

Summary

Lead Appr: Clerk: Lead Clerk: Appr: HDL Input 8/11/25

Print Date: 6/27/2025

Acct ID: 560464

MTL: 093W24D003900

Date: 8/4/25

Appr: HDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12877 MEADOWOOD CT SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102723

Year: 2025

Last Date Appraised: 04/03/2019

Appraiser: MATT LORD

Retag: Y (N)

Tag info:

Owner: NEUHARTH, GLEN E

Roll Type: R

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

AV: 320620

RMV Land: 303600

RMV Imp: 377630

RMV Total: 681230

MAV: 320620

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: 1.97 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 44D

Value Source: Residential

Description:

RMV: 253600

Exception: Y N

Adjustment(s): VWAR

Fire Patrol:

Description:

Comments: 03-04: REAPPRAISAL 04-05: RECALC PROJECT LAND SCHEDULE CHANGES//05-06: RECALC SETUP: APPR DT4; 07-30-04.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 141 +

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 2063

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 366790

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	2063	3	FB-2	1995	1995	BATH - 2, KIT-, HVAC+, ROOF	Exception: Y N
Garage Attached	4	Finished	672	0	0	1995	1995	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	779	1995	2177	1	Exception: Y N
PATIO	4	24	1995	114	1	Exception: Y N
PATIO	4	192	1995	908	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	24	1995	599	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	108	1995	2694	1	Exception: Y N

Bldg: 2

Code Area: 14530

Stat Class: 108

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 10840

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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	4200	1995	10836	1	Exception: Y N

Improvements - Accessory Buildings

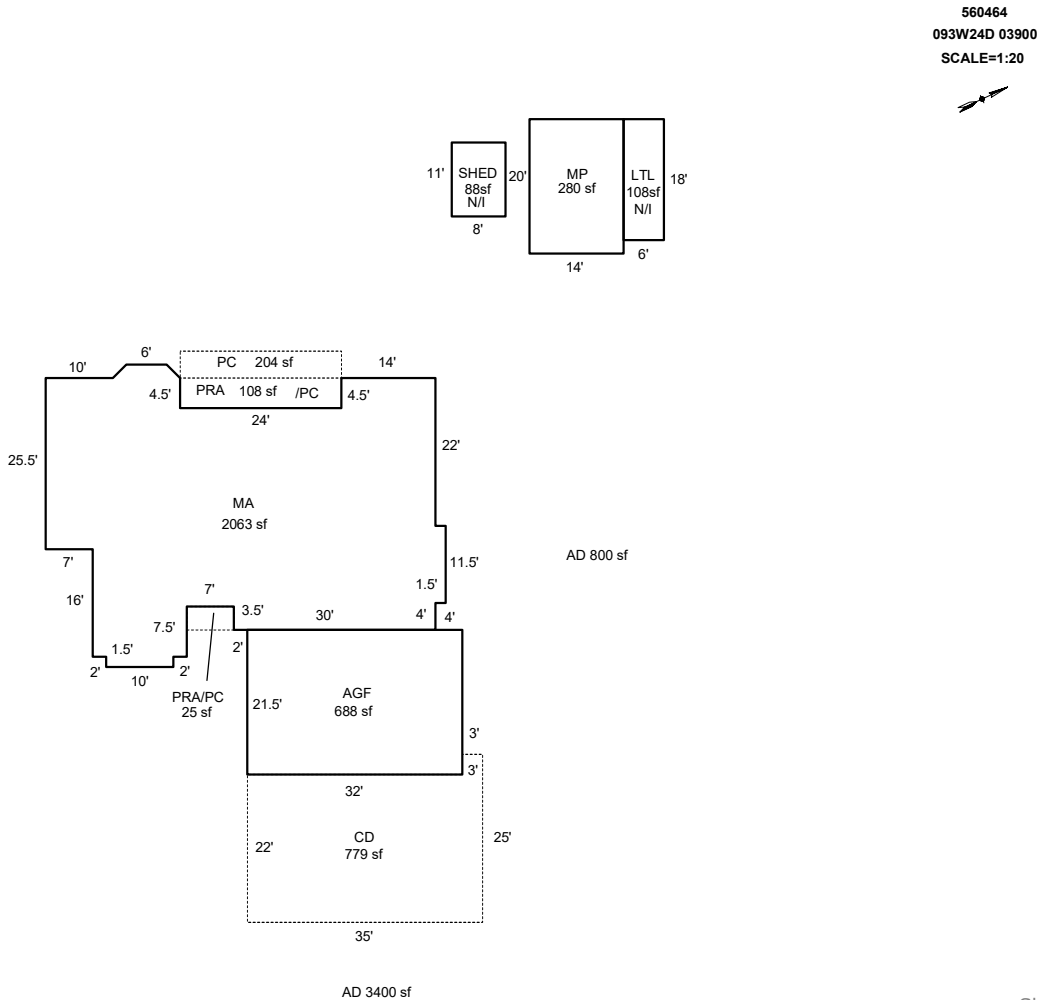
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560464 Parcel No.: 093W24D 03900
 Property Address: 12877 MEADOWOOD CT SE
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	280.0	68.0	
	LTL	1.0	108.0	48.0	
	SHED	1.0	88.0	38.0	476.0
GLA1	MA	1.0	2062.8	222.7	2062.8
GAR	AGF	1.0	688.0	107.0	688.0
P/P	PC	1.0	204.0	65.0	
	PRA	1.0	108.0	57.0	
	PRA/PC	1.0	24.5	21.0	
	CD	1.0	779.0	120.0	1115.5
	Net LIVABLE	cnt	0 (rounded)		2,063
	Net BUILDING	cnt	3 (rounded)		476

