

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Input
8/19/25

Print Date:
6/27/2025

Acct ID: 560476

MTL: 093W24D000500

Date: 8/7/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12491 CENTERWOOD RD SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 102734

Year: 2025

Last Date Appraised: 04/04/2019

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: PARKER, MATTHEW C

Roll Type: R

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

AV: 390480

RMV Land: 304410

RMV Imp: 558820

RMV Total: 863230

MAV: 390480

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: 2.86 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 254410

Exception: Y N

Adjustment(s): GH

Fsoil

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

1925

Bldg: 1

Code Area: 14530

Stat Class: 143

Year Blt: 1973

Eff Year Blt: 1973

Sq.Ft: 4402

% Complete: 100

Desc: One Story with basement

Dimensions:

RMV: 501990

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	2201	3	FB-2	1973	<u>1925</u>	FP - 2, HVAC+, ROOF, BATH - 2	Exception: Y N
Basement	4	Finished	2201	1	FB-1	1973	<u>1973</u>	HVAC+, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	4	3400	2007	9384	1	Exception: Y N
CONCRETE DRIVEWAY	4	680	1973	1658	1	Exception: Y N
DECK	4	500	1973	8250	1	Exception: Y N
PATIO	4	258	1973	1064	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	258	1973	5612	1	Exception: Y N

Bldg: 5

Code Area: 14530

Stat Class: 148

Year Blt: 1973

Eff Year Blt: 1973

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 49920

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	
Garage Detached	4	Finished	598	0	0	1973	<u>1985</u>	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2

Code Area: 14530

Stat Class: 353

Year Blt: 1993

Eff Year Blt: 1993

Sq.Ft: 1200

% Complete: 100

Desc: Machine Shed (MS)

Dimensions: 50x24

RMV: 4170

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	
Machine Shed	4	Finished	1200	0	0	1993	1993	<u>Fair</u>	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 14530

Stat Class: 351

Year Blt: 1988

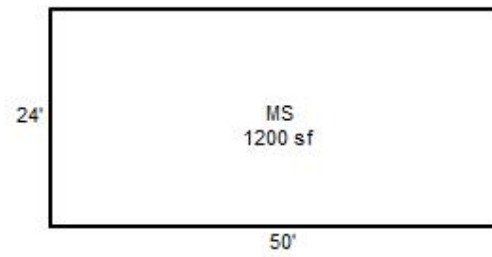
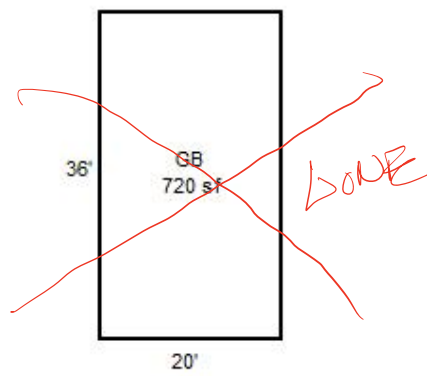
Eff Year Blt: 1988

