

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inped
8/26/25

Print Date:
6/27/2025

Acct ID: 560468 MTL: 093W24A000500 Date: 8/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 12312 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 102726 Year: 2025

Last Date Appraised: 05/09/2019 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: SAMAI, BOBAC A Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 383660

RMV Land: 305490 RMV Imp: 539120 RMV Total: 844610 MAV: 383660 MSAV: 0 SAV: 0

Comment: 22-23: MDL L4 06/03/22 UPDATED VIEW ADJ // Gated

Notations25-26 cycle

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.25 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT 440 • 53 Description: RMV: 265490 Exception: Y N

Adjustment(s): VIEW = 6 641 • 72 Fso: 1 Fire Patrol: Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 99-2000; HOUSE & GARAGE 100% COMPL, PULL FROM MAINT /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 + Year Blt: 1998 Eff Year Blt: 2008 Sq.Ft: 2736 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 525770

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	966	2	FB-1	1998	2008	ROOF, FP - 2, HVAC+, KIT+, BATH - 1	Exception: Y N
Second Floor	4 +	Finished	1770	2	FB-2	1998	2008	HVAC+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	804	0	0	1998	2008		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	1	2008	39376	1	Exception: Y N

Bldg: 2 Code Area: 14530 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 13350

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	5000	2002	13350	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W24A 00500**

File No **R60468**

Property Address **12312 CENTERWOOD RD SE**

City **JEFFERSON**

County **MARION**

State **OR**

Zip **97352**

Owner

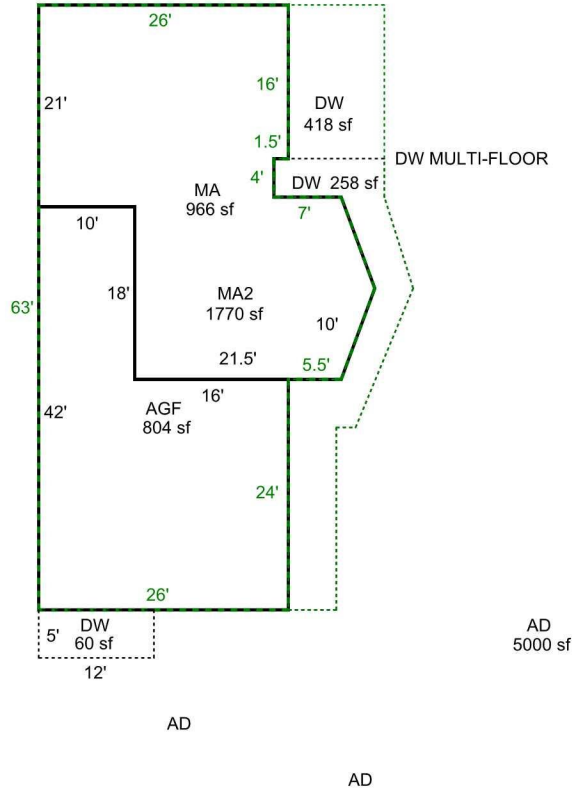
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60468
093W24A 00500
SCALE=1:20



Scale: **1" = 40'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	966	145	966
GLA2	MA2	1.00	1770	193	1770
GAR	AGF	1.00	804	136	804

Net LIVABLE Area (rounded w/ factors) **2736**

Comment Table 1

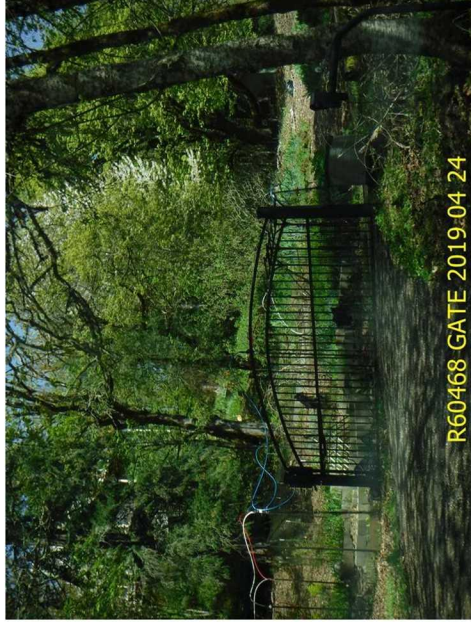
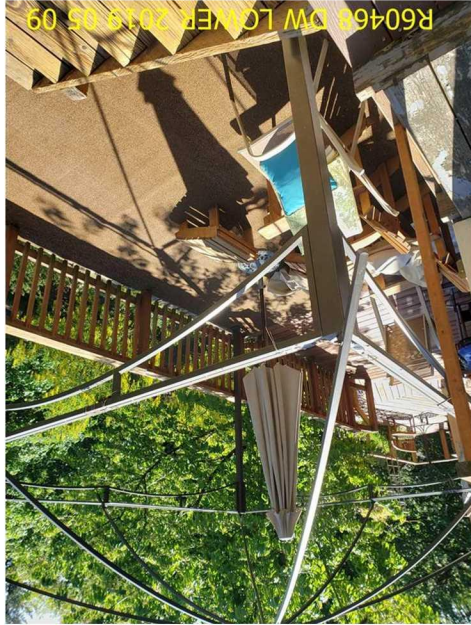
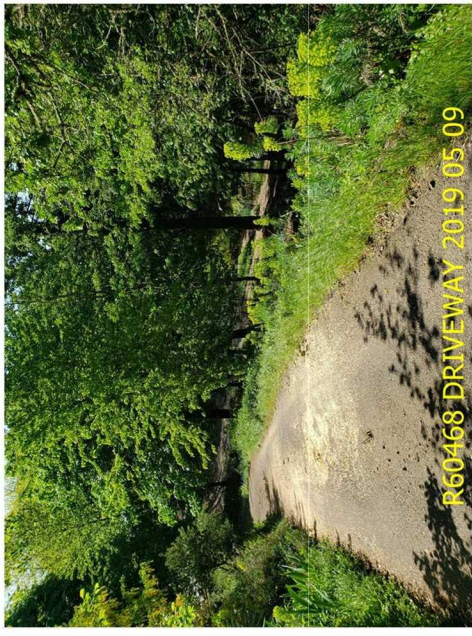
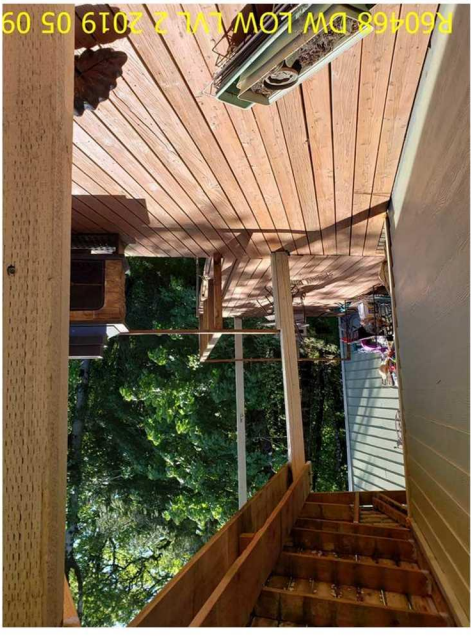
DRAWN BY JRONDEMA 3/8/19
UPD BY PH 04.16.20

