

Summary

Lead Appr: WW 11/13 Clerk: _____ Lead Clerk: _____ Appr: MDL Inspect 11/13/25 Print Date: 9/26/2025

Acct ID: 339385 MTL: 093W23A001402 Date: 10/7/25 Appr: KMC Prop Class: 641 RMV Prop Class: 401

Situs: 12253 SECLUDED PL SE JEFFERSON OR 97352 MaSaNh: 07 06 006 Unit: 87041 Year: 2025

Last Date Appraised: 03/27/2019 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: KINGRY, TERRY C & KINGRY, VIDA K Last Sales Date: 08/16/2017 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 323286

RMV Land: 339490 RMV Imp: 490430 RMV Total: 829920 MAV: 321620 MSAV: 1666 SAV: 3229

Comment: 25-002993

Notations 26-27: Solar \$28,224 100% complete

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Market Homesite Description: SIX HILL RMV: 70090 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: 19-20: PER #35 ADD OSD & DISQUAL HOMESITE ACRE / 16-17: COMB LIKE SEGS // 81400130: 03-04: REAPPRAISAL - PART TOTALED W/R60781 AS THAT IS A NON-BUILDABLE LOT 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. 06-07: F06-0439 CREATES R339384 & R339385 FROM R60781.

Site: 3 Code Area: 14530 Size: 2.86 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0

Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 210990 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: Liability year - 1990 / 16-17: COMB LIKE SEGS // 81400130: 03-04: REAPPRAISAL - PART TOTALED W/R60781 AS THAT IS A NON-BUILDABLE LOT 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. 06-07: F06-0439 CREATES R339384 & R339385 FROM R60781.

Site: 4 Code Area: 14530 Size: 0.12 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0

Class: FTLF Value Source: Designated Forest Land Description: DFL Class F RMV: 8410 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: Description:

Comments: Liability year - 1989 / 81400130 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. 06-07: F06-0439 CREATES R339384 & R339385 FROM R60781.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2530 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 468010

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	2530	3	FB-2/ HB-1	2018	2018	ROOF, KIT-, BTH - 1, BATH - 2, HVAC	Exception: Y N
Garage Attached	4	Finished	752	0	0	2018	2018	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	720	2018	2270	1	Exception: Y N
DECK	4	105	2018	2241	1	Exception: Y N
DECK	4	160	2018	3414	1	Exception: Y N
PATIO	4	271	2018	1445	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	105	2018	2954	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	160	2018	4501	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 380 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: RMV: 22420

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	6	Finished	380	0	0	2018	2018	FAIR ✓	Exception: Y N

