

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Typed

Print Date: 6/27/2025

Acct ID: 560472

MTL: 093W24A001100

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12351 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102730

Year: 2025

Last Date Appraised: 04/08/2020

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: COSSETTE, STEVE

Roll Type: R

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

AV: 395760

RMV Land: 316360

RMV Imp: 781520

RMV Total: 1097880

MAV: 395760

MSAV: 0

SAV: 0

Comment: 22-23: LEVEL 4 C19 -06/03/22 ALSO ADPDATED VIEW ADJ /// 4.8.20 MH31

Notations

25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>AVG</u>	60000	14530	0

Land

Site: 1

Code Area: 14530

Size: 1.03 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: GH

Value Source: Rural at MKT

Description:

RMV: 256360

Exception: Y N

Adjustment(s): VIEW FSOI

Fire Patrol:

Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ /// 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 153

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 3866

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 781520

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	2460	3	FB-2/ HB-1	1996	1996	FP - 1, HVAC+, ROOF+, BATH+, BTH - 1, BATH - 2, KIT+	Exception: Y N
Basement	5	Finished	1406	0	FB-1	1996	1996	HVAC+, BATH - 1	Exception: Y N
Garage Basement	5	Finished	1054	0	0	1996	1996		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	3400	1996	9503	1	Exception: Y N
DECK	5	419	1996	7927	1	Exception: Y N
DECK	5	543	1996	9340	1	Exception: Y N
PATIO	5	294	1996	1391	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	78	1996	1945	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	108	1996	2694	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 01100

File No R60472

Property Address 12351 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

Owner

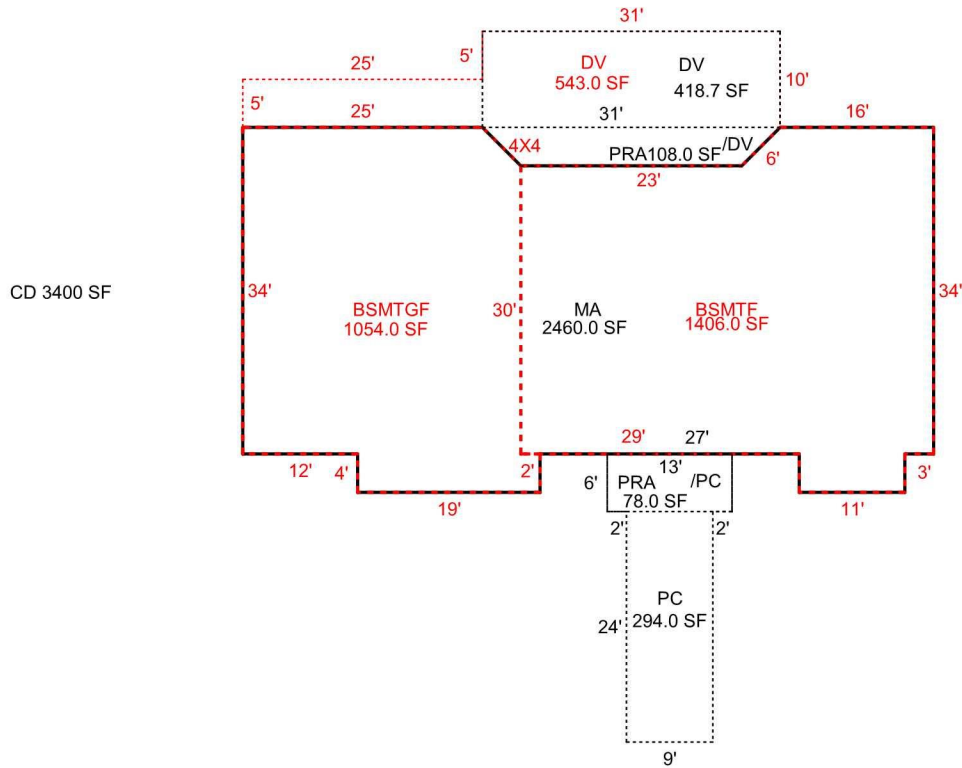
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R60472
093W24A 01100
SCALE: 1" = 20'