Comment Table 2

05.09.19 NM #35

Comment Table 3

CYCLE:PICTO





093W24A 00500
40i 01E F45
81400130

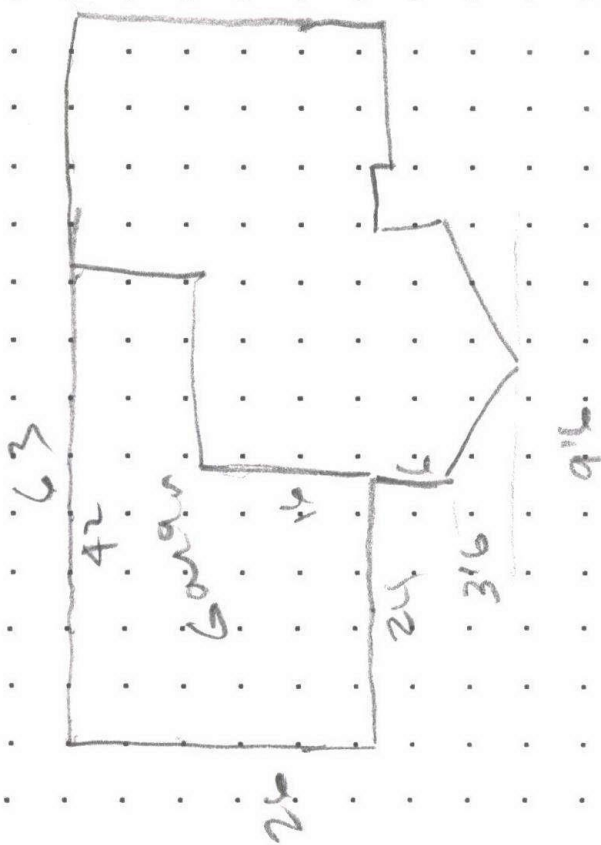
R60468

EASTER, JACK O &

1.25 Acres

12312 CENTERWOOD RD SE

1/30/02



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 00500

File No R60468

Property Address 12312 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

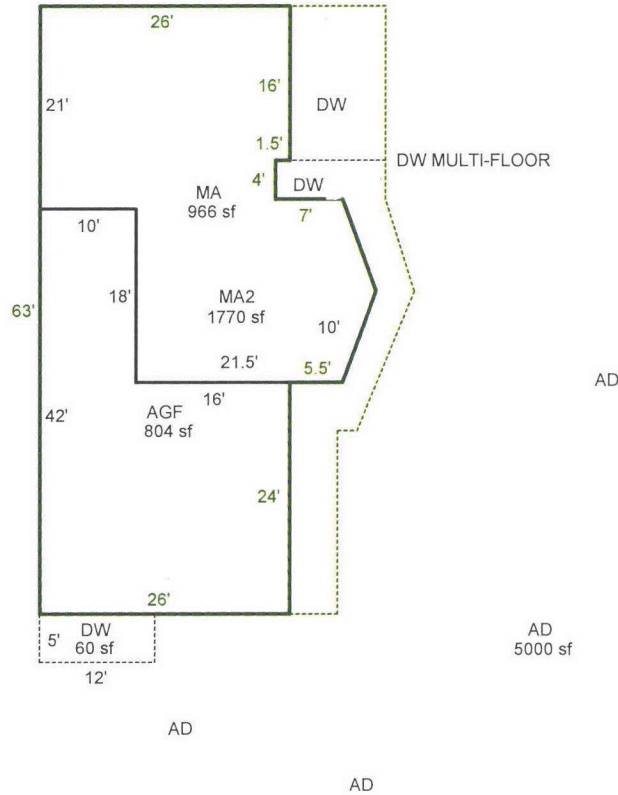
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60468
093W24A 00500
SCALE=1:20



