

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MOL Tapped

Print Date: 6/27/2025

Acct ID: 560467

MTL: 093W24D001100

Date: 8/4/25 Appr: MOL

Prop Class: 401

RMV Prop Class: 401

Situs: 12647 SOUTHWOOD DR SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102721

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: HINGSTON, WILFORD E & HINGSTON, PAMELA A

Roll Type: R

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

AV: 332610

RMV Land: 266510

RMV Imp: 381040

RMV Total: 647550

MAV: 332610

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 <u>GOOD</u>	50000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.15 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 6H

Value Source: Rural at MKT

Description:

RMV: 216510

Exception: Y N

Adjustment(s): VWFR

F501

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: 1980

Eff Year Blt: 1997 W.R.P

Sq.Ft: 2474

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 377380

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	1618	2	FB-2	1980	<u>1997</u>	FP - 1, ROOF, HVAC+, KIT+, BATH - 2	Exception: Y N
Basement	4	Finished	856	2	FB-1	1980	1980	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	540	0	0	1980	1980	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	396	1980	1004	1	Exception: Y N
DECK	4	88	1980	1510	1	Exception: Y N
DECK	4	180	1980	3089	1	Exception: Y N
DECK	4	180	1980	3089	1	Exception: Y N
DECK	4	230	1980	3947	1	Exception: Y N
PATIO	4	48	1980	206	1	Exception: Y N
PATIO	4	216	1980	927	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	48	1980	1086	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	88	1980	1991	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 351

Year Blt: 2005

Eff Year Blt: 2005

Sq.Ft: 360

% Complete: 100

Desc: General Purpose Building (GP) MP

Dimensions: 12x12

RMV: 1660

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	144	0	0	2005	2005		Exception: Y N
Hay Cover	4	Finished	360	0	0	2005	2005		Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 321

Year Blt:

Eff Year Blt: 2-05

Sq.Ft: 0 360

% Complete: 100

Desc: Hay Cover (HC)

