

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MOL Input 8/25/25

Print Date: 6/27/2025

Acct ID: 560473 MTL: 093W24A001200 Date: 8/7/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401

Situs: 12391 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 102731 Year: 2025

Last Date Appraised: 09/06/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Addition)

Owner: SHERMER, BURTON MOORE III Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 378840

RMV Land: 353730 RMV Imp: 502240 RMV Total: 855970 MAV: 378840 MSAV: 0 SAV: 0

Comment: 24-25: L4 9.6.23 MDL
23-24: L4 4.12.23 MDL
22-23: MDL L4 06/03/22 UPDATED VIEW ADJ //

Notations 25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.71 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 293730 Exception: Y N

Adjustment(s): A VIEWE, FSOIL Fire Patrol: Description:

Comments: 08-09: 44 CYCLE WORK, CORRECTED VIEW ADJ // 00-01: f00571, 1la between r60461 and r60473 /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 144 + Year Blt: 1978 Eff Year Blt: 1998 Sq.Ft: 2612 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 502240

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	1223	1	FB-1/ HB-1	1978	1998	ROOF, FP - 2, KIT+, HVAC+, BATH - 1, BTH - 1	Exception: Y N
Attic	4 +	Finished	242	0	0	1978	1998	HVAC+	Exception: Y N
Basement	4 +	Finished	1147	2	FB-1	1978	1998	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Unfinished	484	0	0	1978	1998	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE <u>GOOD</u>	4	0	1998	27927	1	Exception: Y N

Improvements - Accessory Buildings

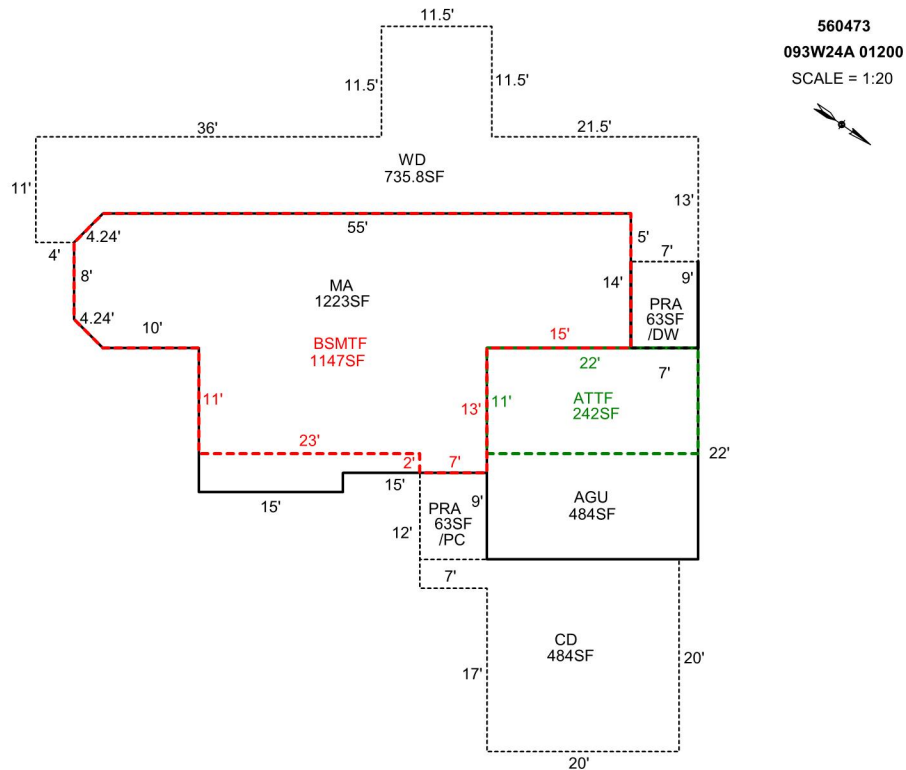
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560473	Parcel No.: 093W24A 01200		
Property Address: 12391 CENTERWOOD RD SE			
City: JEFFERSON	County: MARION	State: OR	ZipCode: 97352
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

[illegible]