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Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPD BY PH 04.16.20

Comment Table 2

05.09.19 NM #35

Comment Table 3

CYCLE: PICTO

Net LIVABLE Area

(rounded w/ factors)

2736

AREA CALCULATIONS

R60468 093W24A 00500 Prop Class: 401 Prop Code: F45 Fran: 35 Appr #: 35 Date: 05/09/19
Situs Address 12312 CENTERWOOD RD SE ☒ TTO ☒ LCB ☒ Insp Cycle Tags Farm Forest Sales Verif
Owner EASTER,JACK O & ☒ Pictom Other:

RMV Land: 189,130 RMV Imps: 323,880 RMV Total: 513,010 M50 Total: 321,340 For: 2019-2020

Notes: gated - jo.easter@gmail.com

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: DW;DSP;H&F;CKTP;O Adj: RLCM4;R4+QLTY
Class: 4 Roof: VEN-S
Area: 966 Eff 966 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qlty:
Found: Heat/AC: HP Bedrooms: 2 2008 % Comp:
Ex Wall: Fireplace: PREFB-P;PREFB-P Year: 1998 Eff: 1998 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 124,690
Exc Code: 110 Comment/Adj: L/S:

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
Class: 4 Roof:
Area: 1770 Eff 1770 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qlty:
Found: Heat/AC: HP Bedrooms: 2 2008 % Comp:
Ex Wall: Fireplace: Year: 1998 Eff: 1998 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 129,280
Exc Code: 110 Comment/Adj: L/S:

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 804 Eff 804 Flooring:
Dimens: x Plumbing: Electrical: Qlty:
Found: Heat/AC: Bedrooms: 2 2008 % Comp:
Ex Wall: Fireplace: Year: 1998 Eff: 1998 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 46,470
Exc Code: 110 Comment/Adj: L/S:

Accessory Improvements

Seg: 1.4 Y14A Y14G 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: 13,950
AddFactor1: AddFactor2: AddFactor3:
Exc Code: M/M Comment/Adj: Several DW improvements and additions that are not able to be measured well. L/S:

Seg: 2.1 AD ASPHALT DRIVE
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 5000 Eff: 5000 Flooring:
Dimens: 10 x 500 Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 2002 RMV: 9,490
AddFactor1: AddFactor2: AddFactor3:
Exc Code: N/c Comment/Adj: L/S:

Out Buildings

Appr #: _____ Date: _____

Cycle Tags Farm Forest Sales Verif

Other: _____

For: 2019-2020

Notes: _____

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.25	VIEWVG.RUR 90000;T OPOP.RUR 75	
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 8/30 Clerk: Amy Clerk Comments: _____

Appraiser Response: I1-S1-S3 changes not made 
✓ (law) #35

☐ Return to appraiser after input☐ Review by lead appraiser

R60468093W24A 00500Appr #:44Date9-22-08Prop Class 401Prop Code F45

Situs Address 12312 CENTERWOOD RD SEFranchise Code 44Year For: 2008-2009

Owner EASTER,JACK O &

Notes:-Topo-

RMV Land: 243,590RMV Imp: 244,160RMV Total: 487,750

Seg. Type MA

Segment # 1.1

Class 4

Area 966

Eff Area 966

Length

Width

Roof Cover COMP

Plumbing BATH1

Heat FA HP

Fireplace PREFB-P;PREFB-P

Inter. Comp DW;DSP;H&F;CKTP;OVEN-S

Bedrooms 3

Year Built 1998

Eff. Year Built 1998

Cond. P F A G E

Adj Codes RLCM4;R4+QLTY

Qty ____

% Comp ____

Func ____

Econ ____

Lump Sum

Except Code/Year Inven

Comments

Seg. Type MA2

Segment # 1.2

Class 4

Area 1770

Eff Area 1770

Length

Width

Roof Cover

Plumbing BATH2

Heat FA HP

Fireplace

Inter. Comp

Bedrooms 2

Year Built 1998

Eff. Year Built 1998

Cond. P F A G E

Adj Codes RLCM4;R4+QLTY

Qty ____

% Comp ____

Func ____

Econ ____

Lump Sum

Except Code/Year Inven

Comments

Seg. Type AGF

Segment # 1.3

Class 4

Area 804

Eff Area 804

Length

Width

Roof Cover

Plumbing

Heat

Fireplace

Inter. Comp

Bedrooms

Year Built 1998

Eff. Year Built 1998

Cond. P F A G E

Adj Codes RLCM4

Qty ____

% Comp ____

Func ____

Econ ____

Lump Sum

Except Code/Year

Comments

Accessory Improvements

Seg. Type YI4A

Segment # 1.4

Area 1

Length

Width

Cond. P F A G E

Year Built

Eff. Year Built:

% Comp ____

Econ ____

Seg. Type AD

Segment # 2.1

Area 5000

Length 10

Width 500

Cond. P F A G E

Year Built

Eff. Year Built: 2002

% Comp ____

Econ ____

Out Buildings

R60468093W24A 00500Appr #:DateProp Class 401Prop Code F45

Situs Address 12312 CENTERWOOD RD SEFranchise Code 44Year For: 2008-2009

Owner EASTER,JACK O &

Notes:

RMV Land: 243,590		RMV Imp: 244,160		RMV Total: 487,750		
Segment						Land
Class						
Dim/Size						
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr						
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.25	VIEW 80000	Topop.RUR - AT
2	ON SITE DEVELOPMENT	OSDF.RUR		VIEW 80000	View V6.RUR - ✓
Eff Acres	1.25	Companion Accounts			

Date 11-4-08Clerk LaneROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments

☐ Appraiser response

☐ Reviewed by lead appraiser/comments

Nadia Mohamed - Re: R60468 - confirming details

From: JACK EASTER <joeaster@gmail.com>
To: Nadia Mohamed <NMohamed@co.marion.or.us>
Date: Tuesday, August 20, 2019 4:43 PM
Subject: Re: R60468 - confirming details

The main/uppet level has two bedrooms and two baths. The lower level has two bedrooms and one bath.
There is no basement level.

Keep in file

Jack Easter

On Tue, Aug 20, 2019 at 4:33 PM Nadia Mohamed <NMohamed@co.marion.or.us> wrote:

Good Afternoon Mr. Easter,

I was just reviewing some information on your file and wanted to confirm what details we have for beds and baths and such. Would you mind letting me know how many bedrooms and bathrooms you have on your Basement level, Main level, and Secondary level?

Thank You Kindly,
Nadia Mohamed
Rural Property Appraiser
Marion County Assessor's Office
[\(503\)584-4729](tel:(503)584-4729)

This message has been scanned for virus content by Symantec Anti-Virus, and is believed to be clean.
Viruses are often contained in attachments - Email with specific attachment types are automatically deleted.
If you need to receive one of these attachments contact Marion County IT for assistance.



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlffing, Assessor

Nathaniel Combs, Chief Deputy Assessor

555 Court Street NE, STE 2233, Salem, OR 97301

PO Box 14500, Salem, OR 97309

Telephone: (503) 588-5144

Fax: (503) 588-7985

www.co.marion.or.us/ao

joeaster@gmail.com

April 26, 2019

EASTER, JACK O &
BENNETT, JANEL K
12312 CENTERWOOD RD SE
JEFFERSON, OR 97352

May 10
Thurs May 9th

RE: Account Number(s) - R60468
Location - 12312 CENTERWOOD RD SE

Dear Property Owner(s):

I was recently unable to inspect your property due to a locked gate. I would like to arrange an appointment with you to gain access to your property. This will allow me to update our records to be sure we have the correct inventory of your structures. Please contact me at (503) 584-4729 or by e-mail at nmohamed@co.marion.or.us within the next **14 days**. Thank you.