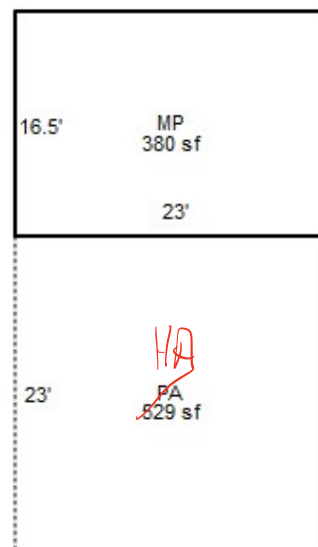
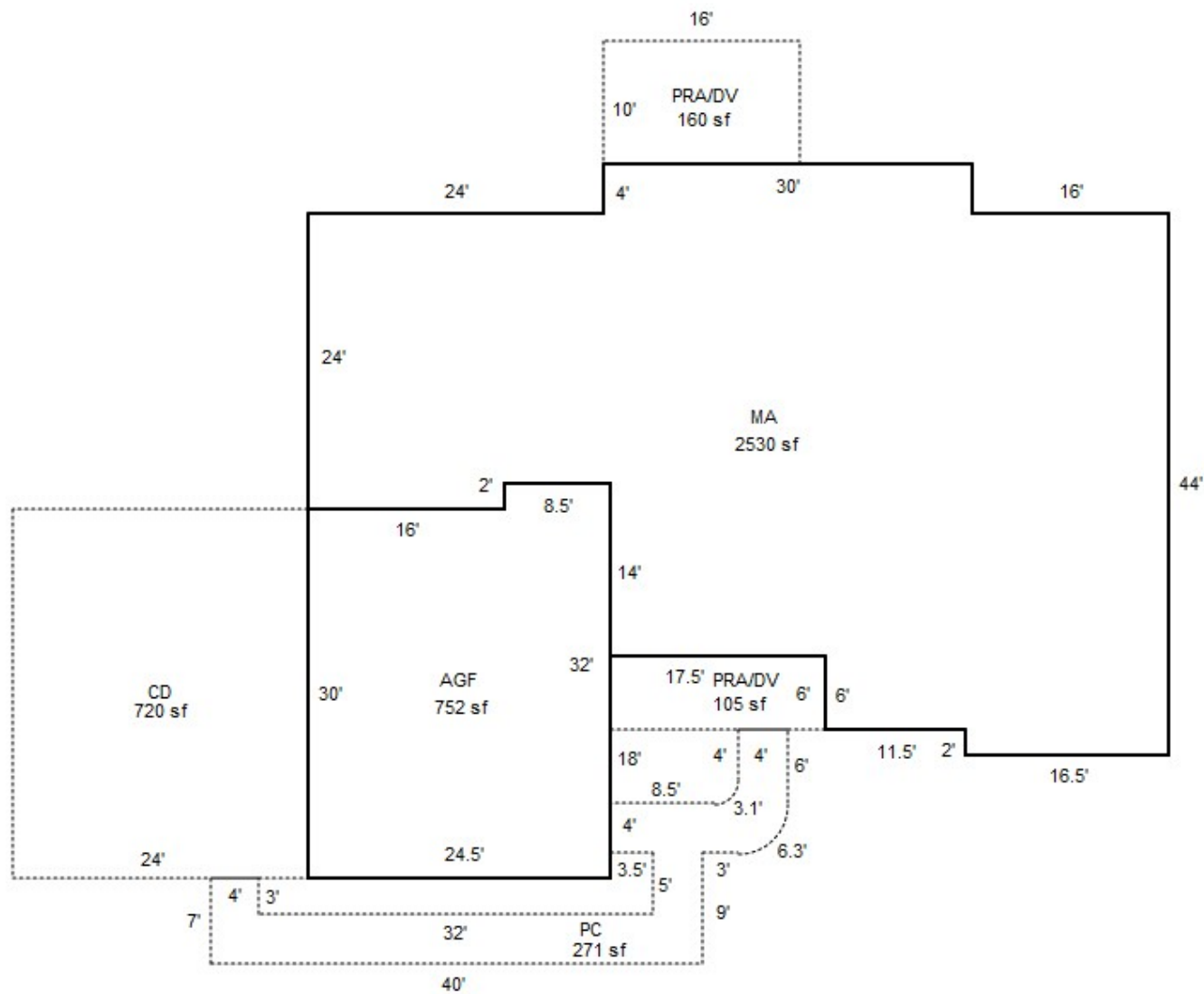
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N	
ROOF EXTENSION OR PATIO COVER	6	529	2018	9600	1		