R60473 AGU 04.24.19



R60473 MA E SIDE 04.24.19



R60473 MA FRONT 04.24.19



R60473 MA N SIDE 04.24.19



R60473 MA REAR 04.24.19



R60473 POND-FOUNTAIN 04.24.19



R60473 REAR DW UPPER 04.24.19



R60473 REAR DW 04.24.19



R60473 UPPER N SIDE 04.24.19



R60473 VIEW 04.24.19

093W24A 01200
401 01E F41
81400130

R60473

CHRISTENSEN, KENNETH S & CATHRYN
2.71 Acres
12391 CENTERWOOD RD SE
1/30/02

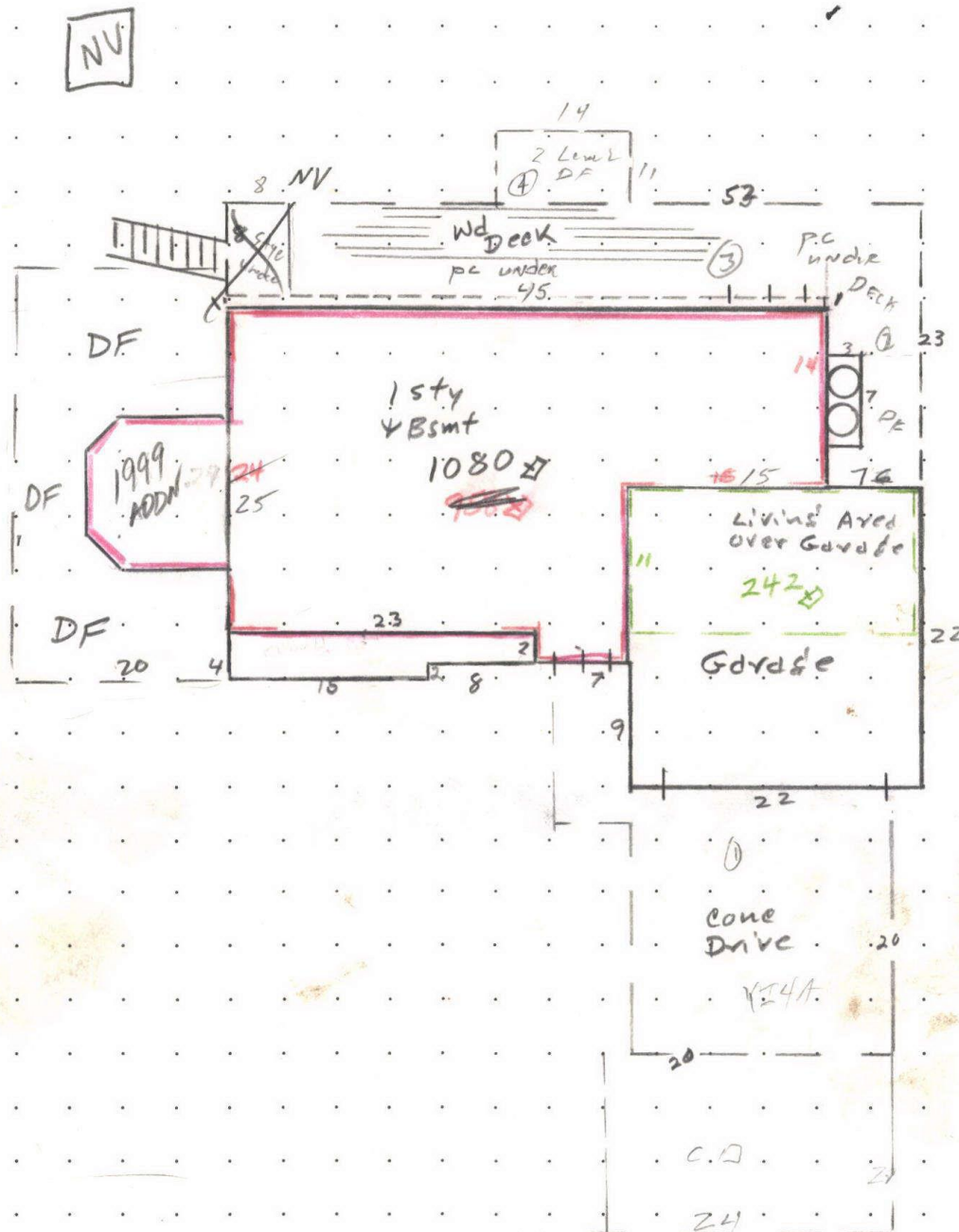
R60473

BUILDING DIAGRAM AND OUTBUILDINGS

74600-090

ACCT. NO. 20348-063

MAP NO. 24-9-3W



12391 CONTER WOOD

MEASUREMENT VERIFIED

REMARKS: Dorn Glen B1978 Construction
380 K7 Rt 1 Jefferson
Re-Sub of Southview Woods Lot #63

DATE

BY

1-29-79

RWH

3/14/85

WBSZ

4-15-92

Reyn
J 29

7-25-02

720 14 224 60 16 46
(24x30) (2x7) (14x16) (4x15) (2x8) (1x46) = 1080 #

1st fl (25x30) + (2x7) + (14x15) + (2x23) + (2x15) = 1050

BSMT (25x30) + (2x7) + (14x15) = 974

ATTIC (11x22) = 242

1999 ADDN 10x14
+ BSMT 3x3
3x8

173 #

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24A 01200