Sq.Ft: 720

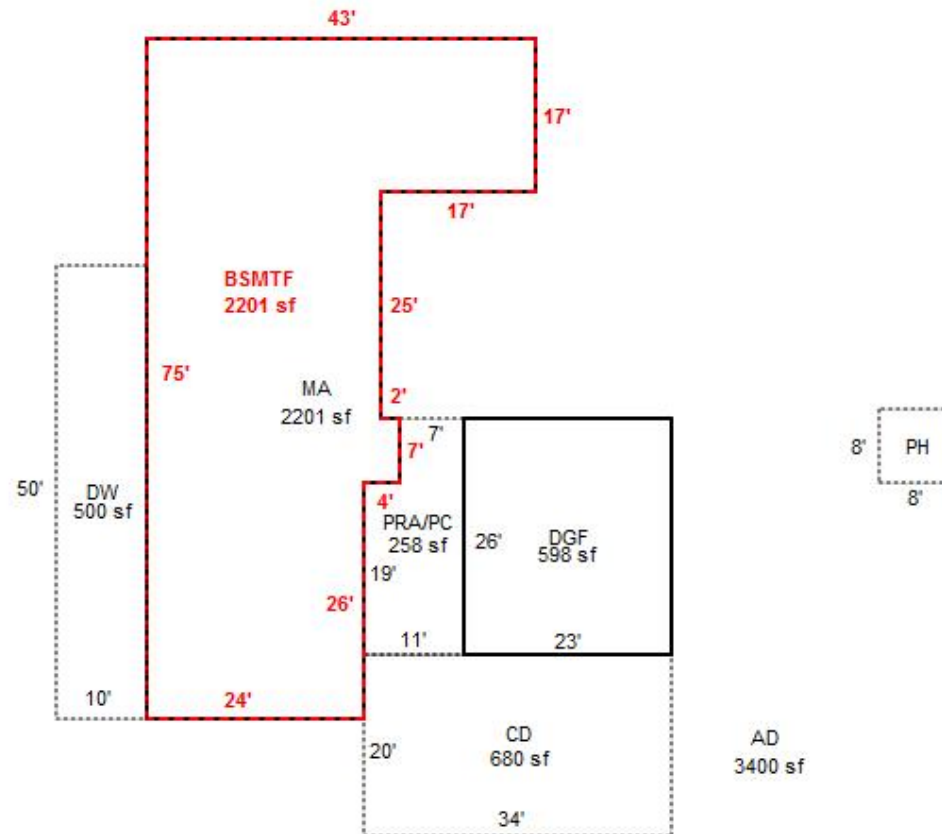
% Complete: 100

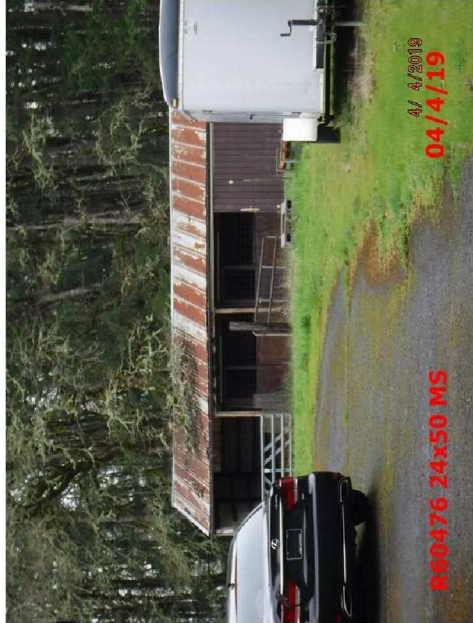
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 560476		Parcel No.: 093W24D 00500			
Property Address: 12491 CENTERWOOD RD SE					
City: JEFFERSON		County: MARION		State: OR	ZipCode: 97352
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
24' MS 1200 sf 50' 560476 093W24D 00500 SCALE=1:30 43' 17' 17' 25' 2' 7' 7' 4' 26' 11' 24' 75' BSMTF 2201 sf 50' 10' 500 sf DW 26' 19' 258 sf PRA/PC 26' 23' 598 sf DGF 20' 34' 680 sf CD 8' 8' PH AD 3400 sf Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1200.0	148.0	1200.0
GLA0	BSMTF	1.0	2201.0	240.0	2201.0
GLA1	MA	1.0	2201.0	240.0	2201.0
GAR	DGF	1.0	598.0	98.0	598.0
P/P	PRA/PC	1.0	258.0	74.0	
	CD	1.0	680.0	108.0	
	DW	1.0	500.0	120.0	1438.0
	Net LIVABLE	cnt	0	(rounded)	4,402
	Net BUILDING	cnt	1	(rounded)	1,200
COMMENT TABLE 1					
DRAWN BY JRONDEMA 3/8/19 UPDATED BY JRONDEMA 4/15/19 UPDATED BY CLOBERG 09/24/25					
COMMENT TABLE 2			COMMENT TABLE 3		
MDL 08/07/25			CYCLE L3		