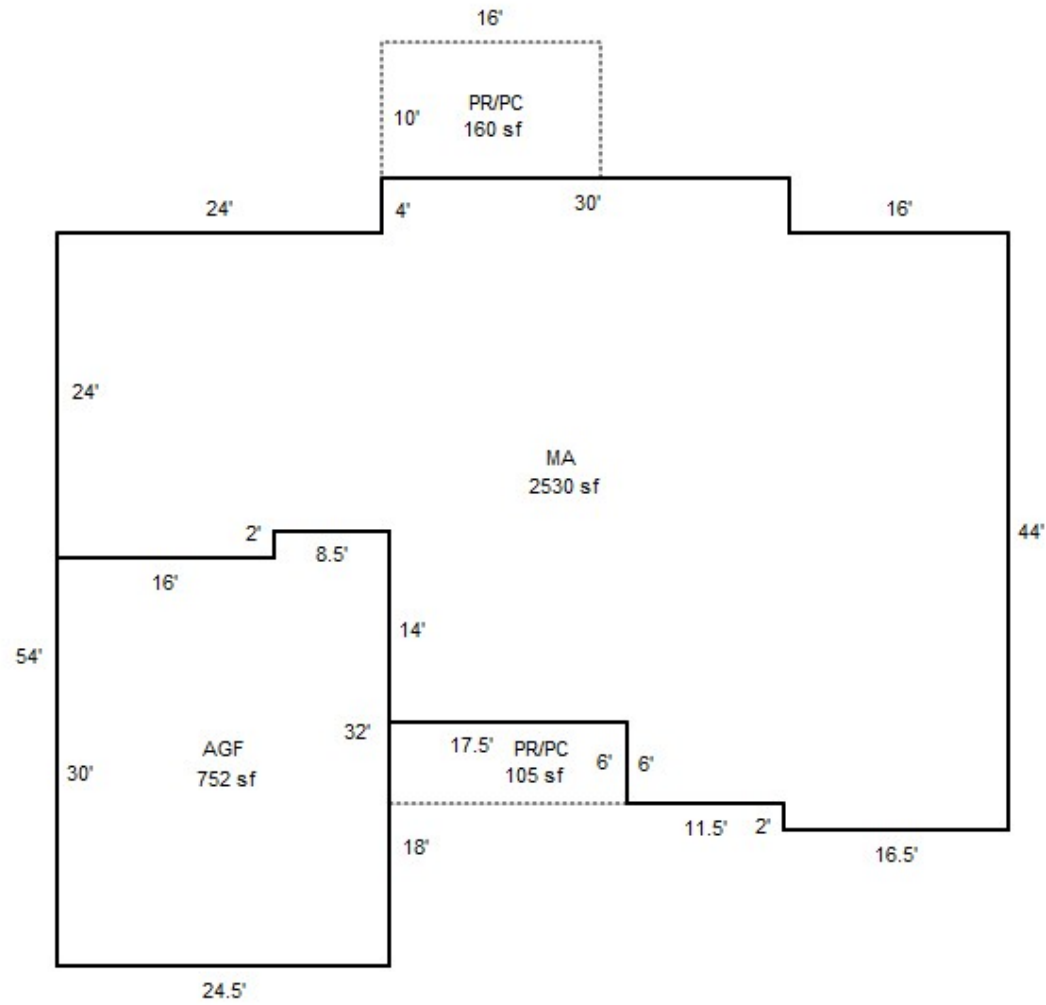
Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002993	83516	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	28224	0	R	SOLAR ARRAY 6.72kW ON RES ROOF @ \$28,224

R339385
083W23A 01402
SCALE=1:20
N

R339385
083W23A 01402
SCALE=1:20





R339385 AGF 03.27.19



R339385 MA FRONT 03.27.19



R339385 MA REAR PRA DV 03.27.19



R339385 MA REAR 03.27.19



R339385 MA SIDE 03.27.19



R339385 MP PA 03.27.19



R339385 GATED 01.04.19

093W23A 01402

R339385

Gated Terry Kingry
(503) 871-3385

12253 Secluded PSE
Access is from
Farmer Rd and
Timber Lane

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R339385 MAP NO: 093W23A TAX LOT: 01402

Grid area for drawing.

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

DATE

BY

REMARKS:

BUILDER:

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W23A 01402

File No R339385

Property Address 12253 SECLUDED PL SE

City JEFFERSON

County MARION

State OR

Zip 97352

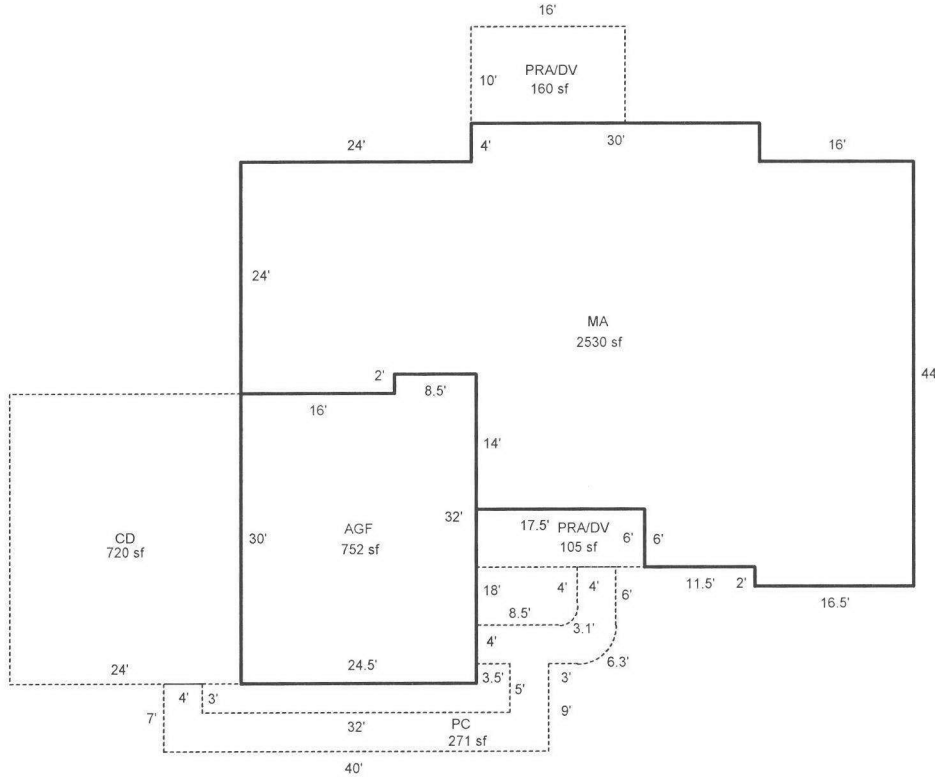
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R339385
083W23A 01402
SCALE=1:20
N

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2530	240	2530
GBA1	MP	1.00	380	79	380
GAR	AGF	1.00	752	113	752
P/P	PRA/DV	1.00	105	47	
	PRA/DV	1.00	160	52	
	PA	1.00	529	92	
	CD	1.00	720	108	
	PC	1.00	271	142	1785

Net LIVABLE Area
Net BUILDING Area

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

2530
380

Comment Table 1

DRAWN BY JRONDEMA 6/14/18
UPDATED BY JRONDEMA 4/8/19

Comment Table 2

3.27.19 #35 NM

Comment Table 3

ID # R339385
MTL 093W23A 01402
APP # 35 DATE 03/27/19

PROP CLASS 641
PROP CODE A94
SITUS 12253 Secluded Pl SE 97352

Segment MA Class 4 Area 2530
Eff. Area 2530
Roof Cover arcmp bltup comp i/shake metal
gable roll shake t/clay t/conc wood
Plumbing Bath 2.5 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 3
Yr blt 2018 Eff yr 2018
Condition P F A G E %Good _____ Qty _____
%Comp 100 Func _____ Econ _____
Except Code Nw Lump Sum _____
Comments

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comments

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comment

Segment _____ Class _____ Area _____
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgle/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms _____
Yr blt _____ Eff yr _____
Condition P F A G E %Good _____ Qty _____
%Comp _____ Func _____ Econ _____
Except Code _____ Lump Sum _____
Comments

Segment	AGF	CD	MP	PA	PRA	DV	PRA	DV	PC	OSDA
Class	4		6							
Dim/Size	752	24x30	380	23x23	10x16	10x16	105	105	271	
Foundation	conc		frame							
Exter Wall	lap masonry 8x8		bkenam							
Inter Finish			12' ↑							
Roof Cover	arcmp		metal							
Roof Style	gable		gable							
Flooring	conc		conc	gravel						
Plumbing										
Electric	220v		110v							
Misc.										
Yr Blt										
Eff Yr	2018	2018	2018	2018	2018	2018	2018	2018	2018	
Cond.										
% Good										
% Comp	100	100	100	100						
Lump Sum										
Excep. Code	New	New	New	New	New	New	New	New	New	OSD

*w/MP

WLC x4

Dbl Vanity x2

Walk-in Pantry

Tiled Baths, Kitchen, Dining

Laminate Great Rm

R339385 093W23A 01402 Prop Class: ⁶⁴¹¹640 Prop Code: ^{A94}A90 Fran: 35 Appr #: ³⁵35 Date: ^{03.27.19}03.27.19
Situs Address 12253 SECLUDED PL SE ☒TTO ☒LCB ☒Insp Cycle Tags Farm Forest Sales Verif
Owner KINGRY, TERRY C & ☐Pictom Other: _____

RMV Land: 152,010 RMV Imps: ' 0 RMV Total: 152,010 M50 Total: 1,790 For: 2019-2020

Notes: See attached. Add new segs. pull both tags.