File No R60473

Property Address 12391 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

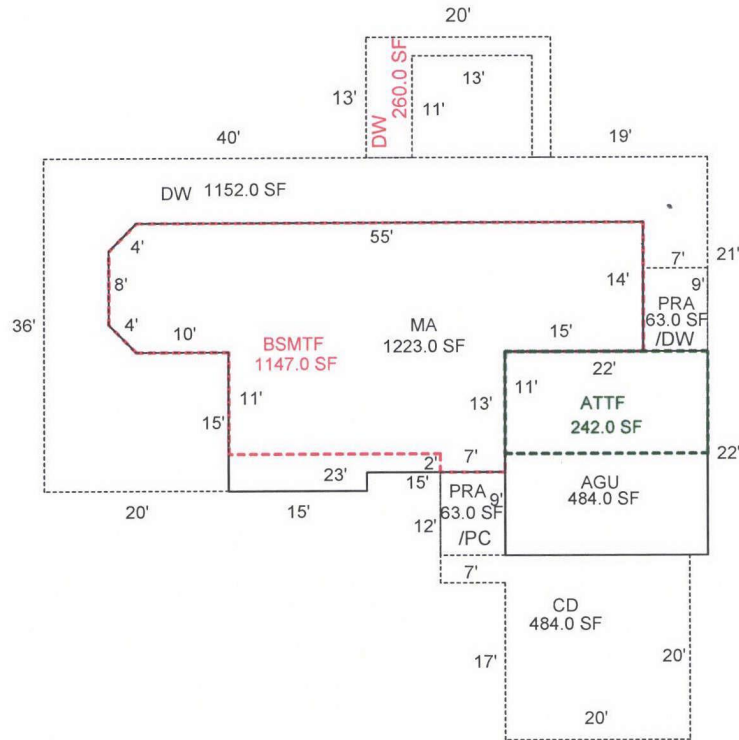
Zip 97352

Owner

Client

Appraiser Name

R60473
093W24A 01200
SCALE: 1" = 20'



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1223.00	170.5	1223.00
GLA2	ATTF	1.00	242.00	66.0	242.00
GLA0	BSMTF	1.00	1147.00	166.5	1147.00
GAR	AGU	1.00	484.00	88.0	484.00
P/P	PRA	1.00	63.00	32.0	
	DW	1.00	1152.00	288.5	
	PRA	1.00	63.00	32.0	
	CD	1.00	484.00	112.0	
	DW	1.00	260.00	66.0	2022.00

Net LIVABLE Area

(rounded w/ factors)

2612

Comment Table 1

DRAWN BY JRONDEMA 8/10/17
UPD BY NMM 04.26.19

Comment Table 2

04.24.19 #35 NMM

Comment Table 3

R60473093W24A 01200

Prop Class: 401 Prop Code: F41 Fran: 35

Appr #: 35 Date: 04/24/19

Situs Address 12391 CENTERWOOD RD SE

☐ TTO ☒ LCB ☒ Insp Cycle Tags Farm Forest Sales Verif

Owner SCHULTZE,MATTHEW RYON &

☐ Pictom Other:

RMV Land: 300,800

RMV Imps: 301,180

RMV Total: 601,980

M50 Total: 317,300

For: 2019-2020

Notes: Update Segs. Sep Yl's.