Sincerely,

Nadia Mohamed
Rural Property Appraiser
NM:ak



4 9/9/00



4 9 '98



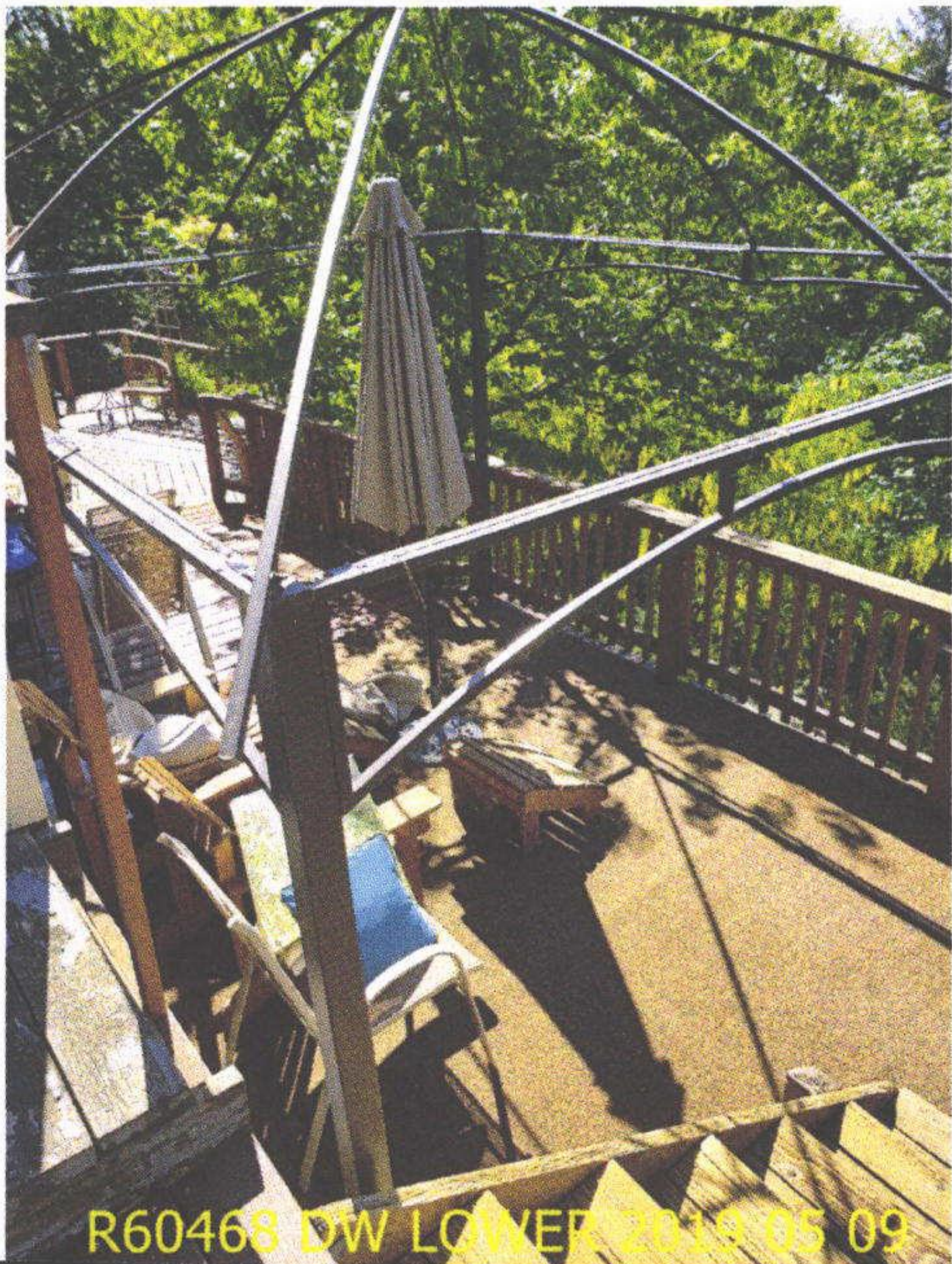


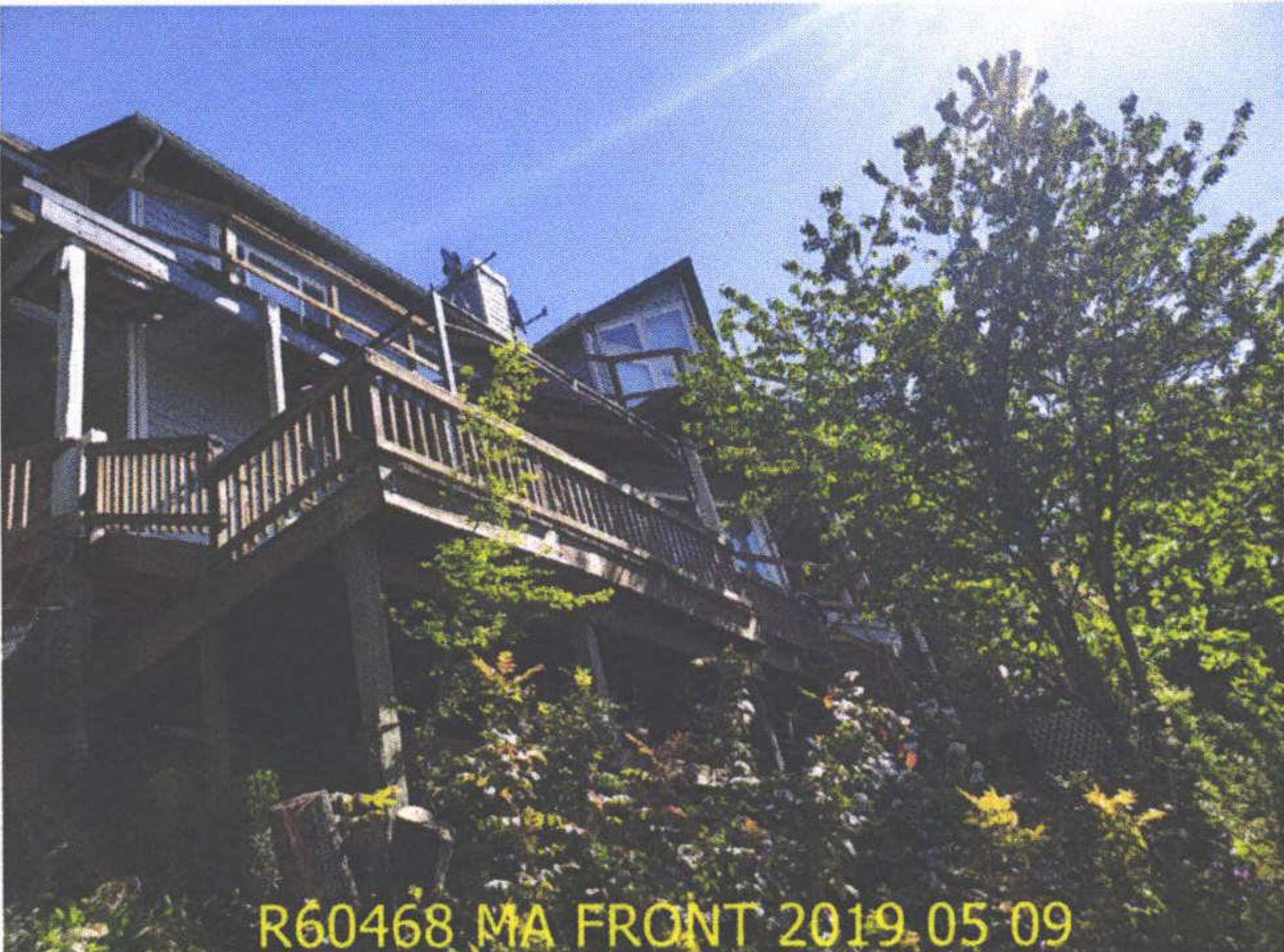