Dimensions: 12/30

RMV: 2000

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

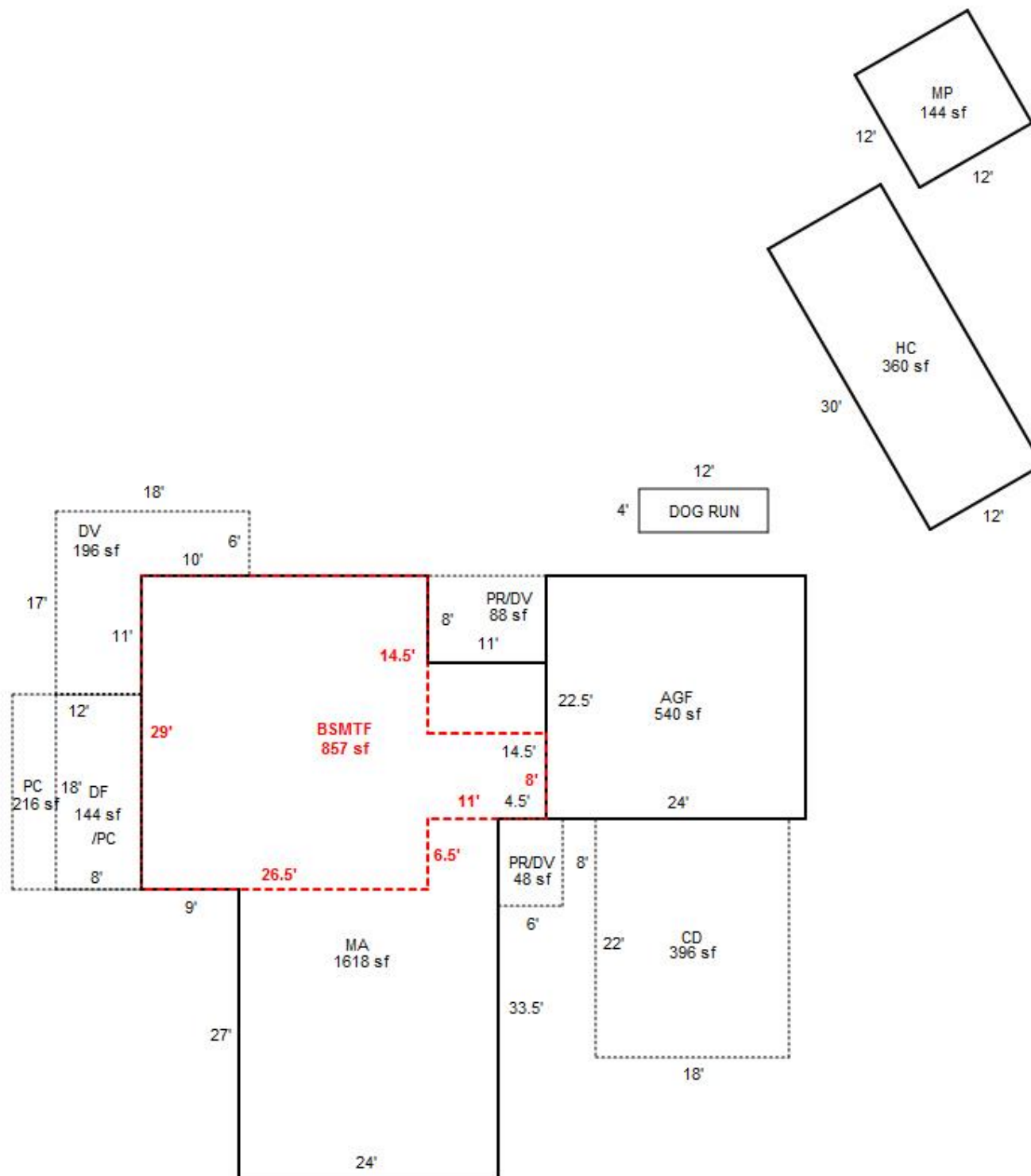
Adjust RMV: 0

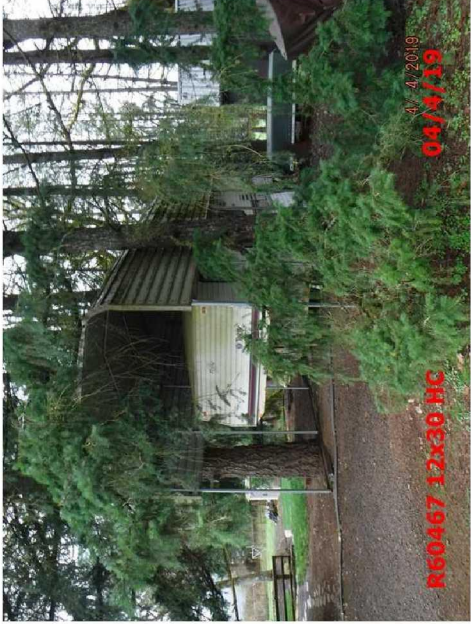
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	0	0	0	0	0	FAR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									