R60476
093W24D 00500
SCALE=1:30
N



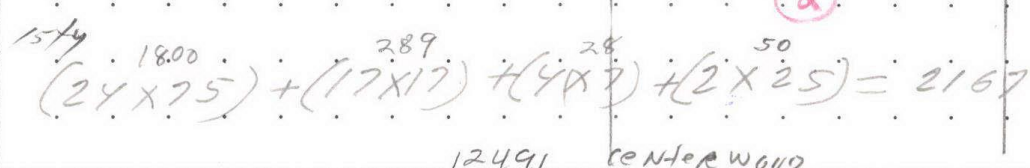


093W24D 00500
401 01E F43
81400130

R60476

CRUZ, VINCENT E &
2.86 Acres
12491 CENTERWOOD RD SE
1/30/02

MAP NO. 24-9-34



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	B1973 RT. 1 BOX 380-K-20 JEFFERSON
3-21-74	H.B.E.	
3/18/83	LB52	2167
4-23 '92	Reyn	
8-12-02	King ³⁴	N/L

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00500

File No R60476

Property Address 12491 CENTERWOOD RD SE

City JEFFERSON

County MARION

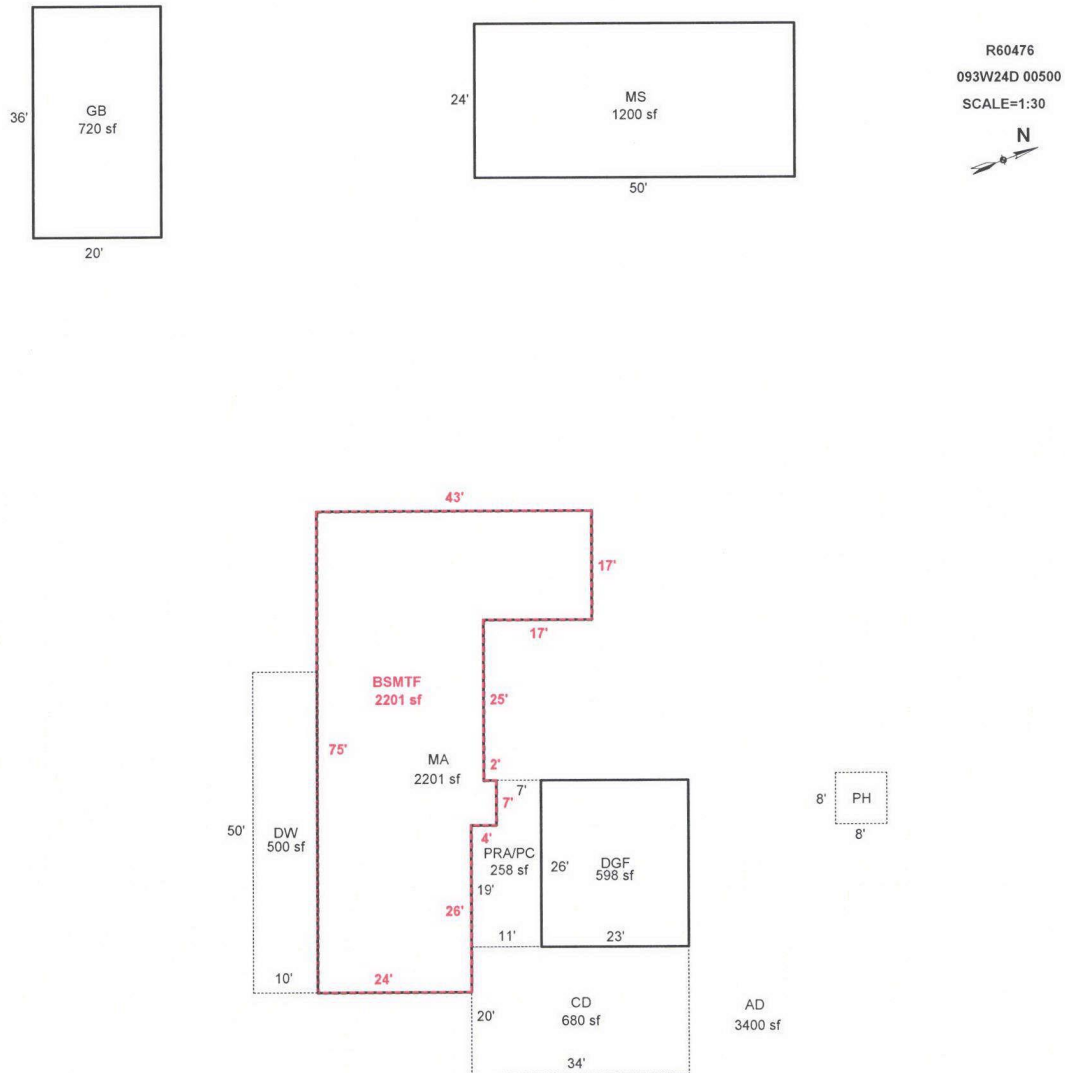
State OR

Zip 97352

Owner

Client

Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2201	240	2201
GLA0	BSMTF	1.00	2201	240	2201
GBA1	MS	1.00	1200	148	
	GB	1.00	720	112	1920
GAR	DGF	1.00	598	98	598
P/P	PRA/PC	1.00	258	74	