COMMENT TABLE 1

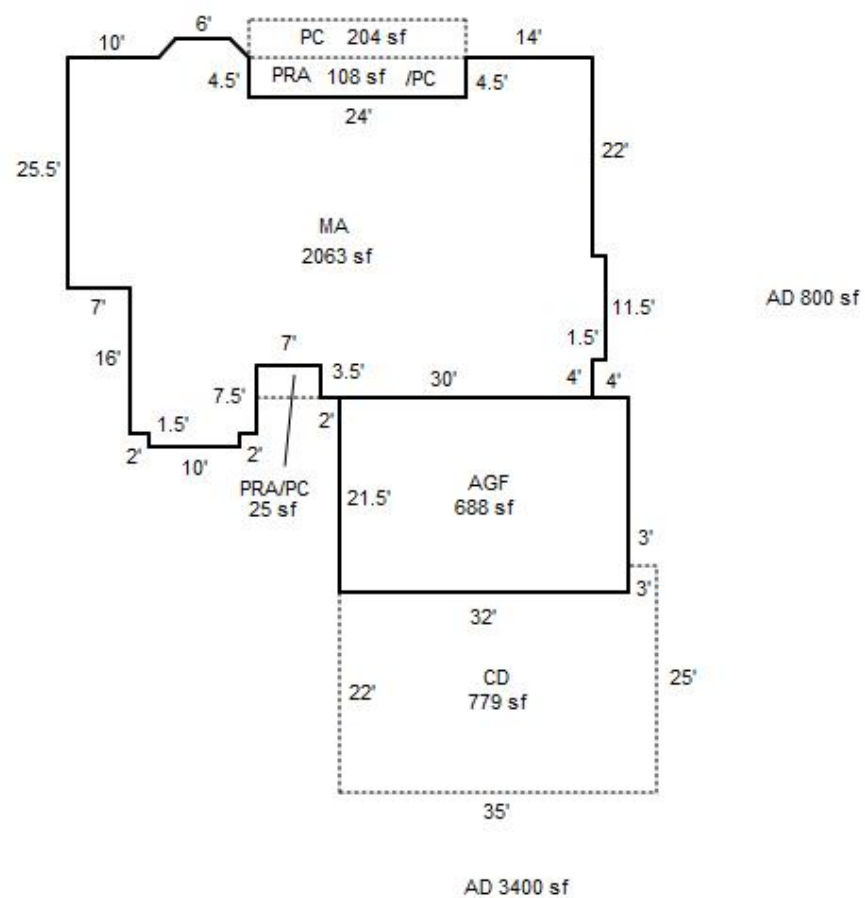
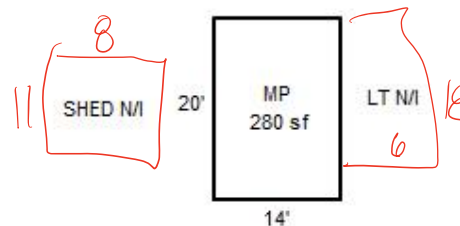
DRAWN BY JRONDEMA 3/11/19
 UPDATED BY JRONDEMA 4/15/19
 UPDATED BY CLOBERG 09/23/25