R60467
093W24D 01100
SCALE=1:20





093W24D 01100

R60467

401 01E F43

81400130

HINGSTON, WILFORD E & PAMELA A

1.15 Acres

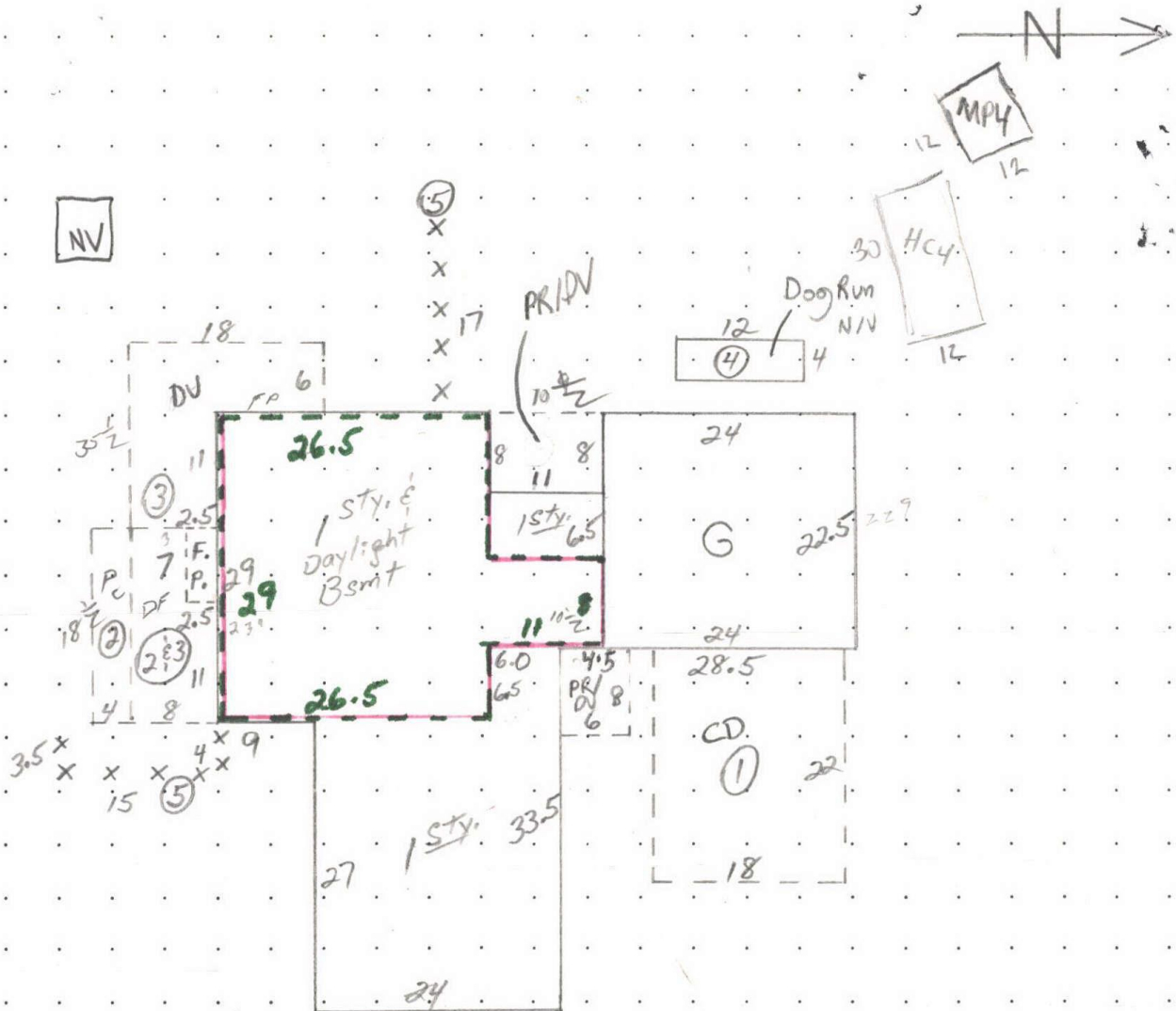
12647 SOUTHWOOD DR SE

1/30/02

0-000-84993-00301-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 74600-030

MAP NO. 24-9-345



12647

MEASUREMENT VERIFIED		REMARKS:	
DATE	BY		
10-15-80	E.H.	Res.	Bsmt.
3/18/45	VBZ	1st sty.	26.5 x 29 = 768.50
4-29-92	Reyes	26.5 x 29 = 768.50	8 x 11 = 88.
8-13-02	K. K. 34	11 x 14.5 = 159.50	4 + 10 1/2 = 44
9-17-08	BB 44	6.5 x 6.5 = 42.25	856.50 #
		24 x 27 = 648.	
		1,618.25 #	
			Garage
			24 x 22.5 = 540 #