* disqual 1 acre for homesite*
* rest of forest use is okay.*

Accessory Improvements

Out Buildings

☐ Review by lead appraiser

Special Assessment Field Sheet

Acct #(s) R339385 Date 5-1-18 Appr # & initials #24 AG

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE:

- ☐ Farm _____ # acres
☒ DFL/STF 3.86 # acres
☐ Other _____ # acres

Farm Use Issues (check and/or circle all that apply)

- ☐ No evidence of ANY farming activity
☐ Unable to determine type of farming
☐ Field full of: tall grass / weeds / blackberries / Scotch broom
☐ Crop not harvested: left in field / un-harvestable
☐ No SALES of farm products or services
☐ Not "accepted farming practices" (describe at bottom)
☐ Personal-use garden
☐ Landscaping or recreational use: _____
☐ Debris in field (type?): _____
☐ Woodlot or Wasteland, owning no other farmland
☐ Pleasure horses or other "pet" animals
☐ Fencing: none / partial / broken / non-functional gates
☐ Insufficient livestock -- # & type observed: _____
☐ Orchard / vineyard issues: untended / unsprayed / overgrown / other: _____
☐ Woodlot issue(s): _____
☐ Xmas tree issues: uncultured / understocked / weedy / grassy / brushy / full of briars / dead or diseased / too large to be classified as Xmas trees / other: _____
☐ Use has changed to: Residential / Commercial / Industrial (describe): _____
☐ Other issue(s): _____

Forest Use Issues (check all that apply)

- ☐ Does not meet stocking requirements
☐ Less than required minimum acreage
☒ Trees not "free to grow"
☐ Timber harvested & not replanted
☐ Not adhering to Planting Plan
☐ H&B Forestland no longer VACANT
☐ Grown, harvested & sold as XMAS trees
☐ Predominant use not Forestry
☐ Other issue(s): _____
☐ Illness of farmer - send request for "Doctor's Statement"
☐ Death of farmer _____

Action Items / Follow-up (check all that apply)

- ☐ Note above findings on Event & RETAG for (date?): _____
☐ Send **INQUIRY** letter w/these flyers: _____
☐ Send **ROLLOVER** letter (specify) w/these flyers: _____
☐ Send **WARNING/APR 1** (effective for a disqual next tax year) w/these flyers: _____
☐ Send **INTENT TO DISQUALIFY** letter (effective for the current tax year) [PAT LIAB or ADD TAX]
☐ Send **PRELIMINARY QUALIFICATION** letter w/these flyers: _____
☐ Soil class changes needed *** see attached screen print(s) ***
☐ Homesite: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
☐ OSD: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
☐ Pictures have been taken ☒ Tag Building Permit screen for: 1-1-19

Appraiser's notes: Some trees harvested. New house being built. permit # 18-001096 - Retag for 1-1-19 to disqual cut acreage & homesite. Do @ same time as imp. tag.
5/4/18 (30)

FOLLOWUP

Date 03/27/19 Appr # & initials #35 (um) Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: New home and mini shop are complete. Need to disqual 1 acre for homesite. Forest Use okay for remaining 2.06 acres.

- ☒ Pictures have been taken ☐ Note above findings on Event & RETAG for (date?): _____
- ☐ Send letter (specify type -- see front for choices): _____
- ☒ Other action items for Clerk (please describe): okay to pull forest tag.