COMMENT TABLE 2

MDL 08/04/25

COMMENT TABLE 3

CYCLE L3





093W24D 03900

R60464

401 01E F41

81400130

NEUHARTH, GLEN E

1.97 Acres

12877 MEADOWOOD CT SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R60464

MAP NO: 093W24D

TAX LOT: 03900

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

DATE

BY

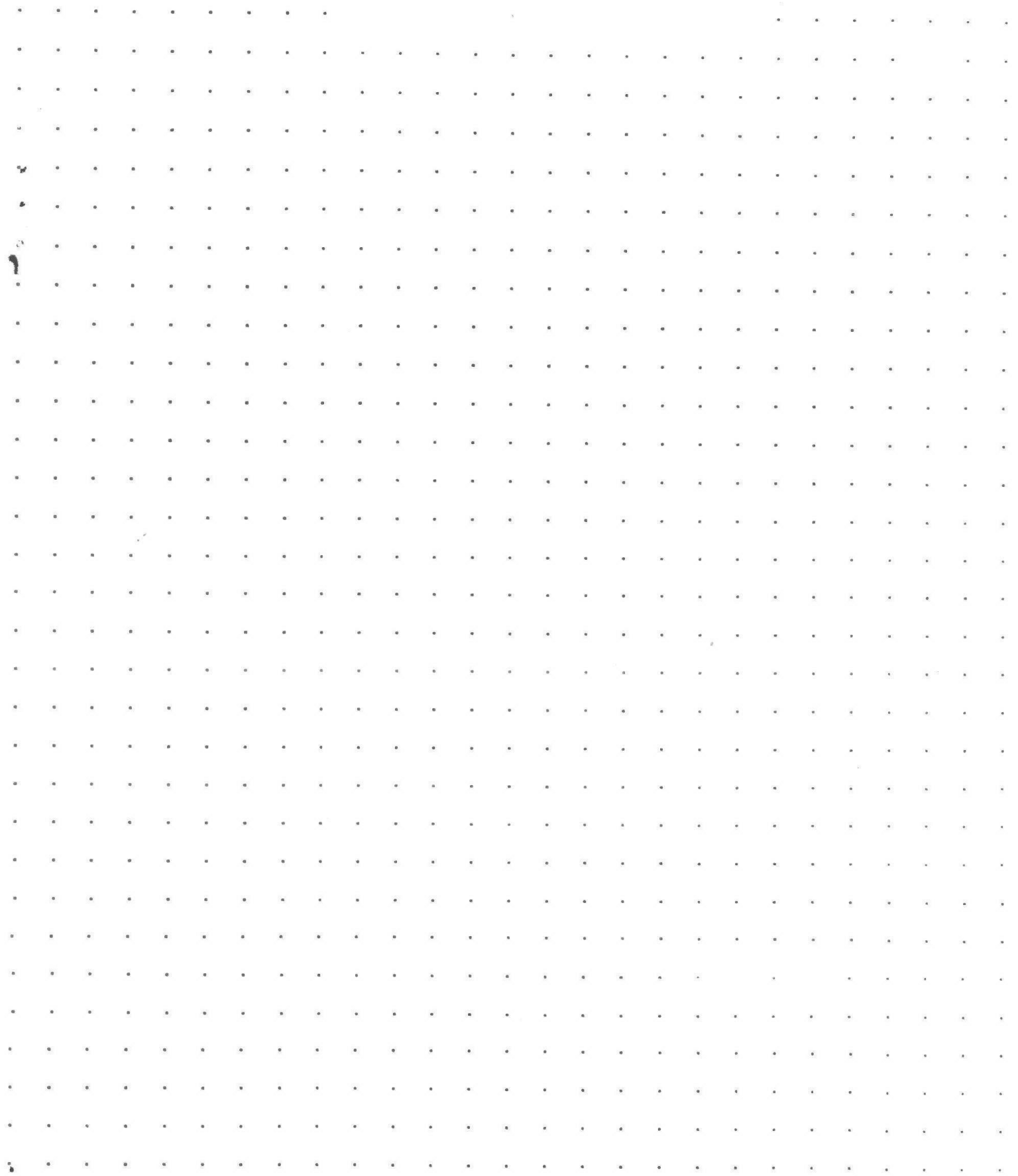
BUILDER:

REMARKS:

4-3-19

410

Cyprus-Verdun



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03900

File No R60464

Property Address 12877 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

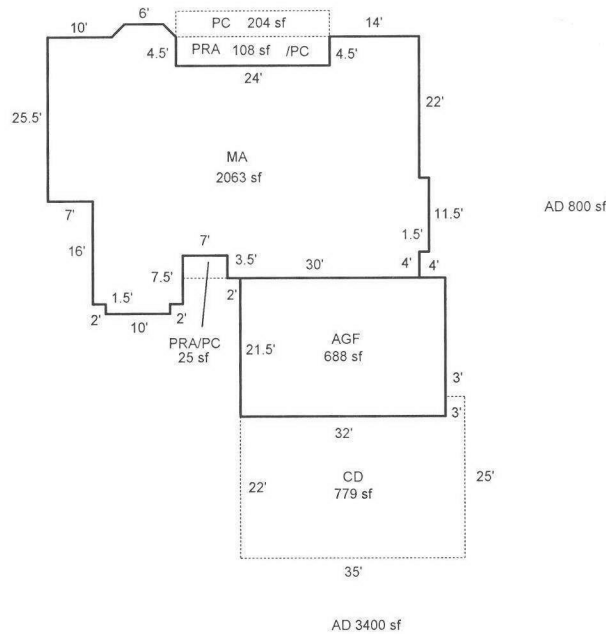
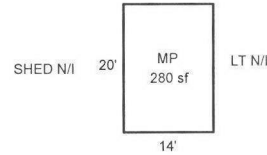
Zip 97352

Owner

Client

Appraiser Name

R60464
093W24D 03900
SCALE=1:20



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2063	223	2063
GBA1	MP	1.00	280	68	280
GAR	AGF	1.00	688	107	688
P/P	PC	1.00	204	65	
	PRA	1.00	108	57	
	PRA/PC	1.00	25	21	
	CD	1.00	779	120	1116
Net LIVABLE Area (rounded w/ factors)					2063
Net BUILDING Area (rounded w/ factors)					280

Comment Table 1

DRAWN BY JRONDEMA 3/11/19
UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 03900