Seg: 1.1MA

RESIDENTIAL

Method: R05Roof Cover: ARCMPInt Comp: DSP;DW;H&F;RNGAdj: RLCM4;R4+QLTY

Class: 4Roof:

Area: 1223Eff 1223Flooring:

Dimens: xPlumbing: BATH1.5Electrical:Qty:

Found:Heat/AC: HPBedrooms: 1% Comp:

Ex Wall:Fireplace: DBL-PYear: 1978Eff: 1978Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 128,170

Exc Code: N/CComment/Adj:L/S:

Seg: 1.2BSMTF

RESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj: RLCM4;R4+QLTY

Class: 4Roof:

Area: 1147Eff 1147Flooring:

Dimens: xPlumbing: BATH1Electrical:Qty:

Found:Heat/AC: HPBedrooms: 2% Comp:

Ex Wall:Fireplace:Year: 1978Eff: 1978Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 95,620

Exc Code: N/CComment/Adj:L/S:

Seg: 1.3ATTF

RESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj: RLCM4;R4+QLTY

Class: 4Roof:

Area: 242Eff 242Flooring:

Dimens: xPlumbing:Electrical:Qty:

Found:Heat/AC: HPBedrooms: % Comp:

Ex Wall:Fireplace:Year: 1978Eff: 1978Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 22,630

Exc Code: N/CComment/Adj:L/S:

Seg: 1.4AGU

RESIDENTIAL

Method: R05Roof Cover: ARCMPInt Comp:Adj: RLCM4

Class: 4Roof:

Area: 484Eff 484Flooring:

Dimens: 22 x 22Plumbing:Electrical:Qty:

Found:Heat/AC:Bedrooms: % Comp:

Ex Wall:Fireplace:Year: 1978Eff: 1978Adj:

AddFactor1:AddFactor2:AddFactor3:RMV: 26,220

Exc Code: N/CComment/Adj:L/S:

Accessory Improvements

Seg: 1.5DW

RESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class: 1152Roof Style:

Area: 587Eff: 587Flooring:

Dimens: 1152 xPlumbing:Electrical: % Comp:

Found:Heat/AC:Bedrooms: Adj:

Ex Wall:Fireplace:Year: 1999Eff: 1999RMV: 9,940

AddFactor1:AddFactor2:AddFactor3:

Exc Code: 110Comment/Adj:L/S:

Seg: 1.6YI4G

RESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj:

Class:Roof Style:

Area: 1Eff: 1Flooring:

Dimens: xPlumbing:Electrical: % Comp:

Found:Heat/AC:Bedrooms: Adj:

Ex Wall:Fireplace:Year:Eff:RMV: 18,600

AddFactor1:AddFactor2:AddFactor3:

Exc Code:Comment/Adj:L/S:

Out Buildings

R60473

093W24A 01200

Prop Class: 401

Prop Code: F41

Fran: 35

Appr #:

Date:

Situs Address 12391 CENTERWOOD RD SE

☐ TTO

☐ LCB

☐ Insp

Cycle Tags Farm Forest Sales Verif

Owner SCHULTZE,MATTHEW RYON &

☐ Pictom

Other:

RMV Land: 300,800

RMV Imps: 301,180

RMV Total: 601,980

M50 Total: 317,300

For: 2019-2020

Notes:

Segment	DW	PRA	PRA	CD				Land
Class								
Dim/Size	13x20	7x9	7x9	484				
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1999	1999	1999	1999				
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code	1/0	1/0	1/0	1/0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.71	VIEWVG.RUR 90000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres

Companion Accounts

Zone: AR

Date: 4/30

Clerk: Amy

Clerk Comments:

Appraiser Response: 06/18/19/AM #35

☐ Return to appraiser after input

☐ Review by lead appraiser

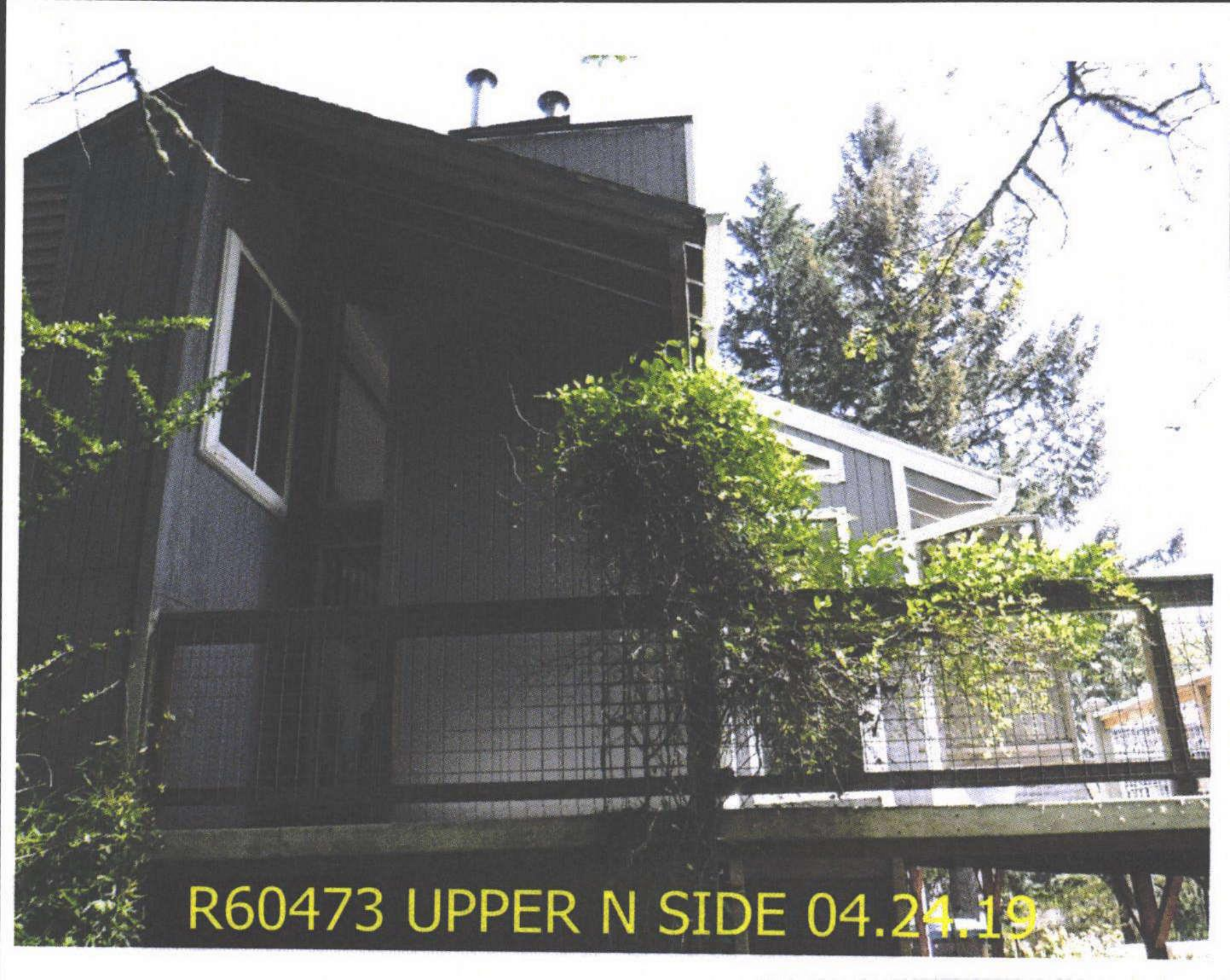




2002/ 7/25



2002/ 7/25