4-4-19 E10 CYCLE-VOL

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 01100

File No R60467

Property Address 12647 SOUTHWOOD DR SE

City JEFFERSON

County MARION

State OR

Zip 97352

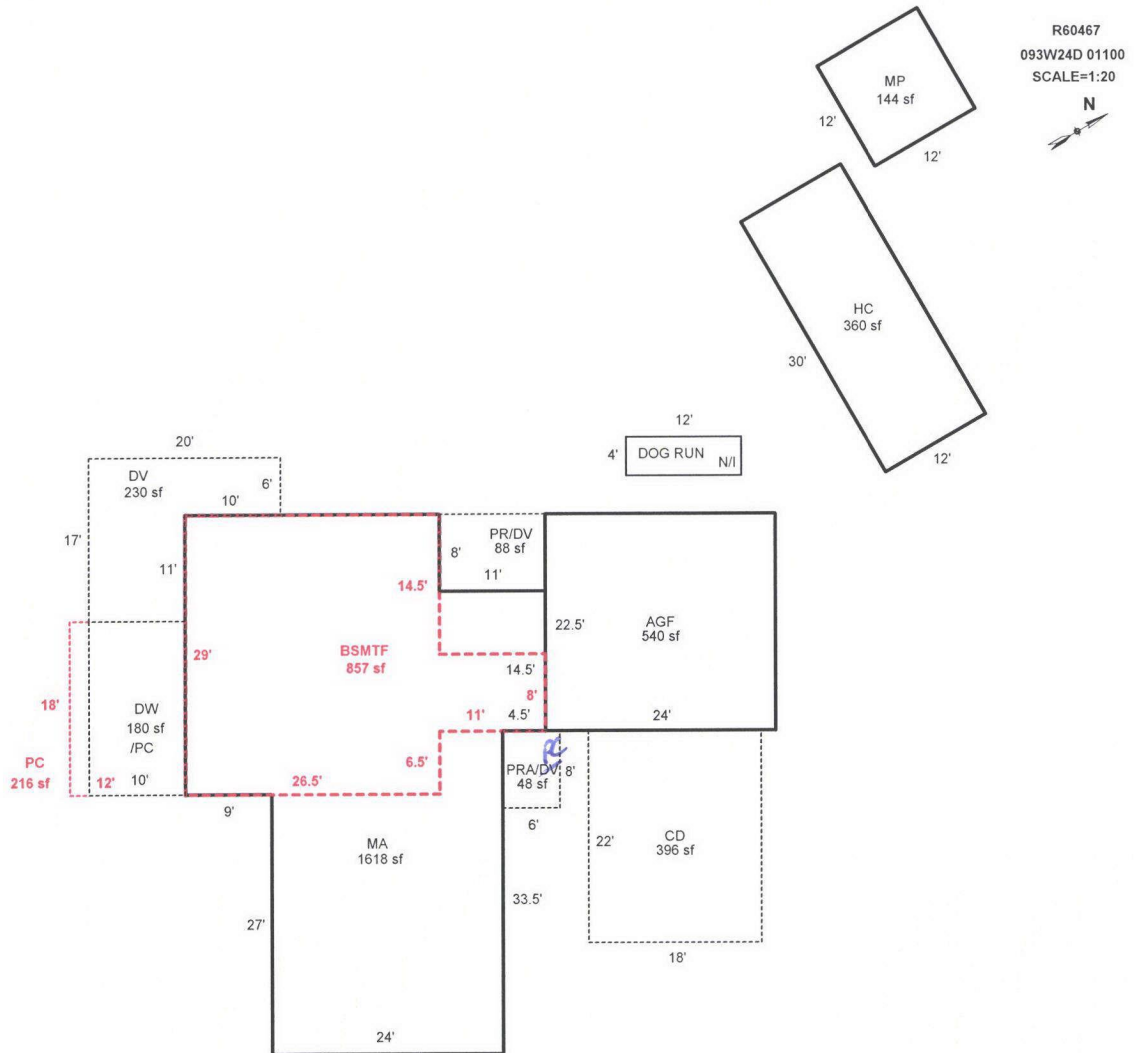
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1618	187	1618
GLA0	BSMTF	1.00	857	133	857
GBA1	MP	1.00	144	48	
	HC	1.00	360	84	504
GAR	AGF	1.00	540	93	540
P/P	PR/DV	1.00	88	38	
	PRA/DV	1.00	48	28	
	CD	1.00	396	80	
	DV	1.00	230	74	
	PC	1.00	216	60	
	DW	1.00	180	56	1158

Net LIVABLE Area (rounded w/ factors) 2475
Net BUILDING Area (rounded w/ factors) 504