File No R60464

Property Address 12877 MEADOWOOD CT SE

City JEFFERSON

County MARION

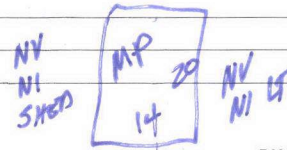
State OR

Zip 97352

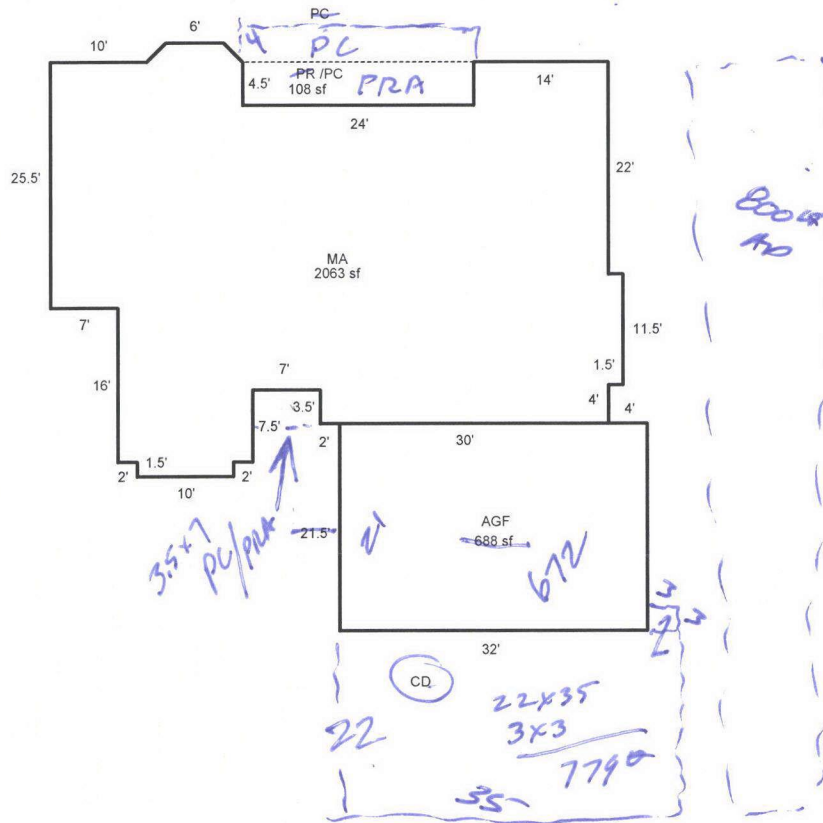
Owner

Client

Appraiser Name



R60464
093W24D 03900
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2063	223	2063
GAR	AGF	1.00	688	107	688
P/P	PR	1.00	108	57	108
Net LIVABLE Area (rounded w/ factors)					2063