2002 / 7/25





2002/ 7/25

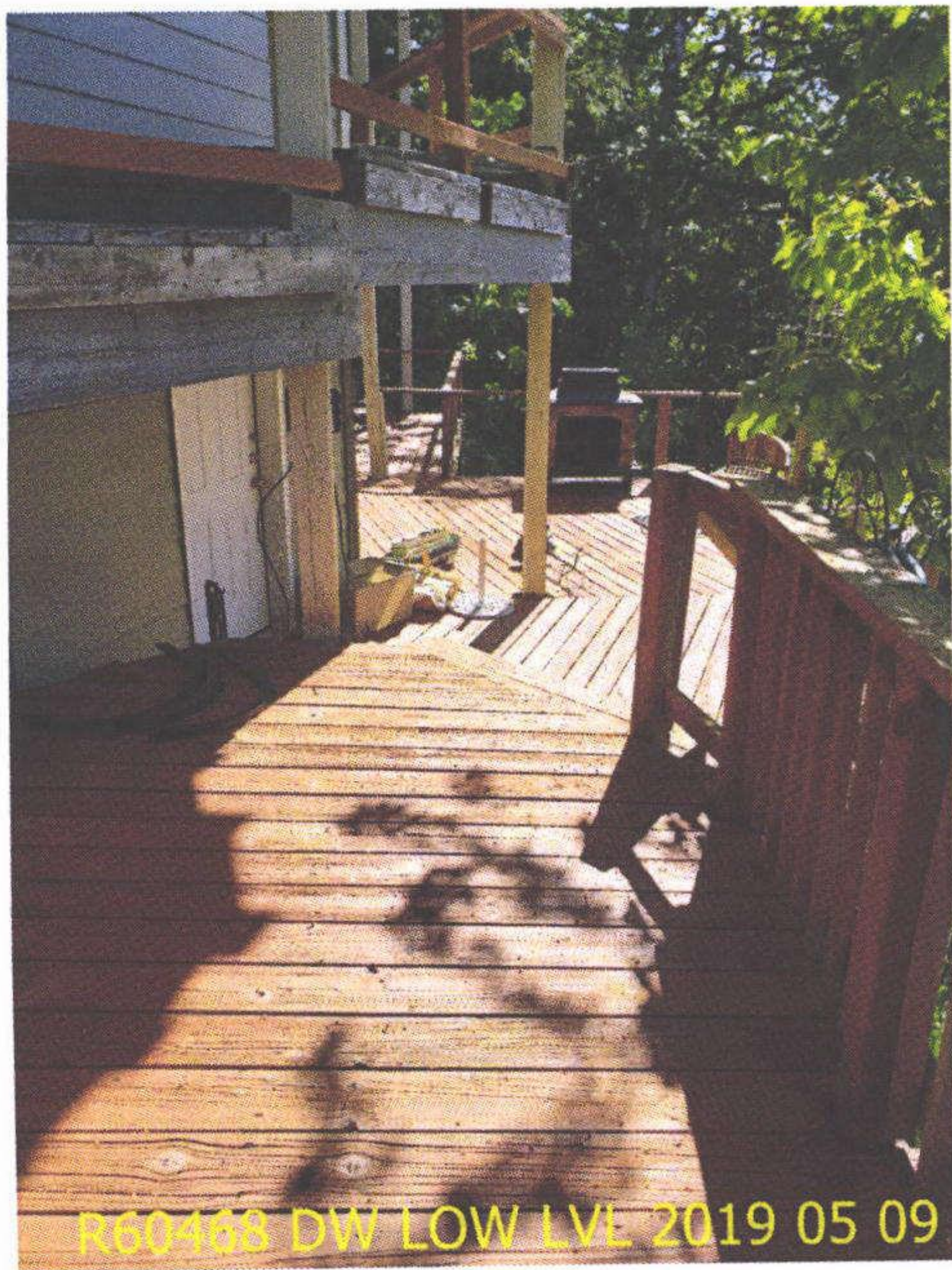




R60468 MA FRONT 2019 05 09



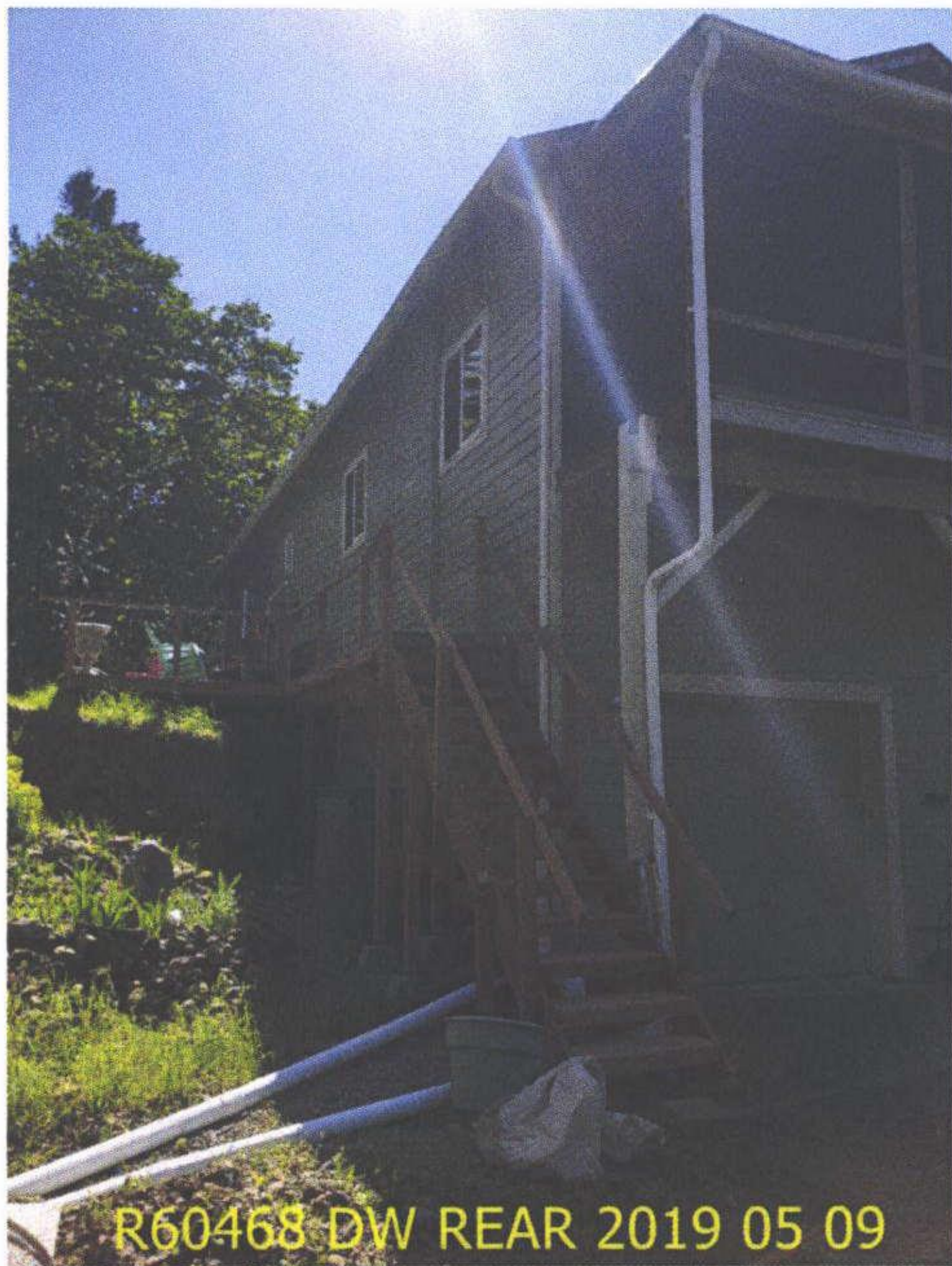