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2460.00	231.3	2460.00
GLA0	BSMTF	1.00	1406.00	159.7	1406.00
GAR	BSMTGF	1.00	1054.00	135.7	1054.00
P/P	PRA	1.00	108.00	65.3	108.00
	DW/DV	1.00	543.00	135.3	543.00
	PRA	1.00	78.00	38.0	78.00
	PC	1.00	294.00	86.0	294.00
	DV	1.00	418.68	85.4	418.68
					1441.68

Net LIVABLE Area (rounded w/ factors) 3866

Comment Table 1

DRAWN BY JRONDEMA 3/8/19
UPD BY NMM 04.29.19

Comment Table 2

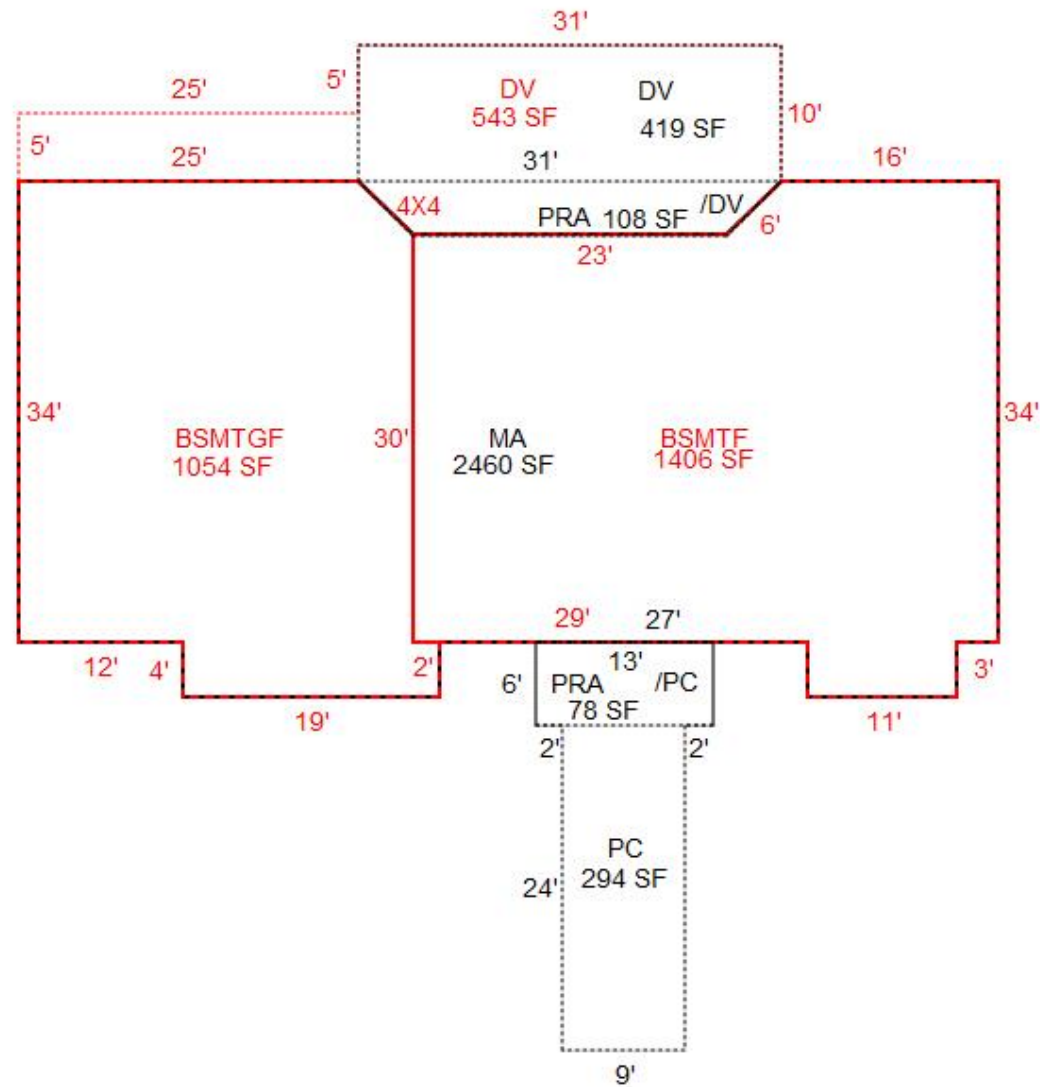
04.24.19 #35 NMM

Comment Table 3

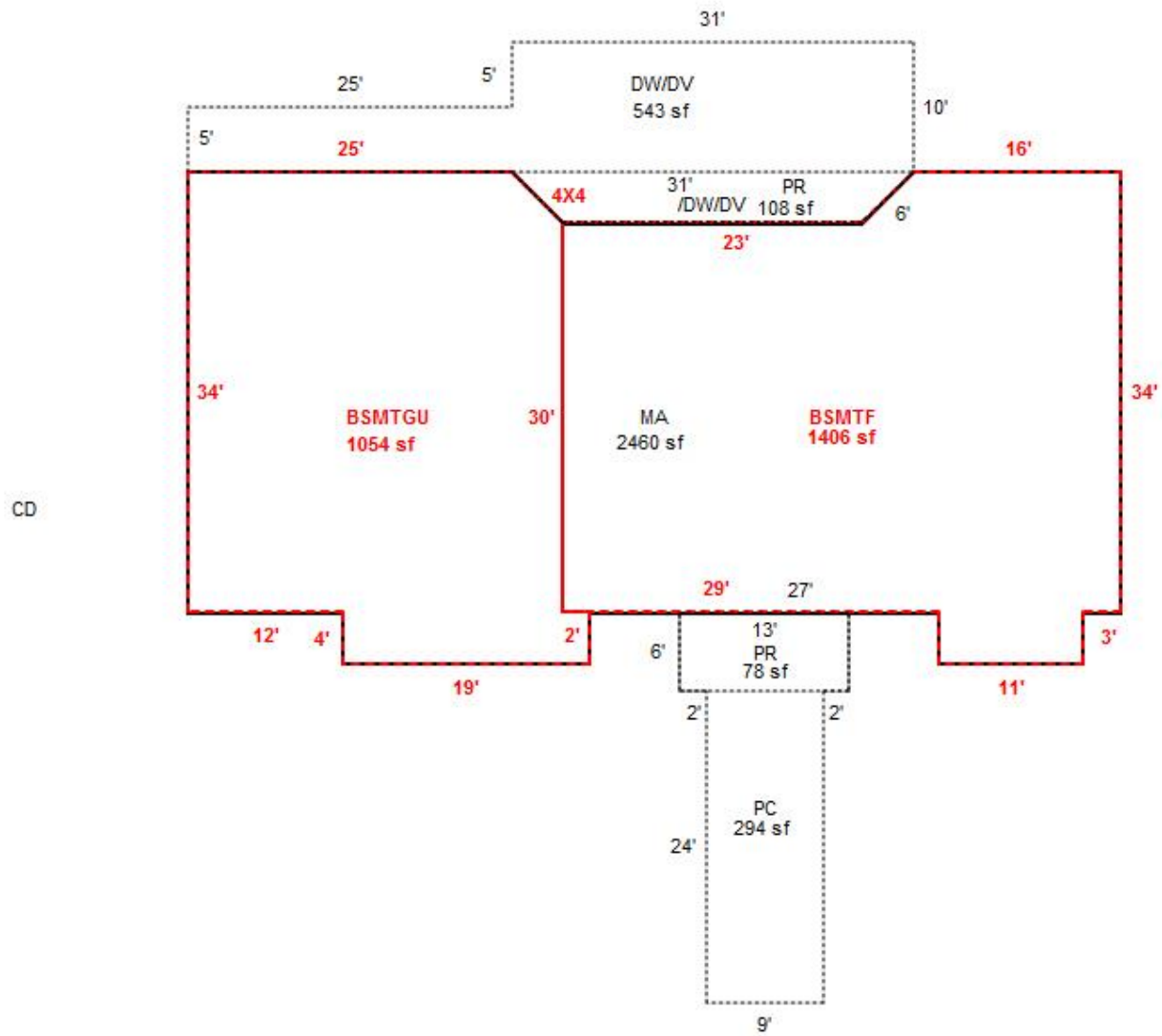
R60472
093W24A 01100
SCALE: 1" = 20'



CD 3400 SF



R60472
093W24A 01100
SCALE=1:20





R60472 BSMTGU 04.24.19



R60472 MA FRONT 04.24.19



R60472 MA SIDE 04.24.19



R60472 REAR DV 04.24.19



R60472 REAR LOWER DV 04.24.19

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R60472 REAR MA 04.24.19



R60472 REAR 04.24.19

WVMLS2018

093W24A 01100

R60472

401 01E F53

81400130

SWANSON,GREGORY S & JULIE A

1.03 Acres

12351 CENTERWOOD DR SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

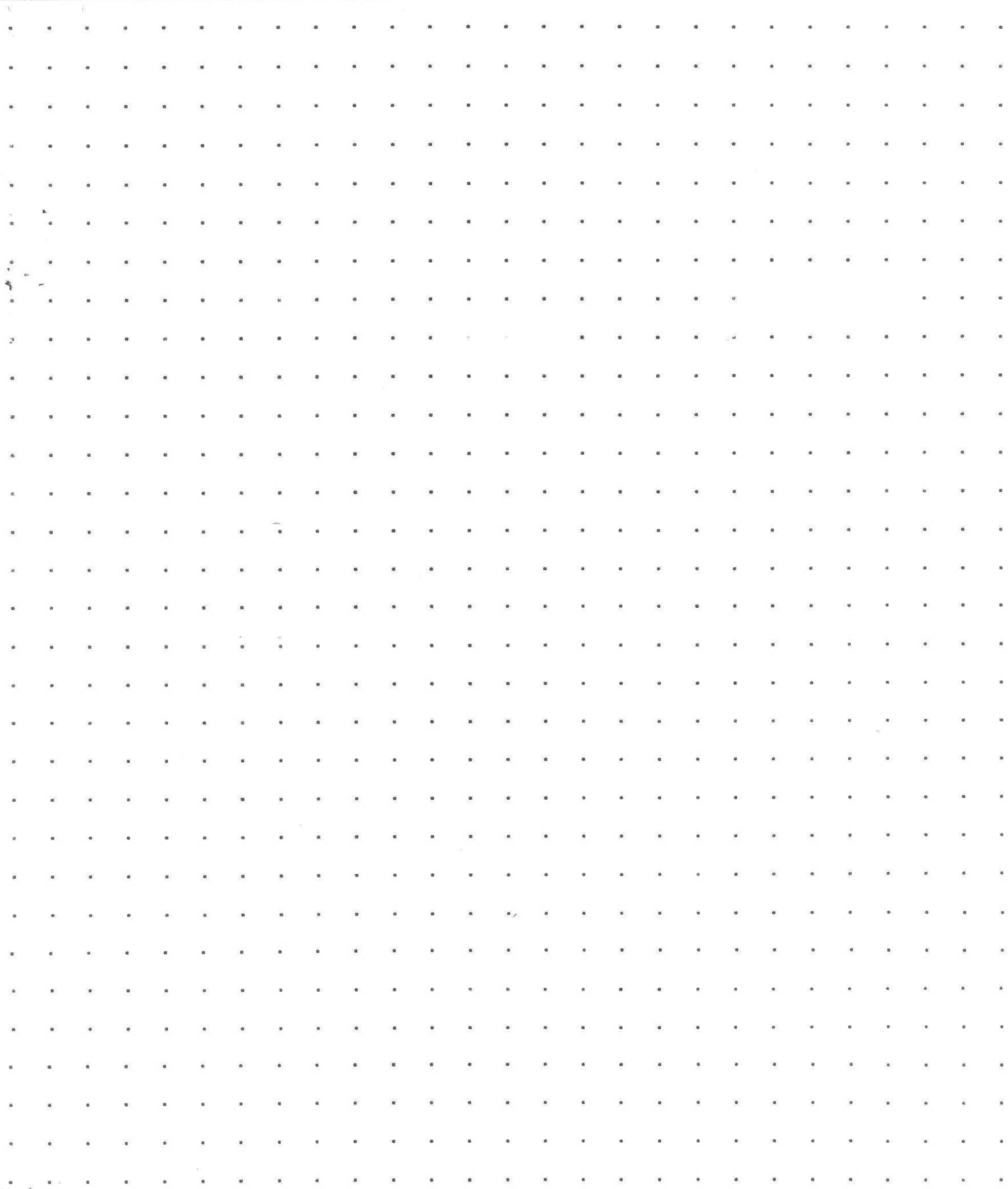
ACCT NO: 74600-080 MAP NO: 93W 24A TAX LOT: 01100



CALCULATIONS:

(A)	25 X 34	850	Garage 25x34 = 850 4x19 = 76 4x30 = 120 4x4x.5 = 8 1054	BSMT 16x34 544 4x11 44 27x30 810 4x4x.5 = 8/1406	SCALE: 1" = 20'
(B)	19 X 4	76			
(C)	31 X 30	930			
(D)	16 X 34	544			
(E)	11 X 4	44			
(F)	2(4 X 4 X .5)	16	12460		

MEASUREMENT VERIFIED		YR BLT: 96	ADDRESS: 12351 Centerwood Rd SE	SALES	
DATE	BY	REMARKS:		Date	Amt.
7-19-96	22 JCL				
7-25-02	29 JCL				
4.08.2020	31 JCL/5V				
		BUILDER:			



CALCULATIONS:

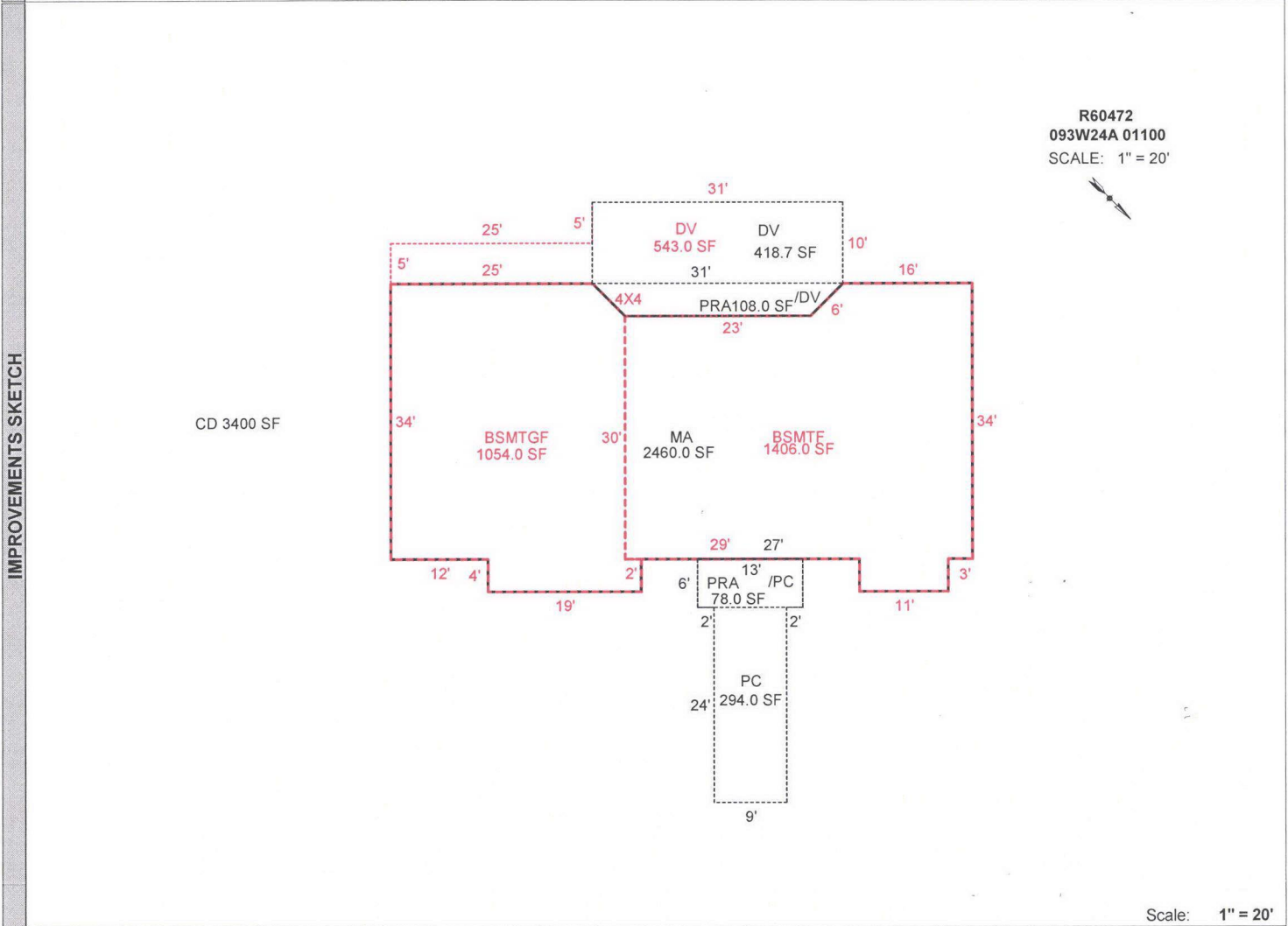
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 01100

File No R60472

SUBJECT	Property Address 12351 CENTERWOOD RD SE
	City JEFFERSON County MARION State OR Zip 97352
	Owner
	Client
Appraiser Name	



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2460.00	231.3	2460.00
GLA0	BSMTF	1.00	1406.00	159.7	1406.00
GAR	BSMTGF	1.00	1054.00	135.7	1054.00
P/P	PRA	1.00	108.00	65.3	
	DW/DV	1.00	543.00	135.3	
	PRA	1.00	78.00	38.0	
	PC	1.00	294.00	86.0	
	DV	1.00	418.68	85.4	1441.68
Net LIVABLE Area (rounded w/ factors)					3866

Comment Table 1	
DRAWN BY JRONDEMA 3/8/19 UPD BY NMM 04.29.19	
Comment Table 2	Comment Table 3
04.24.19 #35 NMM	

R60472093W24A 01100

Prop Class: 401

Prop Code: F53

Fran: 35

Appr #: 35

Date: 04/24/19

Situs Address12351 CENTERWOOD RD SE

☐TTO

☐LCB

☒Insp

Cycle

Tags

Farm Forest

Sales Verif

☐Pictom

Other:

OwnerPAGE LT &

RMV Land: 222,830

RMV Imps: 427,540

RMV Total: 650,370

M50 Total: 331,470

For: 2019-2020

Notes: currently for sale
MLS 742185

Seg: 1.1

MA

RESIDENTIAL

Method: R05

Class: 5

Area: 2460

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover: T/CONC

Roof:

Flooring:

Plumbing: BATH2.5 gradntub

Heat/AC: HP

Fireplace: PREFB-P

AddFactor2:

Int Comp: DSP;DW;H&F;RNG

Electrical:

Bedrooms: 3

Year: 1996

AddFactor3:

Adj: RLCM5

Qty:

% Comp:

Adj:

RMV: 253,740

L/S:

Seg: 1.2

BSMTGU

RESIDENTIAL

Method: R05

Class: 5

Area: 1054

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof:

Flooring:

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year: 1996

AddFactor3:

Adj: RLCM5

Qty:

% Comp:

Adj:

RMV: 44,670

L/S:

Seg: 1.3

BSMTF

RESIDENTIAL

Method: R05

Class: 4

Area: 1406

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof:

Flooring:

Plumbing: BATH1

Heat/AC: HP

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year: 1996

AddFactor3:

Adj: RLCM4

Qty:

% Comp:

Adj:

RMV: 110,530

L/S:

Accessory Improvements

Seg: 1.4

YI5A

RESIDENTIAL

Method: R05

Class:

Area: 1

Dimens: x

Found:

Ex Wall:

AddFactor1:

Exc Code:

Roof Cover:

Roof Style:

Flooring:

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year:

AddFactor3:

Adj:

% Comp:

Adj:

RMV: 18,600

L/S:

Out Buildings

R60472

093W24A 01100

Prop Class: 401

Prop Code: F53

Fran: 35

Appr #: _____

Date: _____

Situs Address

12351 CENTERWOOD RD SE

☐ TTO

☐ LCB

☐ Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner

PAGE LT &

☐ Pictom

Other: _____

RMV Land: 222,830

RMV Imps: 427,540

RMV Total: 650,370

M50 Total: 331,470

For: 2019-2020

Notes: _____

Segment	CD	PRA	PC	PRA	DV	DV	Land
Class							
Dim/Size	3400	6x13	294	108	543	419	
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1996	←————→				1996	
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	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	1.03	VIEWVG.RUR 90000 ✓	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/30

Clerk: Amy

Routing Slip

Clerk Comments: _____

Appraiser Response: Dale 4/17/19 ✓ #35

☐ Return to appraiser after input

☐ Review by lead appraiser

R60472 093W24A 01100 Prop Class: 401 Prop Code: F53 Fran: 35 Appr #: 31 Date: 4/8/2020
Situs Address 12351 CENTERWOOD RD SE ☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif
Owner COSSETTE,STEVE ☒ Pictom Other: MLS

RMV Land: 269,180 RMV Imps: 501,330 RMV Total: 770,510 M50 Total: 341,410 For: 2020-2021

Notes: N/C #35 wt. 04/24/2019

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: T/CONC Int Comp: DSP;DW;H&F;RNG;BIR Adj: RLCM5
Class: 5 Roof: EF;MICRO
Area: 2460 Eff 2460 Flooring:
Dimens: x Plumbing: BATH2.5;GRDNTU Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: PREFB-P Year: 1996 Eff: 1996 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 283,340
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTGF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM5
Class: 5 Roof:
Area: 1054 Eff 2460 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1996 Eff: 1996 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 52,850
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 1406 Eff 2460 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: HP Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1996 Eff: 1996 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 118,850
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 CD RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 3400 Eff: 3400 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1996 RMV: 13,620
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 PRA RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 78 Eff: 78 Flooring:
Dimens: 6 x 13 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1996 RMV: 2,010
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.6 PC RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 294 Eff: 294 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1996 RMV: 1,440
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.7 PRA RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 108 Eff: 108 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1996 RMV: 2,790
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R60472

093W24A 01100

Prop Class: 401

Prop Code: F53

Fran: 35

Appr #:

Date:

Situs Address

12351 CENTERWOOD RD SE

TTO

LCB

Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner

COSSETTE,STEVE

Pictom

Other:

RMV Land: 269,180

RMV Imps: 501,330

RMV Total: 770,510

M50 Total: 341,410

For: 2020-2021

Notes:

Seg: 1.8

DV

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 543

Eff: 543

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: Eff: 1996

RMV: 14,500

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Seg: 1.9

DV

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 419

Eff: 419

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp:

Found:

Heat/AC:

Bedrooms:

Adj:

Ex Wall:

Fireplace:

Year: Eff: 1996

RMV: 11,930

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code:

Comment/Adj:

L/S:

Out Buildings

R60472093W24A 01100

Prop Class: 401

Prop Code: F53

Fran: 35

Appr #: 31

Date: 4/8/2020

Situs Address12351 CENTERWOOD RD SE

☐TTO

☐LCB

☐Insp

Cycle

Tags

Farm Forest

OwnerCOSSETTE,STEVE

☐Pictom

Other:

Sales Verif

RMV Land: 269,180

RMV Imps: 501,330

RMV Total: 770,510

M50 Total: 341,410

For: 2020-2021

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	1.03	VIEWVG.RUR 90000	✓
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 6/10/21

Clerk: Amy

Clerk Comments:

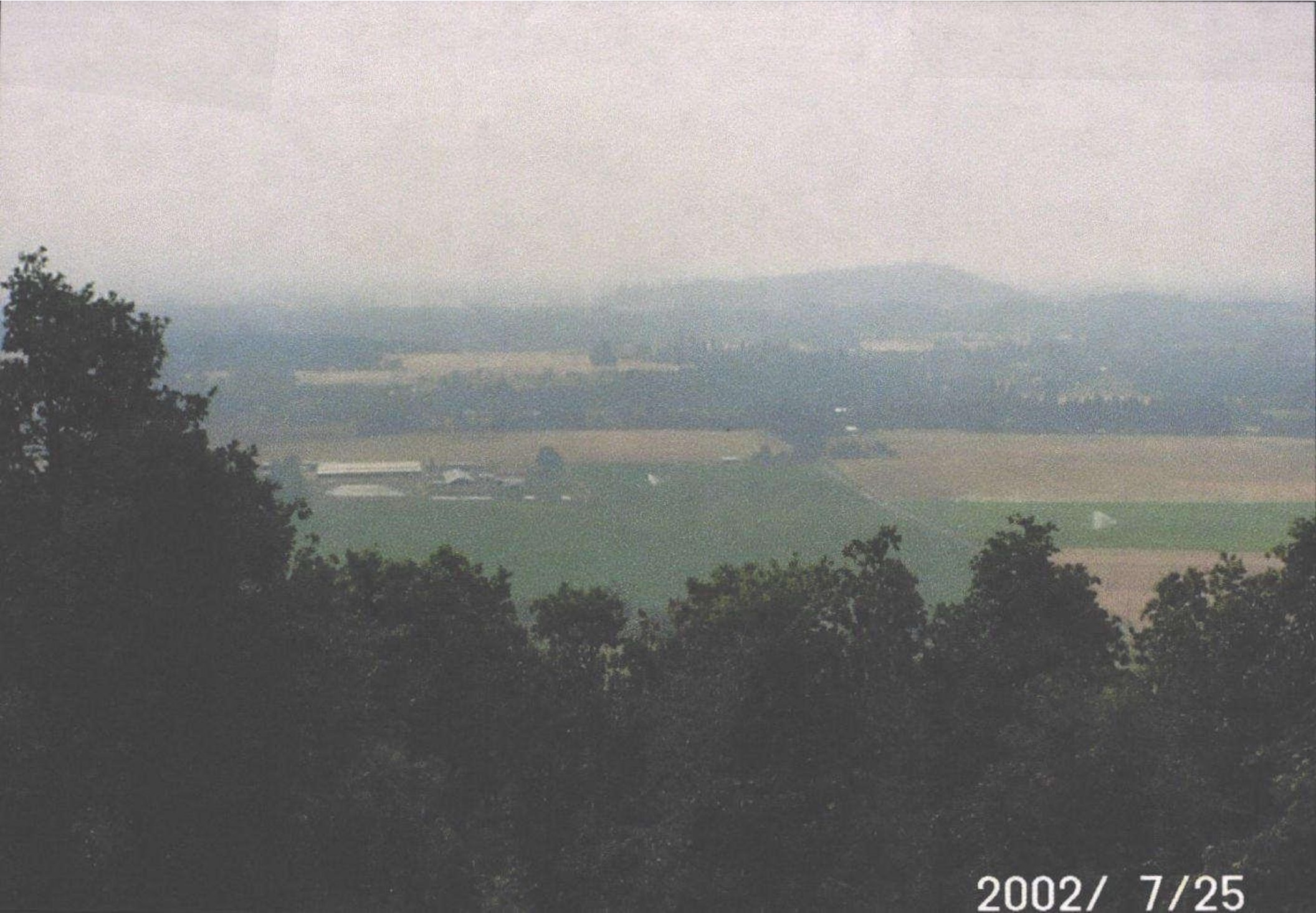
Appraiser Response: ✓ 6/17/21 #40 MDL

☐Return to appraiser after input

☐Review by lead appraiser







2002/ 7/25





R60472 MA FRONT 04.24.19



R60472 REAR 04.24.19



R60472 MA SIDE 04.24.19



R60472 REAR MA 04.24.19



R60472 REAR LOWER DV 04.24.19

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R60472 BSMTGU 04.24.19



R60472 REAR DV 04.24.19

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