Comment Table 1

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

Comment Table 2

Comment Table 3

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No *093W24D 01100

File No R60467

Property Address 12647 SOUTHWOOD DR SE

City JEFFERSON

County MARION

State OR

Zip 97352

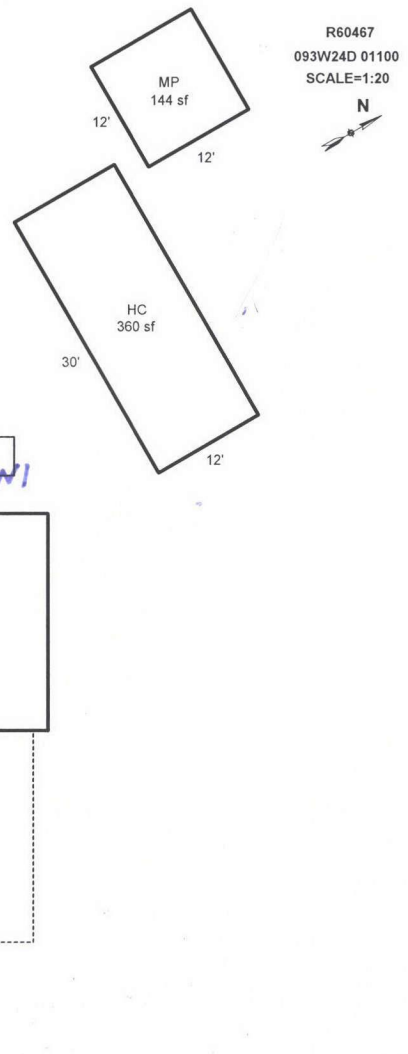
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1618	187	1618
GLA0	BSMTF	1.00	857	133	857
GBA1	MP	1.00	144	48	
	HC	1.00	360	84	504
GAR	AGF	1.00	540	93	540
P/P	PR/DV	1.00	88	38	
	PR/DV	1.00	48	28	
	CD	1.00	396	80	
	DV	1.00	196	70	
	PC	1.00	216	60	
	DF	1.00	144	52	1088
Net LIVABLE Area			(rounded w/ factors)		2475
Net BUILDING Area			(rounded w/ factors)		504

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Segment	PRA	PC	CD	PRA	DV	DW	PC	DW
Class					230	180	12x13	10x18
Dim/Size	6x8	6x8	18x22	8x11	88		216	180
Foundation	48	43	396	88				
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1980	1980	1980	1980	1980	1980		1980
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.15	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/19

Clerk: Amy

Routing Slip

above please

Clerk Comments: EYB's for all the

Appraiser Response: _____

☐ Return to appraiser after input

☐ Review by lead appraiser

DOG HUNT - NO DOG THIS DATE
R60467 093W24D 01100 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: 10 Date: 4-4-19
Situs Address 12647 SOUTHWOOD DR SE ☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif
Owner HINGSTON, WILFORD E & ☐ Pictom Other: _____

RMV Land: 178,800 RMV Imps: 265,970 RMV Total: 444,770 M50 Total: 252,150 For: 2019-2020

Notes: PLEASE MAKE NEEDED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4
Class: 4 Roof:
Area: 1618 Eff 1618 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: SGL-E Year: 1980 Eff: 1980 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 142,880
Exc Code: Comment/Adj: L/S: _____

Seg: 1.2 BSM TF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 856 Eff 856 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: Year: 1980 Eff: 1980 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 70,820
Exc Code: Comment/Adj: L/S: _____

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 540 Eff 540 Flooring:
Dimens: 24 x 22.5 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: Year: 1980 Eff: 1980 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 30,710
Exc Code: Comment/Adj: L/S: _____

Accessory Improvements

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

Out Buildings

Seg: 2.1 MI DOG RUN
Method: F;N Roof Cover: Int Comp: Adj: _____
Class: Roof Style: ~~Remove~~
Area: 48 Eff: 48 Flooring: Electrical: % Comp: _____
Dimens: 12 x 4 Plumbing: Bedrooms: Func: _____
Found: Heat/AC: Year: Eff: Value: 0
Ex Wall: Fireplace: AddFactor3: L/S: _____
AddFactor1: AddFactor2: Exc Code: Comment/Adj: _____

Seg: 3.1 MP MP & HC
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
Class: 4 Roof Style: GABLE
Area: 144 Eff: 144 Flooring: DIRT Electrical: % Comp: _____
Dimens: 12 x 12 Plumbing: Bedrooms: Func: _____
Found: POST Heat/AC: Year: Eff: 2005 Value: 1,500
Ex Wall: WOOD;8FT Fireplace: AddFactor3: L/S: _____
AddFactor1: AddFactor2: Exc Code: Comment/Adj: _____

Seg: 3.2 HC MP & HC
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
Class: 4 Roof Style: GABLE
Area: 360 Eff: 360 Flooring: DIRT Electrical: % Comp: _____
Dimens: 12 x 30 Plumbing: Bedrooms: Func: _____
Found: POST Heat/AC: Year: Eff: 2005 Value: 1,460
Ex Wall: WOOD;12FT Fireplace: AddFactor3: L/S: _____
AddFactor1: AddFactor2: Exc Code: Comment/Adj: _____



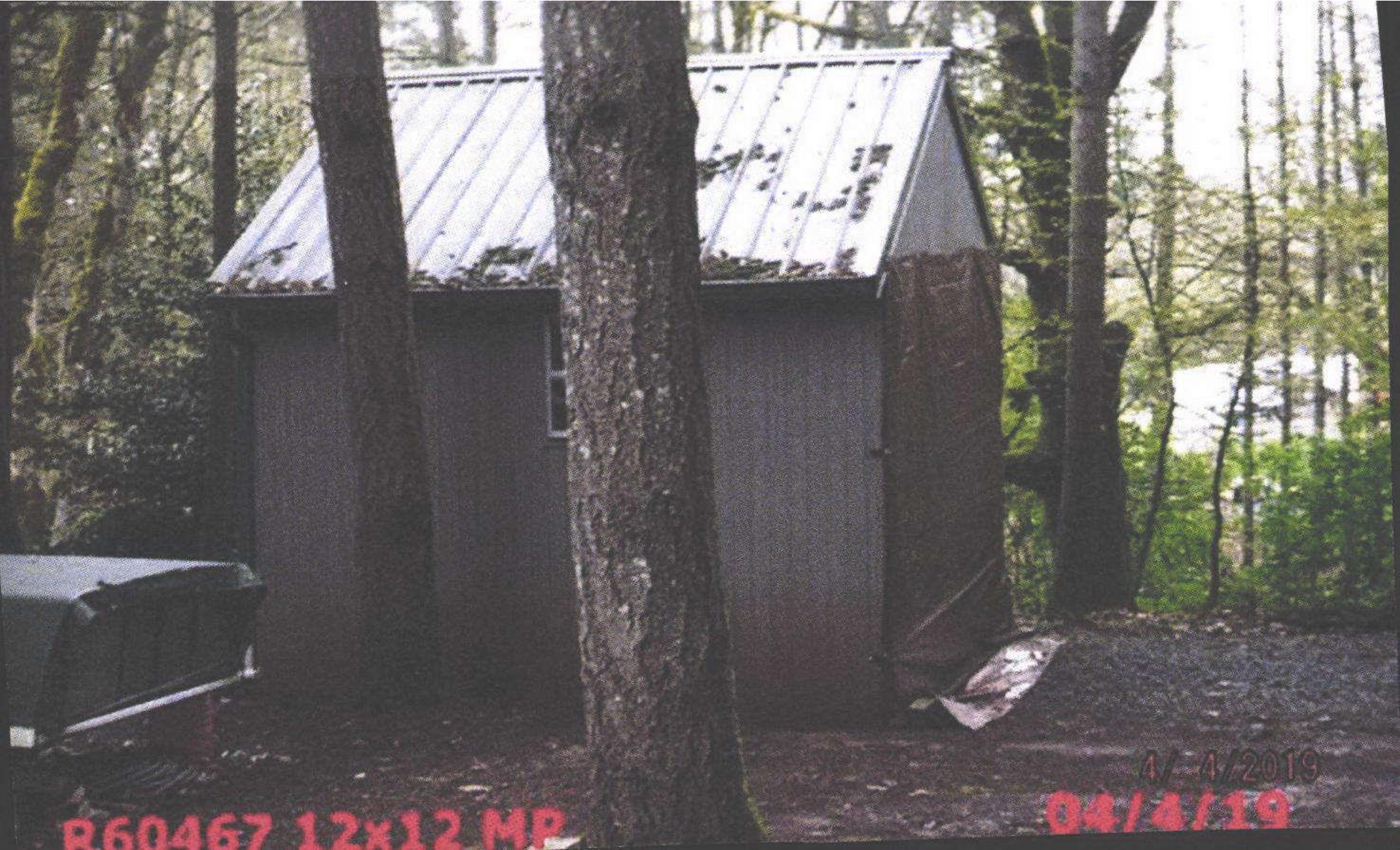
R60467 MA Front SE Side

4/ 4/2019
04/4/19



R60467 12x30 HC

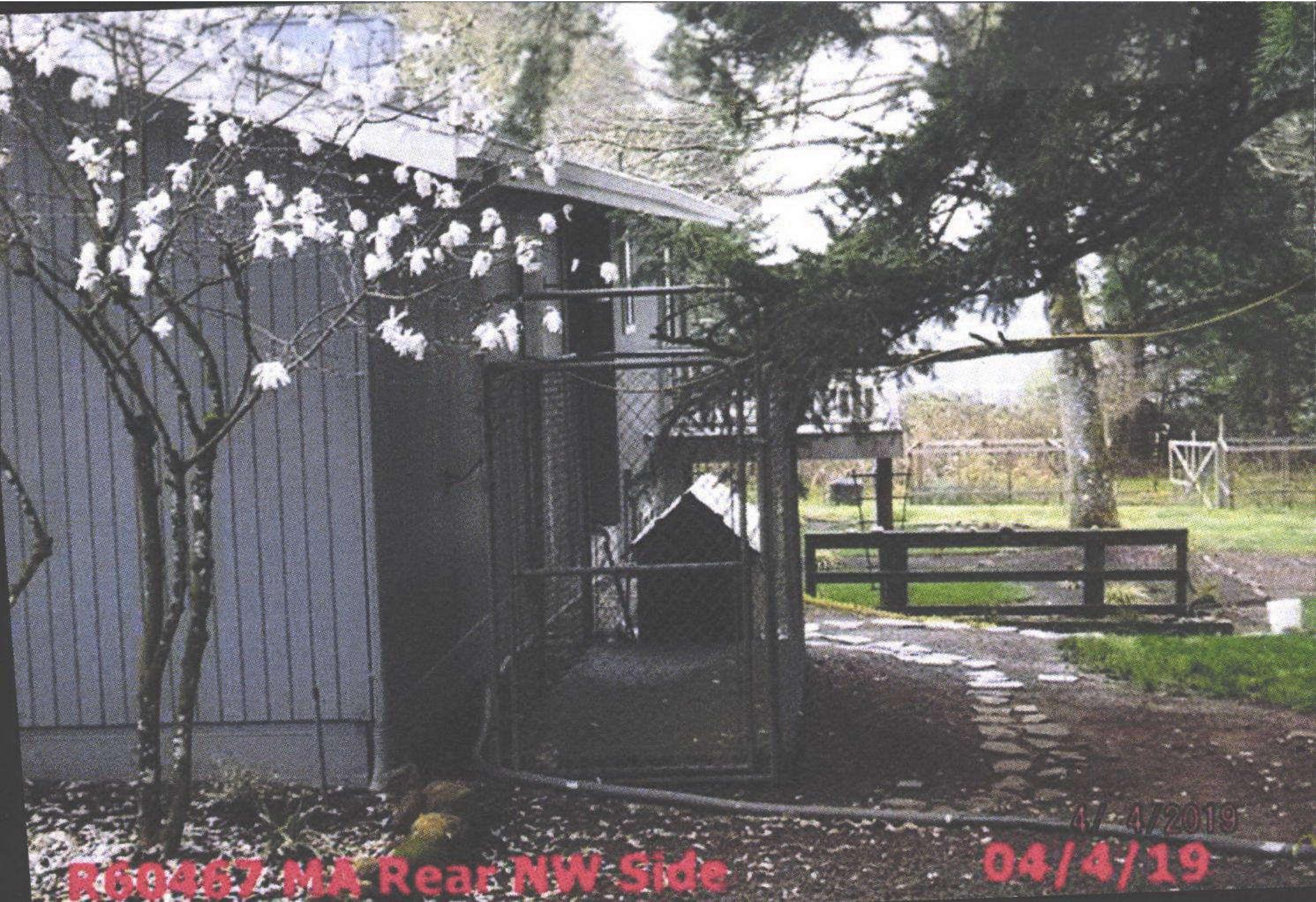
4/4/2019
04/4/19



4/4/2019

04/4/19

R60467 12x12 MP



R60467 MA Rear NW Side

4/4/2019
04/4/19



4/4/2019

04/4/19

R60467 MA N End



R60467 MA Rear SE Side

4/4/2019
04/4/19