Comment Table 1

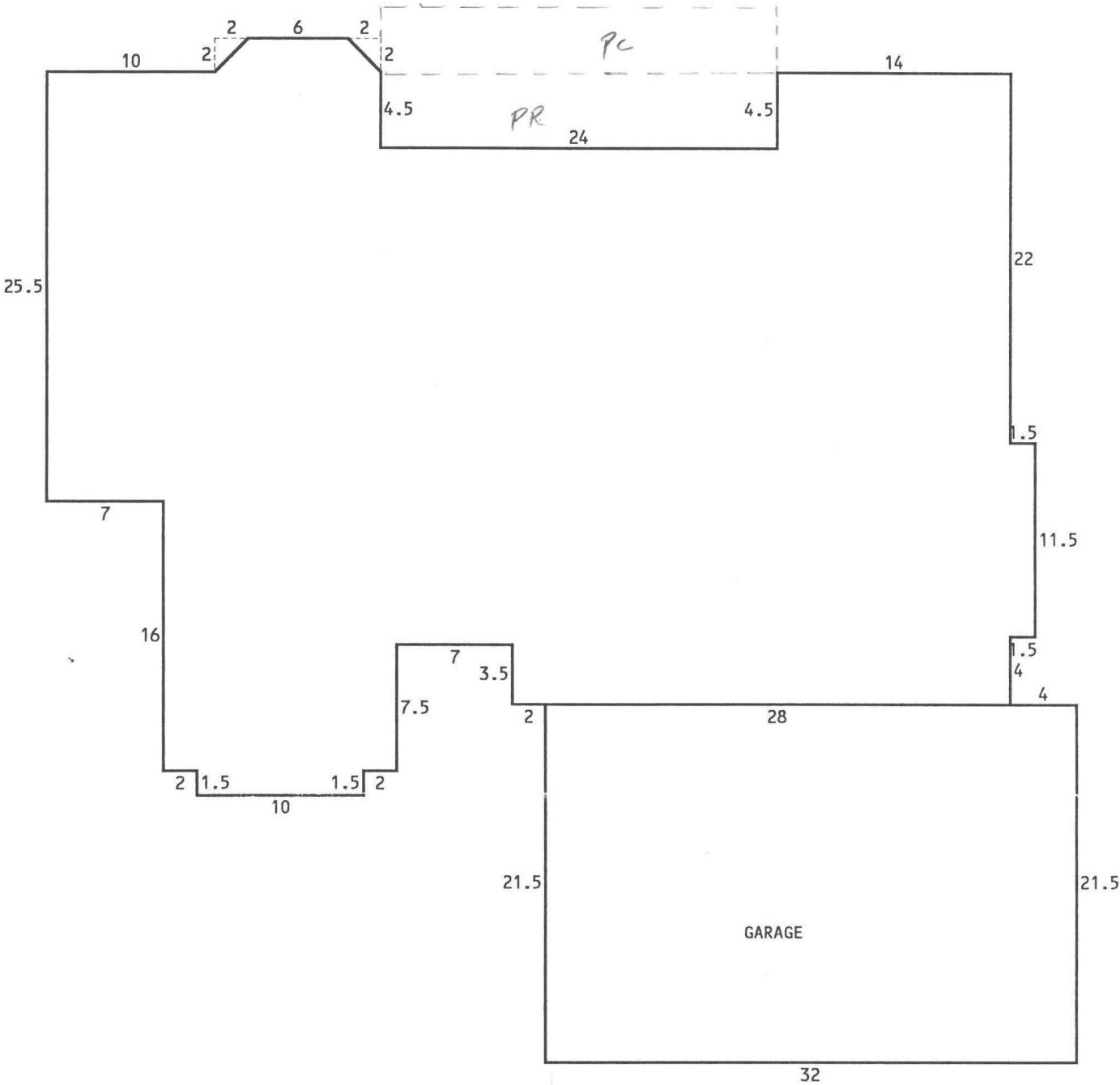
DRAWN BY JRONDEMA 3/11/19

Comment Table 2

Comment Table 3



FIRST FLOOR*



12877 Meadowood Ct.

8-16-02 - King³⁴ NV

FIRST FLOOR*			
2	x	8	= 16
4.5	x	20	= 90
4.5	x	14	= 63
17.5	x	58	= 1015
3.5	x	59.5	= 208.25
8	x	52.5	= 420
0.5	x	51	= 25.5
3.5	x	30	= 105
7.5	x	14	= 105
1.5	x	10	= 15
Subtotal*			2062.75 SF
GARAGE			
21.5	x	32	= 688 SF
Total*			2062.75 SF

* Total G.L.A. 2062.75 SF

78 8/30/94

R60464 093W24D 03900 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 10 Date: 4-3-19
Situs Address 12877 MEADOWOOD CT SE ☐ TTO ☐ LCB ☐ Insp ☒ Cycle Tags Farm Forest Sales Verif
Owner NEUHARTH,GLEN E ☐ Pictom Other:

RMV Land: 239,070 RMV Imps: 255,060 RMV Total: 494,130 M50 Total: 268,550 For: 2019-2020

Notes: Please make notes correct

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DW;RNG Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 2062 x 2062 Eff 2062 Flooring:
Dimens: 2062 x 2062 Plumbing: BATH2 Electrical:
Found: Heat/AC: HP Bedrooms: 3 Qlty:
Ex Wall: Year: 1995 Eff: 1995 % Comp:
AddFactor1: AddFactor2: AddFactor3: RMV: 196,940
Exc Code: Comment/Adj: L/S:

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 672 x 21 Eff 672 Flooring:
Dimens: 32 x 21 Plumbing: Electrical: 1995 1995 Qlty:
Found: Heat/AC: Bedrooms: 3 % Comp:
Ex Wall: Year: 1994 Eff: 1994 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 39,520
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 YI4G RESIDENTIAL
Method: R05 Roof Cover: Break Out ON BRICK Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Year: Eff: RMV: 18,600
AddFactor1: AddFactor2: AddFactor3: L/S:

Out Buildings

R60464093W24D 03900

Prop Class: 401Prop Code: F41Fran: 35

Situs Address12877 MEADOWOOD CT SE

OwnerNEUHARTH,GLEN E

☐TTO☐LCB☐Insp

☐Pictom

Appr #:Date:

CycleTagsFarm ForestSales Verif

Other:

RMV Land: 239,070RMV Imps: 255,060RMV Total: 494,130M50 Total: 268,550

For: 2019-2020

Notes:

Segment	CD	PC	PRA	AD			Land
Class							
Dim/Size	779A	8x24/192	4.5x24/108	4200A			
Foundation		3.5x7/24	3.5x7/24				
Exter Wall				3400 800 4200			
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring	CONC	CONC		ASPLT			
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1995	1995	1995	1995			
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0	NEW (MISSING)			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RESIDENTIAL	005	1.97	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date:4/22

Clerk: Amy

Routing Slip

Clerk Comments:

Appraiser Response:

☒Return to appraiser after input

☐Review by lead appraiser

6/10
4/24/19





4/3/2019

04/3/19

R60464 MA Front E Side



R60464 MA N Side

4/ 3/2019
04/3/19



R60464 MA Rear W Side

4/3/2019
04/3/19



R60464 14x20 MP & NV-NI LT's

4/ 3/2019
04/3/19