	CD	1.00	680	108	
	DW	1.00	500	120	1438
Net LIVABLE Area (rounded w/ factors)					4402
Net BUILDING Area (rounded w/ factors)					1920

Comment Table 1

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

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 00500

File No R60476

Property Address 12491 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

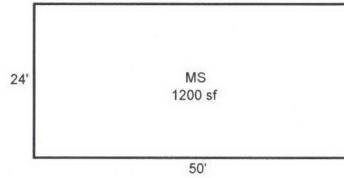
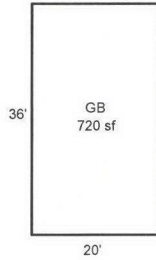
Owner

Client

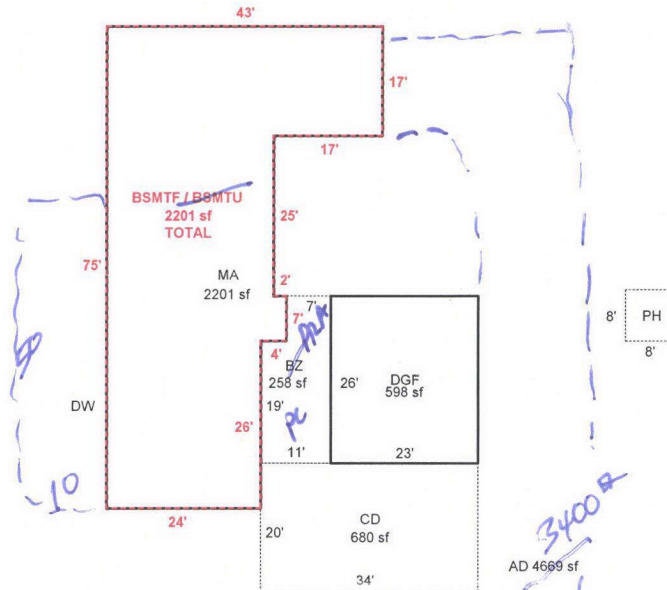
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R60476
093W24D 00500
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2201	240	2201
GLA0	BSMTF / BSMTU	1.00	2201	240	2201
GBA1	MS	1.00	1200	148	
	GB	1.00	720	112	1920
GAR	DGF	1.00	598	98	598
P/P	BZ	1.00	258	74	
	CD	1.00	680	108	938