R60473 UPPER N SIDE 04.24.19



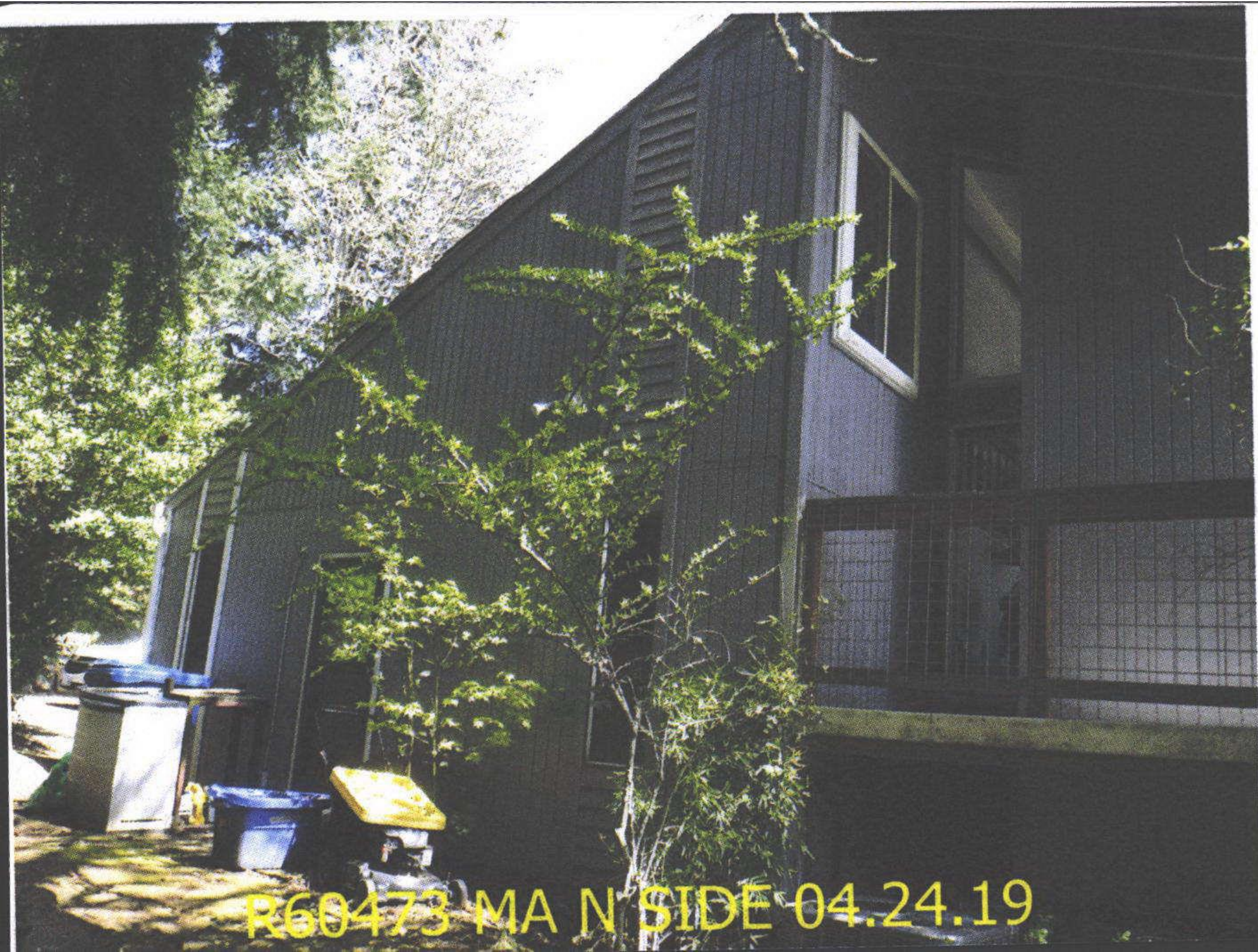
R60473 VIEW 04.24.19



R60473 MA FRONT 04.24.19



R60473 AGU 04.24.19



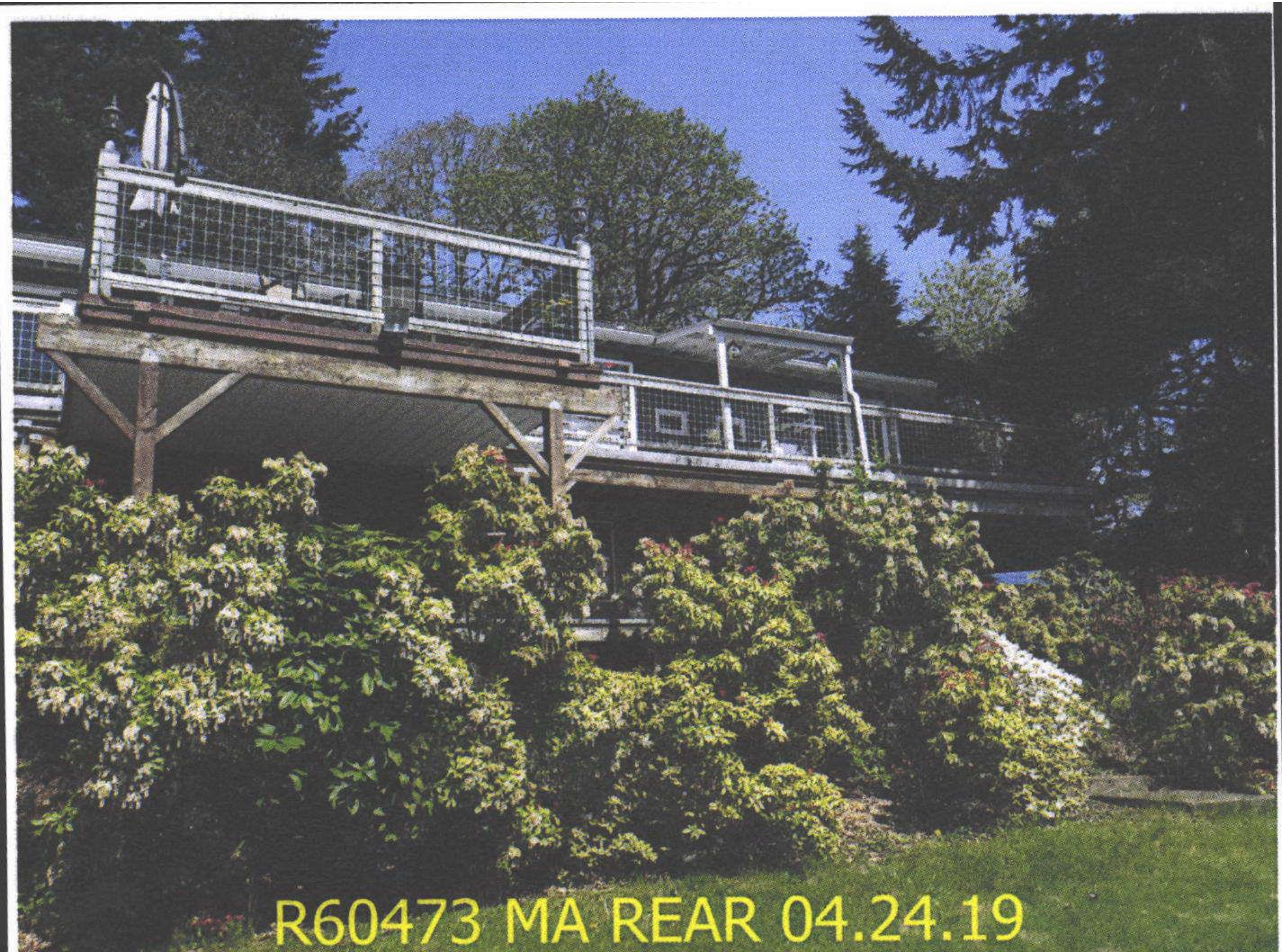
R60473 MA N SIDE 04.24.19



R60473 REAR DW 04.24.19



R60473 MA E SIDE 04.24.19



R60473 MA REAR 04.24.19



R60473 REAR DW UPPER 04.24.19



260473 POND-FOUNTAIN 04.24.19