CENTERWOOD RD SE JF

MANF DATE:

ACRES: 1.43

WIDTH:

SUBDIV: SOUTHVIEW WOODS

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

CONST TYPE: 5B

RELATIONSHIP NAME

ADDRESS

PHONE

APPLICANT HILLSTEN, DUANE A & DORTHY

12442 CENTERWOOD RD SE JEFFERSON OR 503-743-2160
97352

OWNER HILLSTEN, DUANE A & DORTHY

12442 CENTERWOOD RD SE JEFFERSON OR 503-743-2160
97352

WORK DESC: GARAGE 24 X 36 (2ND FLOOR 36 X 13)

VALUATION: \$52,760.52

STORIES: 2

SQUARE FEET

1ST FLOOR:	0
2ND FLOOR:	468
3RD FLOOR:	0
BASEMENT:	0
OTHER:	0
GARAGE:	864
TOTAL SQ. FT.:	1,332

Furniture & Floor
in place.
only counters 40%
of main floor.
MAKE SURE ASS 2ND
FLOOR WHEN COMPLETE



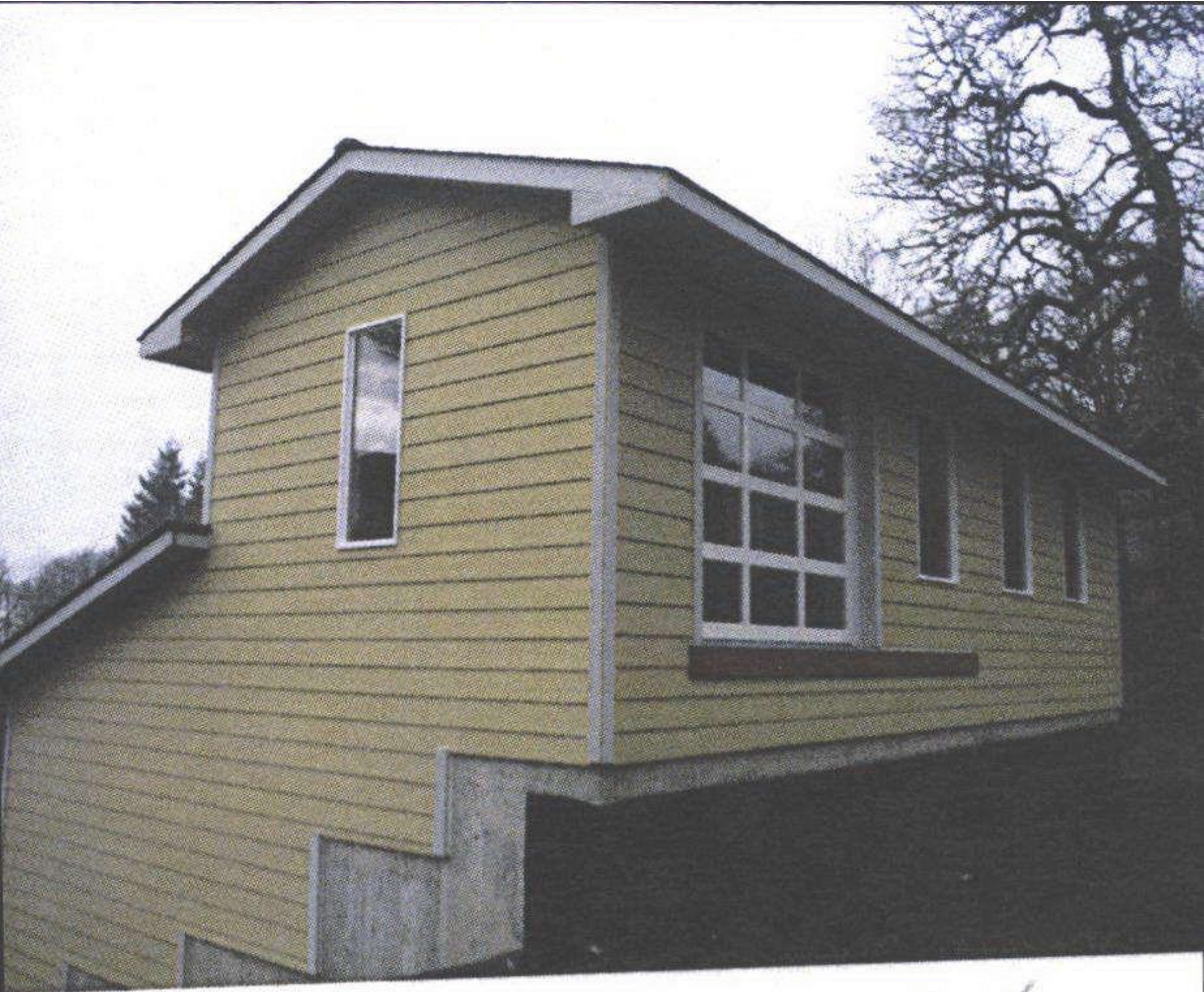
3-14-07



2/10/11

R60455 ~~12-26-13~~ 12-26-13





R66455

1-2-14

BACK

R60455 122 14





R60455 1-2-14



05/26/06 093W24A 01500