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: _____

- ☐ Pictures have been taken ☐ Note above findings on Event & RETAG for (date?): _____
- ☐ Send letter (specify type -- see front for choices): _____
- ☐ Other action items for Clerk (please describe): _____

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: _____

- ☐ Pictures have been taken ☐ Note above findings on Event & RETAG for (date?): _____
- ☐ Send letter (specify type -- see front for choices): _____
- ☐ Other action items for Clerk (please describe): _____

Specially Assessed Land Appraisal Card

Account: R339385 Map Tax Lot: 093W23A 01402 Acres: 3.86 Franchise: 35 Zone: AR

Related:

Name: KINGRY, TERRY C &

Situs Address: 12253 SECLUDED PL SE JEFFERSON, OR 97352

LSU	Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
	Y90	ASU	4010	DESIG FOREST FC0	3.86	008SF	152,010	2,700	1,790	

Inspection Date: / / Appraiser Initials: _____

Remarks: _____

Specially Assessed Land Appraisal Card

Account: R339385 Map Tax Lot: 093W23A 01402 Acres: 3.86 Franchise: 35 Zone: AR

Related:

Name: KINGRY, TERRY C &

Situs Address: 12253 SECLUDED PL SE JEFFERSON, OR 97352

Event Code	Date	Comment
2018FARM	5/8/2018	18-19: #24 ONSITE 5-1-18, SOME TREES HARVESTED. NEW HOUSE BEING BUILT. RETAG FOR 1-1-19 TO DISQUAL CUT ACREAGE FOR HOMESITE AT THE SAME TIME AS THE IMP TAG.
2017FARM	11/13/2017	NOV 2017 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS

14 days up.

Now what?

Chris ☺



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, STE 2233, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

February 15, 2019

KINGRY, TERRY C &
KINGRY, VIDA K
855 FRAN ST SE
SALEM, OR 97306

March 1

RE: Account Number(s) - R339385
Location - 12253 SECLUDED PL SE, JEFFERSON

Dear Property Owner(s),

Our office has information that new construction has occurred on your property (new residence). Oregon Statute requires that the County Assessor value all taxable property each year as of January 1. However, lack of access to your property has prevented proper inspection of the new construction. This office tries to accurately add new construction to the tax roll on the first attempt to avoid the need of the property owner to appeal value issues after receiving the tax statement.

If we have no response from a property owner, our office is instructed to estimate changes with available information and change the tax roll accordingly. Since this method is usually not as accurate, we would prefer to avoid it if possible. In the case of omitted property that is not found in the year of construction, statute allows us to go back up to five years and correct the assessed value and add the resulting taxes to the current roll.

Please contact me within **14 days** of the date of this letter to schedule an inspection of your property. If I do not hear from you within that time, I will process any noted changes with the data I have available as either new construction or omitted property. I can be reached at (503) 584-4729 or by email at nmohamed@co.marion.or.us.

Sincerely,

Nadia Mohamed
Rural Property Appraiser
NM:cw



R339385 MA FRONT 03.27.19



R339385 AGF 03.27.19



R339385 MA REAR PRA DV 03.27.19





R339385 MA SIDE 03.27.19



R339385 MP PA 03.27.19

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-002993-STR STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 4/22/2025
SUB-TYPE: Structural ISSUED: 4/24/2025
CATEGORY: Comprehensive EXPIRES: 10/21/2025

OFFICE: MC
PARCEL#: 093W23A001402 R339385
ACRES: 3.98
SUBDIV: PP 2024-004
LOT/BLOCK: 2 /
ADDRESS: 12253 SECLUDED PL SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	PURELIGHT POWER NEWCO LLC	3521 AVION DRIVE SUITE 200 MEDFORD, OR 97504	5418164047
(S) ELECTRICIAN, GENERAL SUPERVISING	TOM V KELLER	3376 FISH LAKE RD BUTTE FALLS, OR 97522	5416211743
APPLICANT		541 PARSONS DR MEDFORD, OR 97501	9712705378
CCB	PURELIGHT POWER NEWCO LLC	3521 AVION DRIVE SUITE 200 MEDFORD, OR 97504	5418164047
OWNER	KINGRY, TERRY C & KINGRY, VIDA K	12253 SECLUDED PL SE JEFFERSON, OR 97352	

CONST CAT: Single Family Dwelling
WORK TYPE: Other
WORK DESC: PRESCRIPTIVE 6.72 kw solar installation with battery
VALUATION: \$28,224.00
STORIES: 0

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: