

Summary

Lead Appr: WW 11/13 Clerk: _____ Lead Clerk: _____ Appr: MSL Expert 11/13/25 Print Date: 9/26/2025

Acct ID: 560472 MTL: 093W24A001100 Date: 10/7/25 Appr: MSL 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: 08/07/2025 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: COSSETTE, STEVE Last Sales Date: 10/02/2019 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 395760

RMV Land: 297480 RMV Imp: 841420 RMV Total: 1138900 MAV: 395760 MSAV: 0 SAV: 0

Comment: 25-26: L3 MDL 8.7.25 CYCLE

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

25-004943

OSDs

26-27 : New Solar \$23,570 100% complete

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

Land

Site: 1 Code Area: 14530 Size: 1.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 247480 Exception: Y N

Adjustment(s): VWGR, FSOIL 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: 100.00

Desc: One Story with basement Dimensions: RMV: 841420

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	BTH - 1, BATH+, KIT, FP - 1, BATH - 2, HVAC+, ROOF+	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	
YARD IMPROVEMENTS GOOD	5	0	1996	47945	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004943	83517	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	23575	0	R	Solar Array 18.9kW on Roof @ \$23,575

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

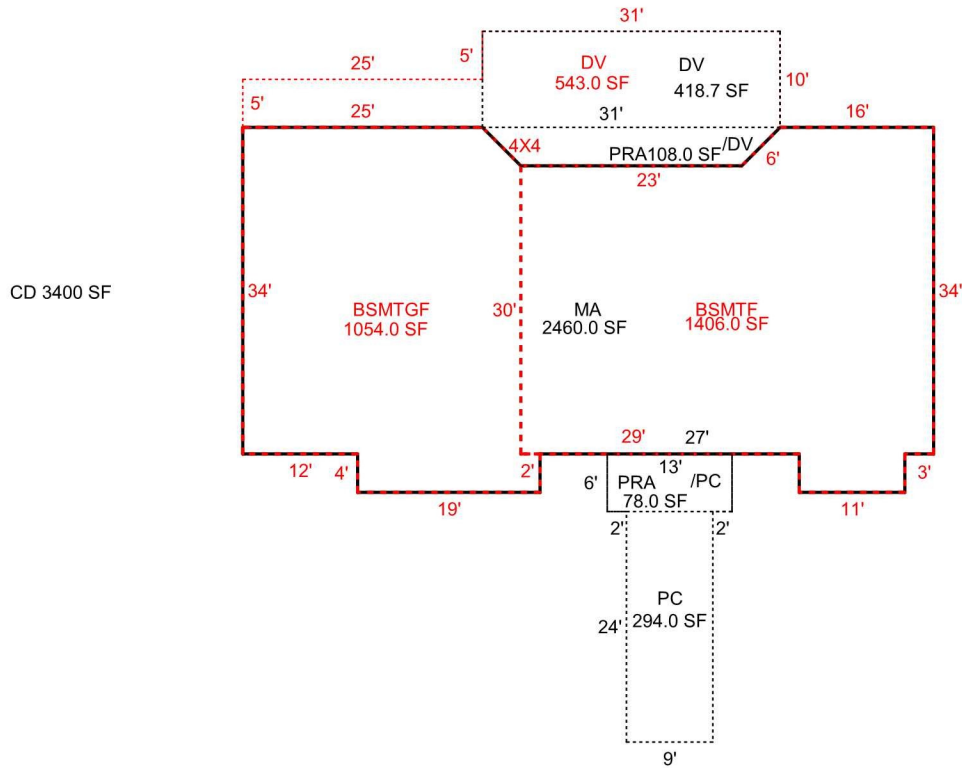
Client

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

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

Net LIVABLE Area

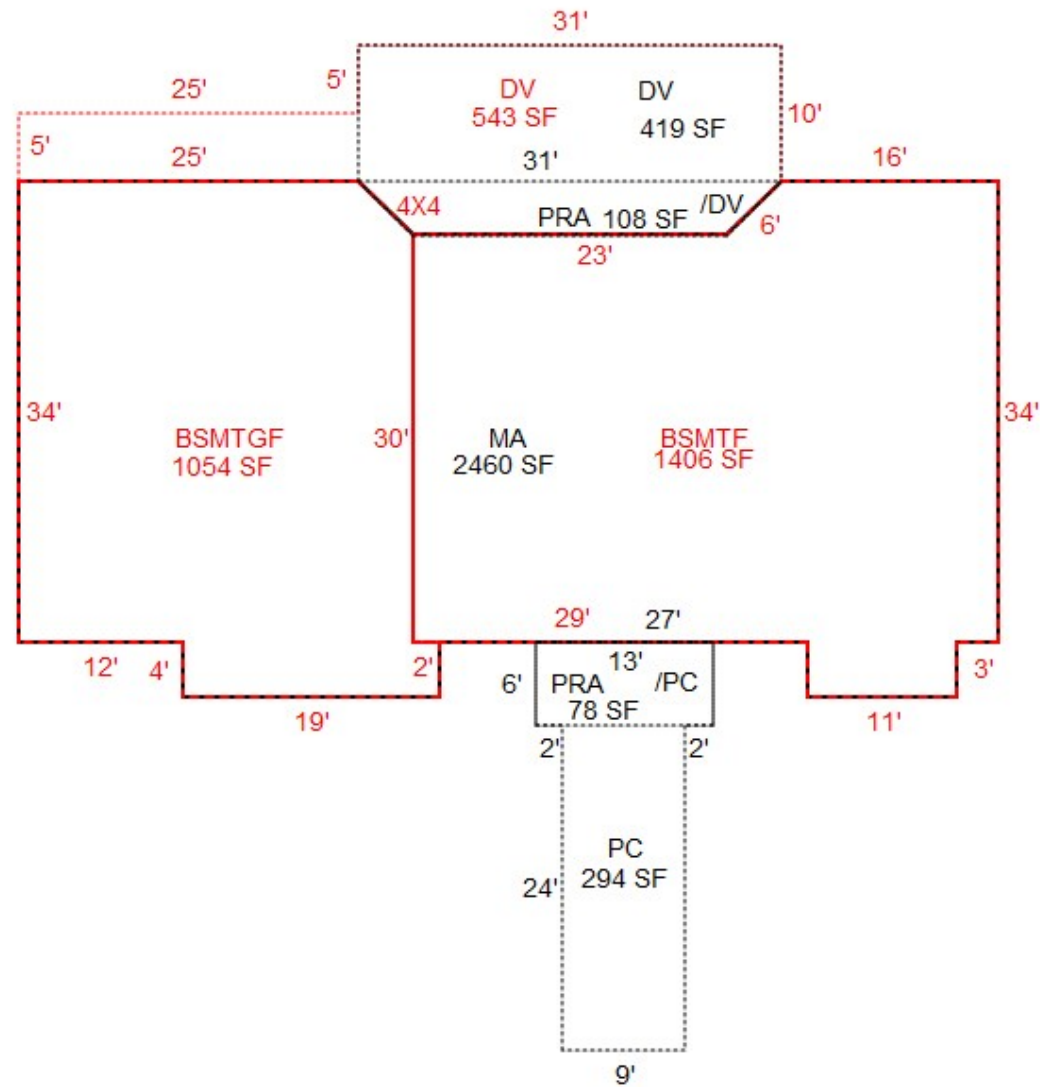
(rounded w/ factors)

3866

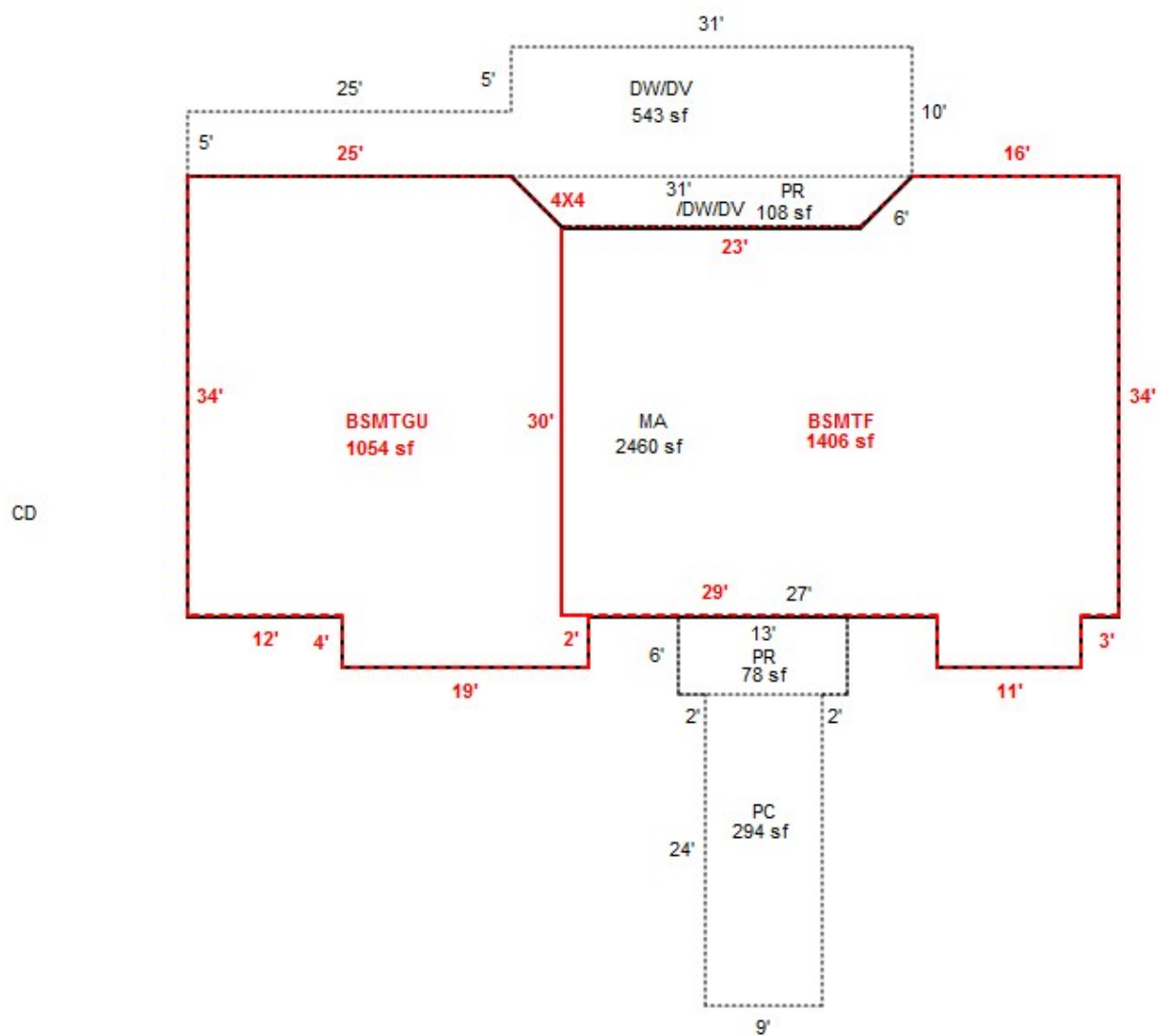
R60472
093W24A 01100
SCALE: 1" = 20'



CD 3400 SF



R60472
093W24A 01100
SCALE=1:20



093W24A 01100

R60472

401 01E F53

81400130

SWANSON,GREGORY S & JULIE A

1.03 Acres

12351 CENTERWOOD DR SE

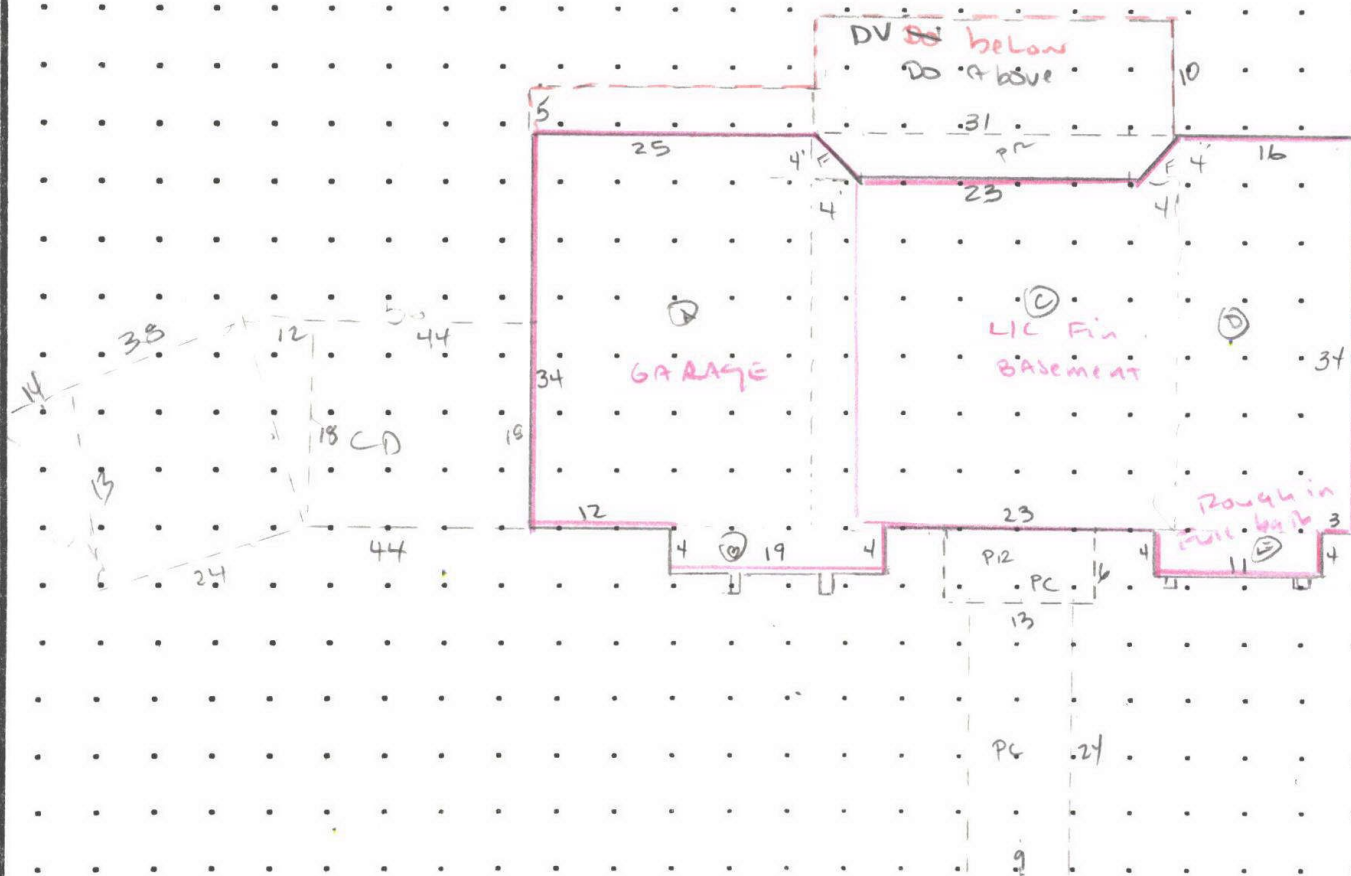
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74600-080

MAP NO: 93W 24A

TAX LOT: 01100



CALCULATIONS:

- (A) 25 X 34 850
- (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 / 2460

Garage 25 X 34 = 850
 4 X 19 = 76
 4 X 30 = 120
 4 X 4 X .5 = 8
 1054

BSMT SCALE: 1" = 20'

- 16 X 34 544
- 4 X 11 44
- 27 X 30 810
- 4 X 4 X .5 = 8 / 1406

MEASUREMENT
VERIFIED

YR BLT: 96

ADDRESS: 12351 Centerwood Rd SE

SALES
Date Amt.

DATE
7-19-96

BY

REMARKS:

BUILDER:

7-25-02
4.08.2020

22 JLL
29
31 WJ/SV

CALCULATIONS:

SCALE: 1" = 20'

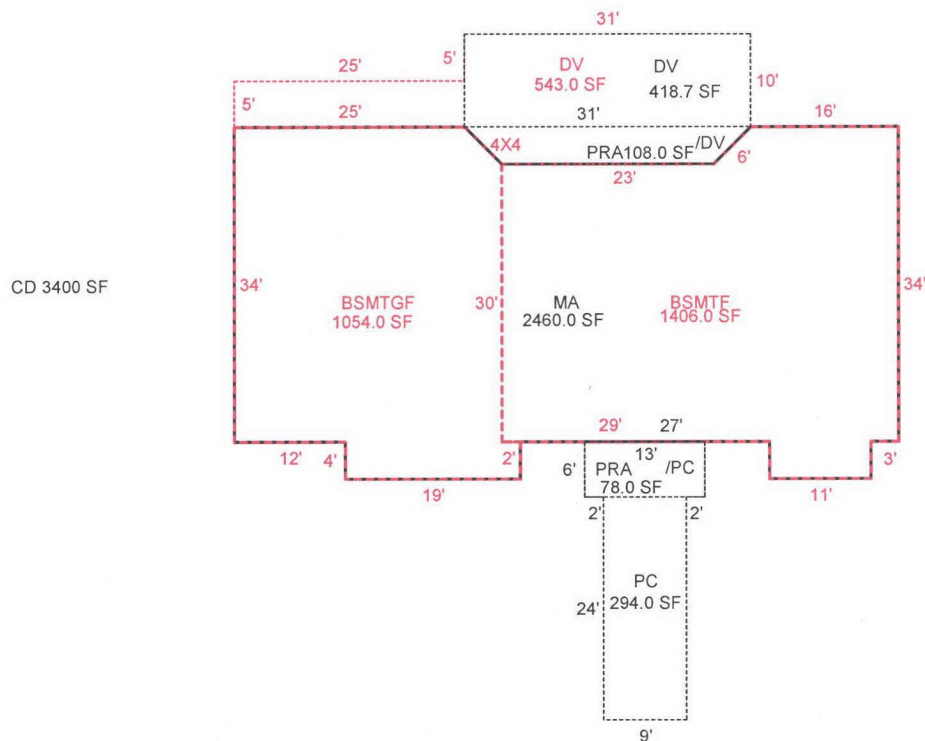
File No R60472

Zip 97352

Client

Appraiser Name

R60472
093W24A 01100
SCALE: 1" = 20'



Scale: 1" = 20'

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: 401Prop Code: F53Fran: 35

Appr #: 35Date: 04/24/19

Situs Address 12351 CENTERWOOD RD SE

☐ TTO☐ LCB☒ InspCycle 1TagsFarm ForestSales Verif

Owner PAGE LT &

☐ PictomOther:

RMV Land: 222,830RMV Imps: 427,540RMV Total: 650,370M50 Total: 331,470For: 2019-2020

Notes: currently for sale

MLS 742185

Seg: 1.1MA

RESIDENTIAL

Method: R05

Roof Cover: T/CONC

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

Adj: RLCM5

Class: 5

Roof:

biref micro

Area: 2460Eff 2460

Flooring:

Dimens: x

Plumbing: BATH2.5gradntub

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms: 3

% Comp:

Ex Wall:

Fireplace: PREFB-P

Year: 1996Eff: 1996

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 253,740

Exc Code: 110

Comment/Adj:

L/S:

Seg: 1.2BSMTGU

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM5

Class: 5

Roof:

Area: 1054Eff 2460

Flooring:

Dimens: x

Plumbing:

Electrical:

Qty:

Found:

Heat/AC:

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1996Eff: 1996

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 44,670

Exc Code: 110

Comment/Adj:

L/S:

Seg: 1.3BSMTF

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj: RLCM4

Class: 4

Roof:

Area: 1406Eff 2460

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty:

Found:

Heat/AC: HP

Bedrooms:

% Comp:

Ex Wall:

Fireplace:

Year: 1996Eff: 1996

Adj:

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 110,530

Exc Code: N/C

Comment/Adj:

L/S:

Accessory Improvements

Seg: 1.4YI5A

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 1Eff: 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:

Out Buildings

R60472093W24A 01100

Prop Class: 401Prop Code: F53Fran: 35

Appr #: _____Date: _____

Situs Address 12351 CENTERWOOD RD SE

☐ TTO☐ LCB☐ InspCycleTagsFarm ForestSales Verif

Owner PAGE LT &☐ PictomOther: _____

RMV Land: 222,830RMV Imps: 427,540RMV Total: 650,370M50 Total: 331,470For: 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 AcresCompanion Accounts

Zone: AR

Date: 4/30

Clerk: Amy

Routing SlipClerk Comments: _____

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

☐ Return to appraiser after input☐ Review by lead appraiser

R60472093W24A 01100Prop Class: 401Prop Code: F53Fran: 35Appr #: 31Date: 4/8/2020

Situs Address 12351 CENTERWOOD RD SEOwner COSSETTE,STEVE

☐ TTO☐ LCB☐ InspCycle Tags Farm ForestSales Verif

☒ PictomOther: MLS

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

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

Seg: 1.1MARESIDENTIAL

Method: R05Roof Cover: T/CONCInt Comp: DSP;DW;H&F;RNG;BIR Adj: RLCM5

Class: 5Roof: EF;MICRO

Area: 2460Eff 2460Flooring:

Dimens: xPlumbing: BATH2.5;GRDNTUElectrical:Qty: _____

Found:Heat/AC: HPBedrooms: 3% Comp: _____

Ex Wall:Fireplace: PREFB-PYear: 1996Eff: 1996Adj: _____

AddFactor1:AddFactor2:AddFactor3:RMV: 283,340

Exc Code: _____Comment/Adj: _____L/S: _____

Seg: 1.2BSMTGFRSIDENTIAL

Method: R05Roof Cover: Int Comp: Adj: RLCM5

Class: 5Roof:

Area: 1054Eff 2460Flooring:

Dimens: xPlumbing: Electrical:Qty: _____

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

Ex Wall:Fireplace: Year: 1996Eff: 1996Adj: _____

AddFactor1:AddFactor2:AddFactor3:RMV: 52,850

Exc Code: _____Comment/Adj: _____L/S: _____

Seg: 1.3BSMTFRSIDENTIAL

Method: R05Roof Cover: Int Comp: Adj: RLCM4

Class: 4Roof:

Area: 1406Eff 2460Flooring:

Dimens: xPlumbing: BATH1Electrical:Qty: _____

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

Ex Wall:Fireplace: Year: 1996Eff: 1996Adj: _____

AddFactor1:AddFactor2:AddFactor3:RMV: 118,850

Exc Code: _____Comment/Adj: _____L/S: _____

Accessory Improvements

Seg: 1.4CDRESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj:

Class:Roof Style:

Area: 3400Eff: 3400Flooring:

Dimens: xPlumbing: Electrical:% Comp: _____

Found:Heat/AC: HPBedrooms: Adj: _____

Ex Wall:Fireplace: Year:Eff: 1996RMV: 13,620

AddFactor1:AddFactor2:AddFactor3:

Exc Code: _____Comment/Adj: _____L/S: _____

Seg: 1.5PRARESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj:

Class:Roof Style:

Area: 78Eff: 78Flooring:

Dimens: 6x 13Plumbing: Electrical:% Comp: _____

Found:Heat/AC: HPBedrooms: Adj: _____

Ex Wall:Fireplace: Year:Eff: 1996RMV: 2,010

AddFactor1:AddFactor2:AddFactor3:

Exc Code: _____Comment/Adj: _____L/S: _____

Seg: 1.6PCRESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj:

Class:Roof Style:

Area: 294Eff: 294Flooring:

Dimens: xPlumbing: Electrical:% Comp: _____

Found:Heat/AC: HPBedrooms: Adj: _____

Ex Wall:Fireplace: Year:Eff: 1996RMV: 1,440

AddFactor1:AddFactor2:AddFactor3:

Exc Code: _____Comment/Adj: _____L/S: _____

Seg: 1.7PRARESIDENTIAL

Method: R05Roof Cover: Int Comp: Adj:

Class:Roof Style:

Area: 108Eff: 108Flooring:

Dimens: xPlumbing: Electrical:% Comp: _____

Found:Heat/AC: HPBedrooms: Adj: _____

Ex Wall:Fireplace: Year:Eff: 1996RMV: 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

CycleTagsFarm Forest

OwnerCOSSETTE,STEVE

☐Pictom

Other:

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:

Routing Slip

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

©WV/MS 2019



R60472 REAR MA 04.24.19



R60472 REAR LOWER DV 04.24.19

©WVMLS201



R60472 BSMTGU 04.24.19

©WVMLS2018



R60472 REAR DV 04.24.19

©WMLS20

Assessor Monthly Issued Permit Report**For 7/1/2025 to 7/31/2025**

PERMIT#: 555-25-004943-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/1/2025
 SUB-TYPE: Structural ISSUED: 7/2/2025
 CATEGORY: Comprehensive EXPIRES: 12/29/2025

OFFICE: MC
 PARCEL#: 093W24A001100 R60472
 ACRES: 1.03
 SUBDIV: SOUTHVIEW WOODS, RESUB
 3,4,12,13,58-63,65-67,69
 LOT/BLOCK: 62 /
 ADDRESS: 12351 CENTERWOOD RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5413274090
APPLICANT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524
CCB	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
OWNER	COSSETTE, STEVE	12351 CENTERWOOD RD SE JEFFERSON, OR 97352	
SITE CONTACT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524

CONST CAT: Single Family Dwelling
 WORK TYPE: Alteration
 WORK DESC: PRESCRIPTIVE Add 18.9kW Roof-mounted Prescriptive Path PV Solar Array
 VALUATION: \$23,575.00
 STORIES: 0

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: