

Acct ID: 611647 MTL: 093W24A000901 Date: *1/3/26* Appr: *WW* Prop Class: 401 RMV Prop Class: 401
 Situs: 12521 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 102732 Year: 2026

Last Date Appraised: 07/14/2025 Appraiser: MATT LORD Tag: Y N Tag info: *DG to MA*
 Owner: GRADY-LUTON LT Last Sales Date: Roll Type: R
 Cycle *2* Tag Sales Verification Other: _____ Inspection level: 1 *2* 3 4 LCB TTO INSP AV: 246800
 RMV Land: 273200 RMV Imp: 172500 RMV Total: 445700 MAV: 246800 MSAV: 0 SAV: 0
 Comment: 25-26: L4 MDL 7.14.25 CYCLE

addn (conversion to DG @ 60% see notes below)

Land
 Site: 0 Code Area: 14530 Size: 2.08 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 273200 Exception: Y N
 Adjustment(s): VWGR, FSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 158 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 172500
 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 | Exception: Y N |
|---------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Garage Oversized Detached | 5 | Finished | 2160 | 0 | 0 | 2009 | 2009 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|------------------|-------|-----------|------------|------|----------|----------------|
| ASPHALT DRIVEWAY | 5 | 2325 | 2010 | 6487 | 1 | Y N |

Permits

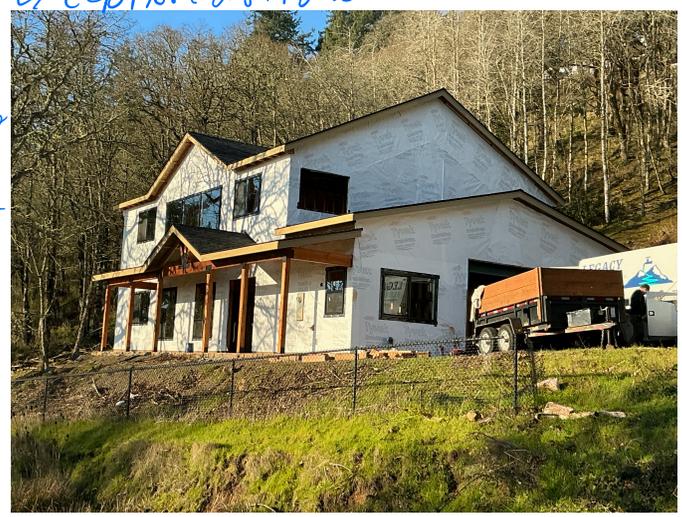
| Permit Number | Permit ID | Origin | Category | Type | Estimate Value | % Complete | Roll Type | Description |
|---------------|-----------|---------------|----------------------|----------|----------------|------------|-----------|--|
| 25-004250 | 85619 | MARION COUNTY | NEW CONSTRUCTIO N | ADDITION | 389851 | 0 | R | CONVERTING GARAGE TO 4 BDRM 3 BATH SFD |

*Convert D50 to 142 with addition:
 move AD to own stat, reallocate, set base on DG
 Make changes @ 60% complete - Exception 28.43%*

*142 MA kit hvac 1bed bth roof 1388
 MA 2 hvac 3bed 2 bath 1362
 AG roof 771*

414A

*27-28 Exception from 60 to 100
 and EUB change*



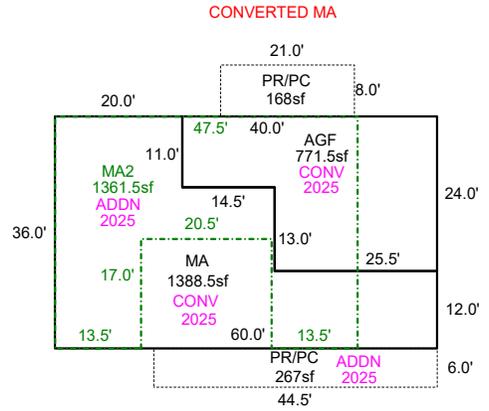
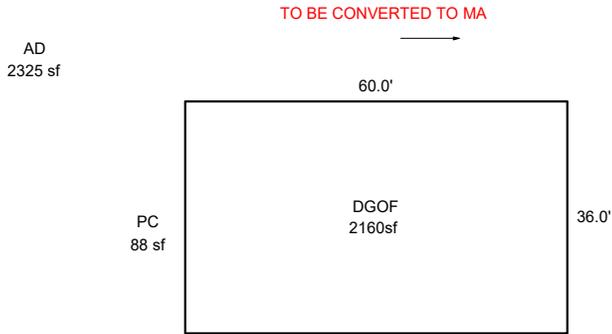
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611647 Parcel No.: 093W24A000901
 Property Address: 12521 CENTERWOOD RD SE
 City: JEFFERSON County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

611647
093W24A000901
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| MA2 | MA2 | 1.0 | 1361.5 | 201.0 | 1361.5 |
| GAR | DGOF | 1.0 | 2160.0 | 192.0 | |
| | AGF | 1.0 | 771.5 | 128.0 | 2931.5 |
| MA | MA | 1.0 | 1388.5 | 192.0 | 1388.5 |
| P/P | PR/PC | 1.0 | 267.0 | 101.0 | |
| | PR/PC | 1.0 | 168.0 | 58.0 | 435.0 |

COMMENT TABLE 1

APEX BY CLOBERG 04/15/25
 UPDATED BY CLOBERG 10/7/25 25-004250 CONV/ADDN

COMMENT TABLE 2

WO# 25-785278

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,750

Percent Complete Form

Account # 611647

Additions

New Homes

| <u>Additions</u> | | <u>New Homes</u> | | | | |
|------------------|-------------------------|---------------------|-------------------------------|----------|-------|------|
| % Item | % Sum | No Basement | | Basement | | |
| | | % Item | % Sum | % Item | % Sum | |
| 3% | 0% | ✓ Plans/Survey | 3% | 0% | 3% | 0% |
| 2% | | ✓ Excavation | 2% | | 4% | |
| 3% | | ✓ Foundation | 3% | | 10% | |
| 35% | 45% | ✓ Framing | 14% | 20% | 16% | 35% |
| 8% | 50% | ✓ Trusses | 7% | 30% | 7% | 40% |
| 7% | 60% | ✓ Roofing | 7% | 35% | 7% | 45% |
| 7% | 65% | Windows/Ext Doors | 7% | 45% | 6% | 55% |
| 5% | 70% | Siding | 5% | 50% | 5% | 60% |
| 4% | 75% | Plumbing Rough-In | 4% | | 3% | |
| 3% | | Electrical Rough-In | 3% | 55% | 2% | 65% |
| 2% | 80% | Heating Rough-In | 2% | | 1% | |
| | | Heating Unit | 1% | 60% | 1% | |
| 3% | | Insulation | 3% | | 2% | |
| 5% | 85% | Drywall (Finished) | 5% | 65% | 4% | 70% |
| 2% | 90% | Paint Interior | 2% | 70% | 2% | 75% |
| 2% | | Paint Exterior | 2% | | 2% | |
| | | Cabinets | 6% | 75% | 5% | 80% |
| 2% | 95% | Electrical Fixtures | 3% | 80% | 2% | |
| 2% | | Plumbing Fixtures | 4% | 85% | 3% | 85% |
| 3% | | 100% | Floor Coverings & Countertops | 7% | 90% | 6% |
| 2% | Interior Trim Carpentry | | 7% | 95% | 6% | 95% |
| | Porch/Entry/Stoop | | 2% | 100% | 2% | 100% |
| | Finish Grade | | 1% | | 1% | |

APPR WW addition Date _____ YR For 26-27 % COMP 60
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____