Comment Table 1

DRAWN BY JRONDEMA 3/8/19

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

4402
1920

R60476 093W24D 00500 Prop Class: 401 Prop Code: F43 Fran: 35 Appr #: 10 Date: 4-4-19
Situs Address 12491 CENTERWOOD RD SE ☐ TTO ☐ LCB ☐ Insp ☒ Cycle Tags Farm Forest Sales Verif
Owner PARKER,MATTHEW C ☐ Pictom Other:

RMV Land: 235,910 RMV Imps: 373,450 RMV Total: 609,360 M50 Total: 327,040 For: 2019-2020

Notes: SOMEONE'S HOME/NO ANSWER AT DOOR DID NOT WALK AROUND BACK

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4
Class: 4 Roof:
Area: 2167 Eff 2167 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: AC Bedrooms: 3 % Comp:
Ex Wall: Fireplace: DBL-E Year: 1973 Eff: 1973 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 173,340 175,350
Exc Code: Comment/Adj: L/S:

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: DW;OVEN-S;RNG Adj: RLCM4
Class: 4 Roof:
Area: 1831 Eff 2167 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: AC Bedrooms: 1 % Comp:
Ex Wall: Fireplace: Year: 1973 Eff: 1973 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 128,370 153,350
Exc Code: Comment/Adj: L/S:

Seg: 1.3 BSMTU RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 336 Eff 2167 Flooring: REMAINS UNKNOWN
Dimens: x Plumbing: Electrical: Qty:
Found: Heat/AC: Bedrooms: % Comp:
Ex Wall: Fireplace: Year: 1973 Eff: 1973 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 12,920
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.4 YI4G 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: 18,600
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 1.6 AD RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 4669 Eff: 4669 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: 1973 RMV: 2,610 7400
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 1.5 DGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 598 Eff: 598 Flooring: CONC
Dimens: 26 x 23 Plumbing:
Found: CONC Heat/AC:
Ex Wall: PLYWD;8FT Fireplace:
AddFactor1: AddFactor2:
Exc Code: Comment/Adj: L/S:

Seg: 2.1 MS MACHINE SHED
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM 50%
Class: 4 Roof Style: GABLE
Area: 1200 Eff: 1200 Flooring: DIRT
Dimens: 50 x 24 Plumbing:
Found: POST Heat/AC:
Ex Wall: BKENAM;10FT Fireplace:
AddFactor1: AddFactor2:
Exc Code: Comment/Adj: L/S:

R60476

093W24D 00500

Prop Class: 401

Prop Code: F43

Fran: 35

Appr #:

Date:

Situs Address

12491 CENTERWOOD RD SE

☐ TTO

☐ LCB

☐ Insp

☐ Pictom

Cycle

Tags

Farm Forest

Sales Verif

Owner

PARKER,MATTHEW C

Other:

RMV Land: 235,910

RMV Imps: 373,450

RMV Total: 609,360

M50 Total: 327,040

For: 2019-2020

Notes:

Seg: 3.1

GB

MULTI/MISC PURPOSE BUILDING

Method: F09

Class: 4

Area: 720

Dimens: 36 x 20

Found: POST

Ex. Wall METAL;8FT

AddFactor1:

Roof Cover: METAL

Roof Style: SHED

Flooring: DIRT

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year:

AddFactor3:

Adi: FLCM

% Comp:

Func:

Value: 1,460

Eff: 720

Eff: 1980

40%

2430

Exc Code:

Comment/Adj:

L/S:

Seg: 4.1

PH

PUMP HOUSE

Method: F;N

Class: 4

Area: 64

Dimens: x

Found: FRAME

Ex. Wall VERT

AddFactor1:

Roof Cover: SHAKE

Roof Style:

Flooring: WOOD

Plumbing:

Heat/AC:

Fireplace:

AddFactor2:

Int Comp:

Electrical:

Bedrooms:

Year:

AddFactor3:

Adi: FLCM

% Comp:

Func:

Value: 0

Eff: 64

Eff:

Exc Code:

Comment/Adj:

L/S:

R60476093W24D 00500

Prop Class: 401

Prop Code: F43

Fran: 35

Appr #: _____

Date: _____

Situs Address 12491 CENTERWOOD RD SE

☐ TTO☐ LCB☐ Insp

Cycle Tags Farm Forest Sales Verif

Owner PARKER,MATTHEW C

☐ Pictom

Other: _____

RMV Land: 235,910

RMV Imps: 373,450

RMV Total: 609,360

M50 Total: 327,040

For: 2019-2020

Notes: _____

Segment	CD	PC	PRA	DW			Land
Class							
Dim/Size	20x34 680	258	258	10x50 500			
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover			Asmp				
Roof Style			GABLE				
Flooring	CONC	CONC		WOOD			
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1973	1973	1973	1973			
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0 2710	1/0 1030	1/0 5430	1/0 7980			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	2.86		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff AcresCompanion Accounts

Zone: AR

Date: 4/18/19

Clerk: Chris

Routing Slip

Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input

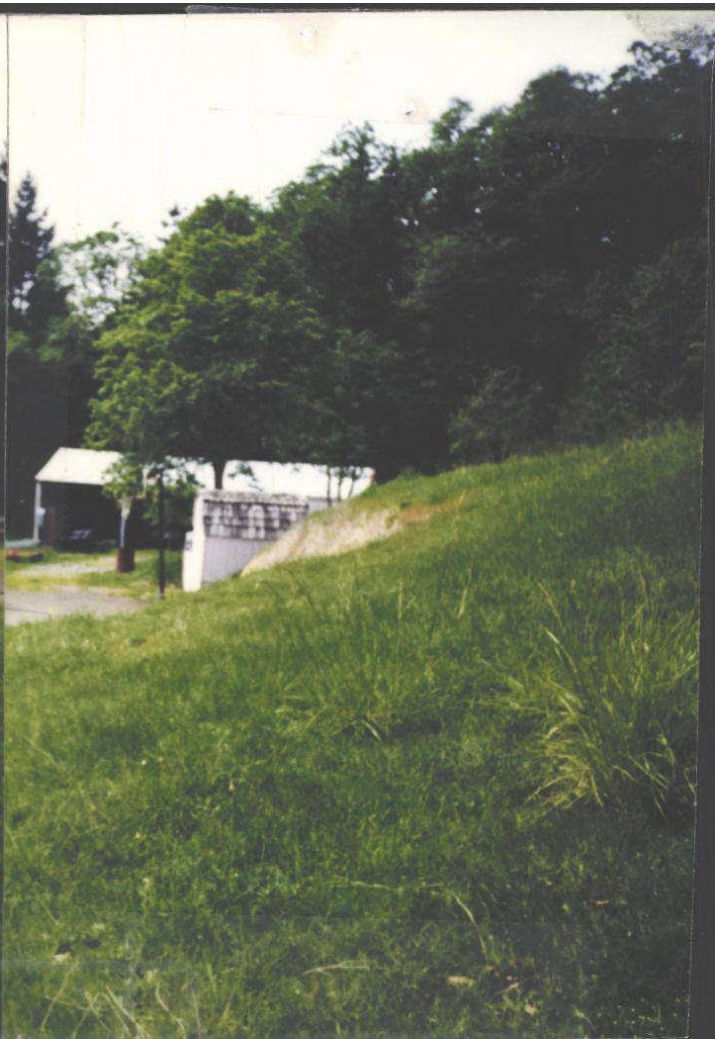
☐ Review by lead appraiser _____

610
4/23/19



R60476 24x50 M5

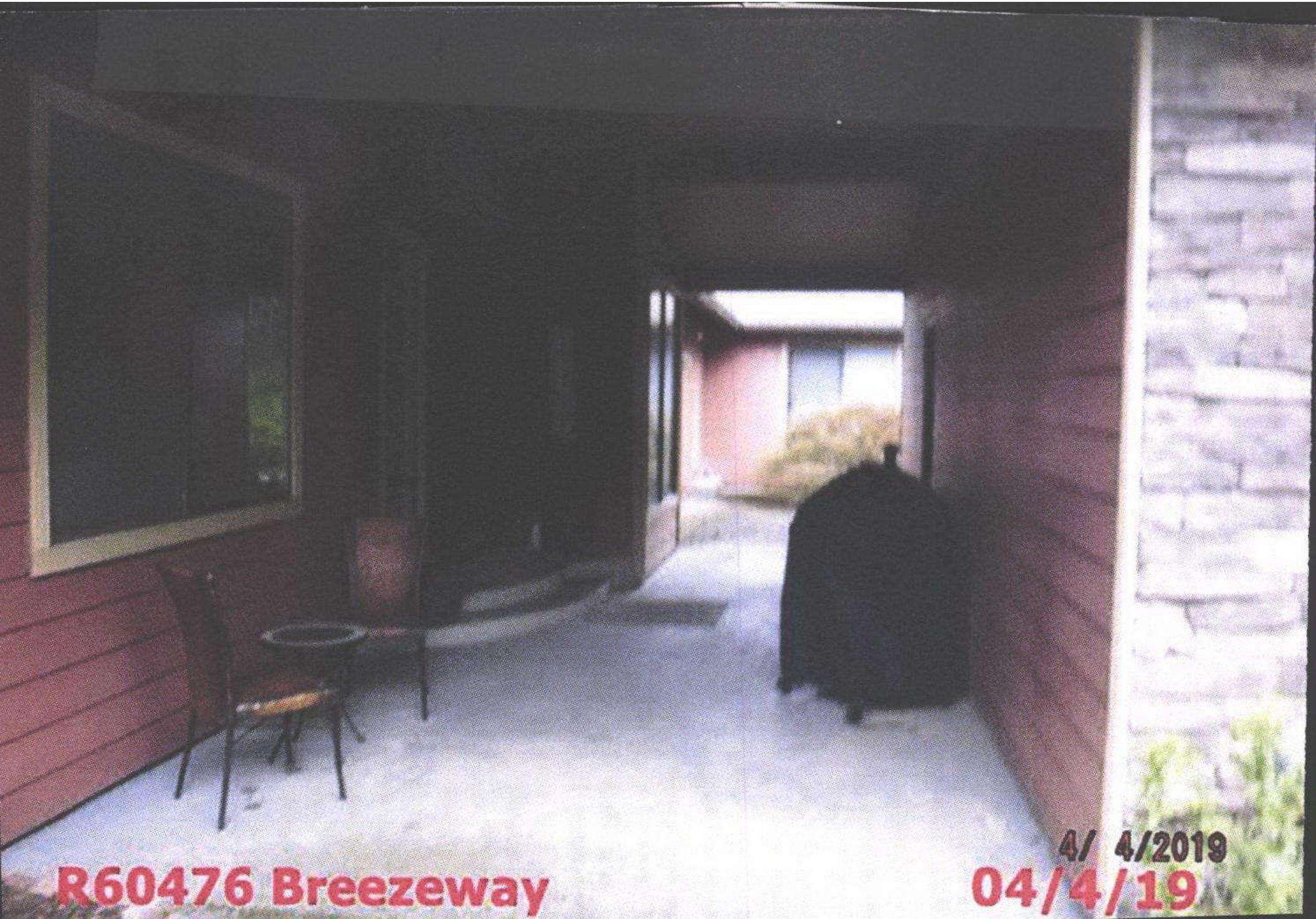
4/ 4/2019
04/4/19





R60476 AGF NE Corner

4/4/2019
04/4/19



R60476 Breezeway

4/ 4/2019
04/4/19



R60476 MA Front SE Side

4/ 4/2019
04/4/19



R60476 Street View

4/4/2019
04/4/19