R60468 GATE 2019.04.24



R60468 DW LOW LVL 2019 05 09



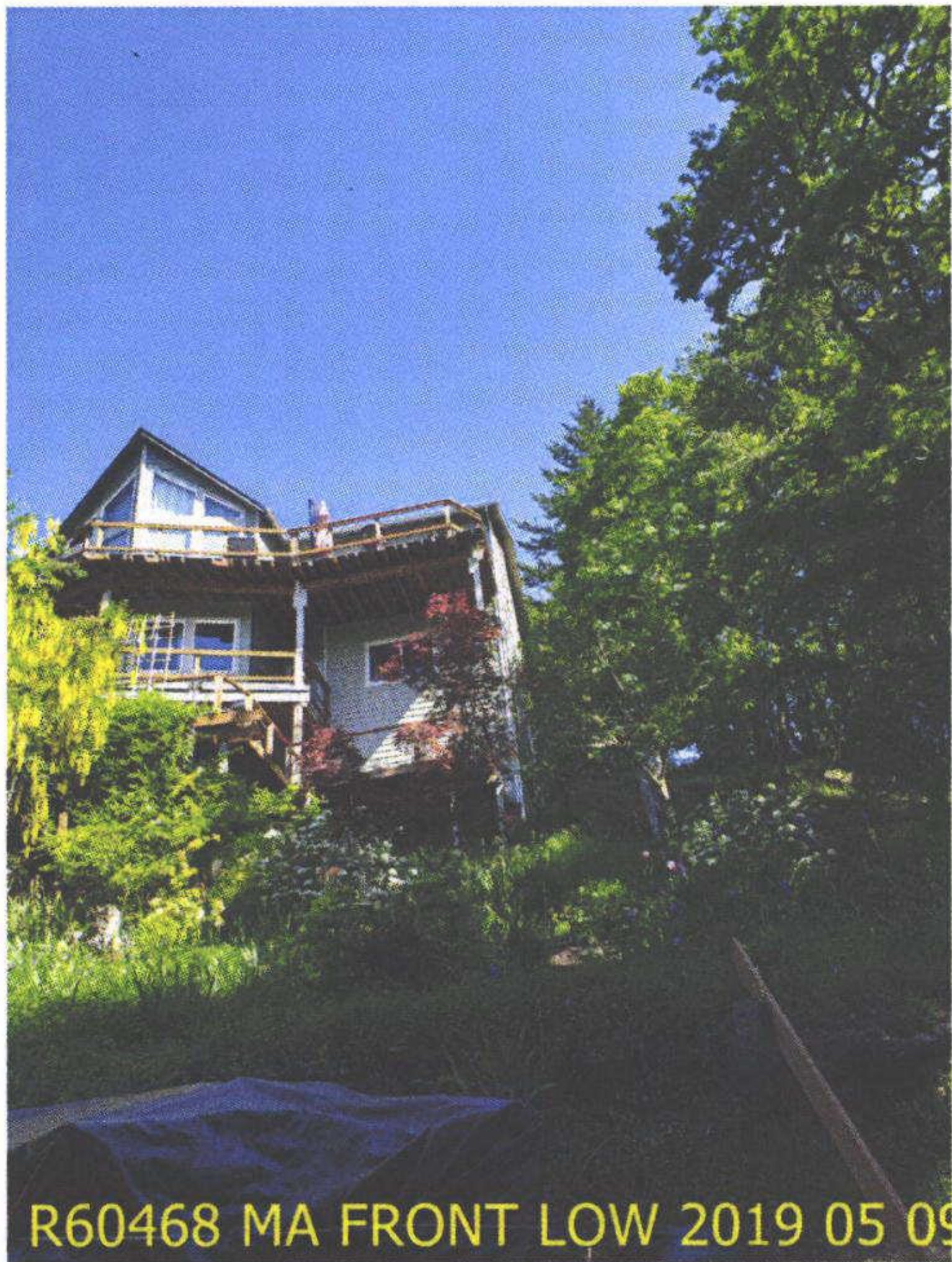
R60468 DRIVEWAY 2019 05 09



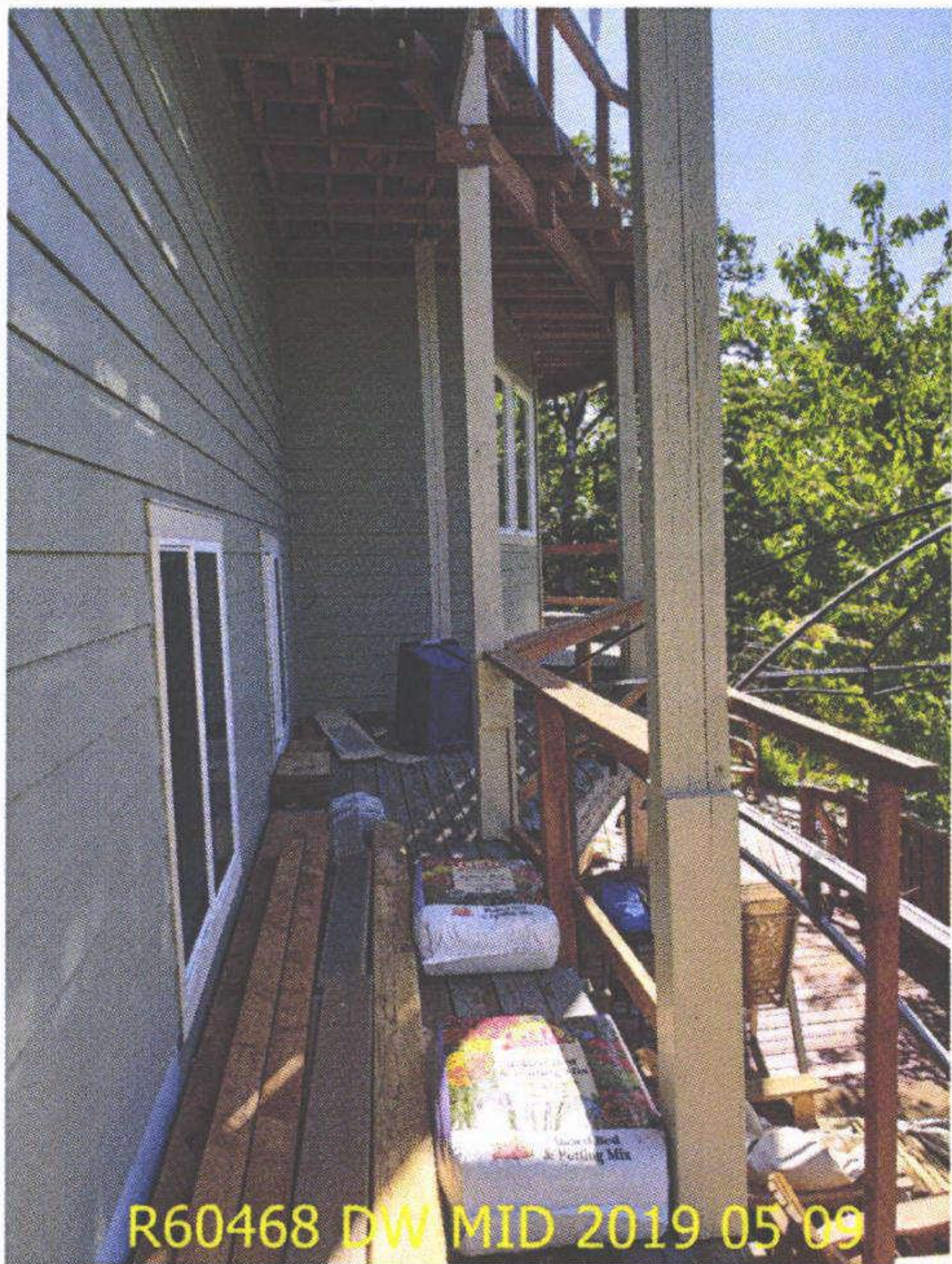
R60468 DW REAR 2019 05 09



R60468 AGF 2019 05 09



R60468 MA FRONT LOW 2019 05 09



R60468 DW MID 2019 05 09