

Summary Lead Appr: Input w/w Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 3/9/2026

Acct ID: 560411 MTL: 093W24D004400 Date: 3/12/26 Appr: WV Prop Class: 401 RMV Prop Class: 401
Situs: 12878 MEADOWOOD CT SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100478 Year: 2026

Last Date Appraised: 08/04/2025 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: BROGOITTI BRIAN MATTHEW Last Sales Date: 01/07/2026 Roll Type: R
Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 451440
RMV Land: 350760 RMV Imp: 347120 RMV Total: 697880 MAV: 451440 MSAV: 0 SAV: 0
Comment: 25-26: L4 MDL 8.4.25 CYCLE

change LT to MS, upd inv

*MS 834910
DOM 70*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	65000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.57 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 285760 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 08-09: CYCLE WORK #44-CHG OF VIEW ADJUSTMENT FROM G TO A// 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: SALES VERIF BY #44 - ADD VIEW ADJ

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2366 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 319280
 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
First Floor	4	Finished	2366	4	FB-2	1992	1992	HVAC, KIT, BATH+, ROOF, FP - 1, BATH - 2 <i>bath+</i>	Y N
Garage Attached	4	Finished	624	0	0	1992	1992	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1992	22806	1	Y N

Sauna 20 1/2

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 2006 Sq.Ft: 1728 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 24650
 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
General Purpose Bldg	5	Finished	1728	0	0	1996	2006	<i>FAIR AVG</i>	Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 356 Year Blt: 1996 Eff Year Blt: 2006 Sq.Ft: 432 % Complete: 100.00
 Desc: Lean-to Excellent (LTE) *change to MS* Dimensions: 12x36 RMV: 3190
 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
Lean-to Excellent <i>MS</i>	4	Finished	432	0	0	1996	2006	<i>fair</i>	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 04400

File No R60411

SUBJECT

Property Address 12878 MEADOWOOD CT SE

City JEFFERSON

County MARION

State OR

Zip 97352

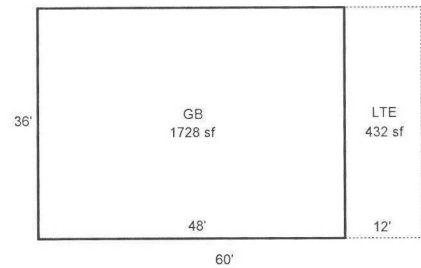
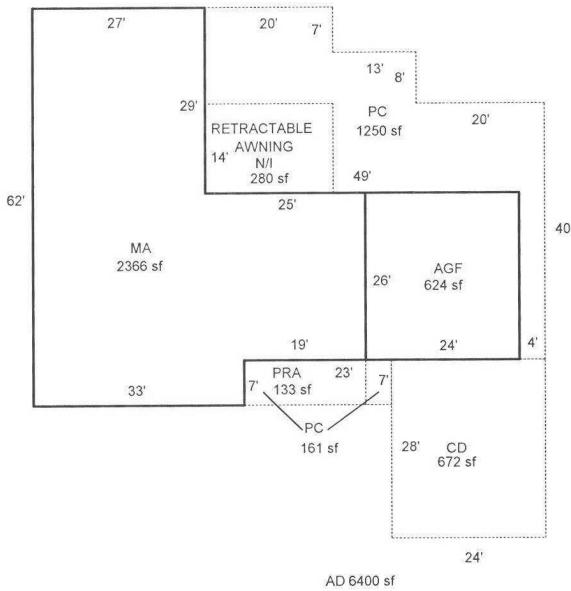
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R60411
093W24D 04400
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2366	228	2366
GBA1	GB	1.00	1728	168	2160
	LTE	1.00	432	96	
	AGF	1.00	624	100	
GAR	PC	1.00	161	60	624
	CD	1.00	672	104	
	PC	1.00	1250	216	
	P/P	1.00	133	52	
	PRA	1.00	133	52	

Net LIVABLE Area (rounded w/ factors) 2366
 Net BUILDING Area (rounded w/ factors) 2160

Comment Table 1

DRAWN BY JRONDEMA 3/11/19
 UPDATED BY JRONDEMA 4/15/19

Comment Table 2

Comment Table 3

Value Comparison MARION County

Account ID 560411 **Map** 093W24D004400 **RMV Class** 401 **Property Class** 401 **Situs** 12878 MEADOWOOD CT SE JEFFERSON OR 97352
Workflow ID 7608933 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** CHG LT TO MS, UPD INV

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2.57 Acres	\$285,760	\$285,760	\$0	\$167,590	\$0	\$167,590
New	Rural at MKT 2.57 Acres	\$285,760	\$285,760	\$0	\$185,700	\$0	\$185,700
		\$0	\$0	\$0	\$18,110	\$0	\$18,110
Prev	OSD - GOOD	\$65,000	\$65,000	\$0	\$35,030	\$0	\$35,030
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$42,240	\$0	\$42,240
		\$0	\$0	\$0	\$7,210	\$0	\$7,210
Prev	141 RESIDENCE 2366 Sqft	\$319,280	\$319,280	\$0	\$233,610	\$0	\$233,610
New	141 RESIDENCE 2366 Sqft	\$319,280	\$319,280	\$0	\$207,480	\$0	\$207,480
		\$0	\$0	\$0	(\$26,130)	\$0	(\$26,130)
Prev	351 FARM BLDG 1728 Sqft	\$24,650	\$24,650	\$0	\$13,460	\$0	\$13,460
New	351 FARM BLDG 1728 Sqft	\$24,650	\$24,650	\$0	\$16,020	\$0	\$16,020
		\$0	\$0	\$0	\$2,560	\$0	\$2,560
Prev	356 FARM BLDG 432 Sqft	\$3,190	\$3,190	\$0	\$1,750	\$0	\$1,750
New	353 FARM BLDG 432 Sqft	\$3,840	\$3,840	\$0	\$0	\$0	\$0
		\$650	\$650	\$0	(\$1,750)	\$0	(\$1,750)
	Total Prev	\$697,880	\$697,880	\$0	\$451,440	\$0	\$451,440
	Total New	\$698,530	\$698,530	\$0	\$451,440	\$0	\$451,440
	Total Change	\$650	\$650	\$0	\$0	\$0	\$0

Value Comparison MARION County

Account ID 560411 **Map** 093W24D004400 **RMV Class** 401 **Property Class** 401 **Situs** 12878 MEADOWOOD CT SE JEFFERSON OR 97352
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New	Rural at MKT 2.57 Acres	\$285,760	\$285,760	\$0	\$185,700	\$0	\$185,700
		\$0	\$0	\$0	\$18,110	\$0	\$18,110
Prev	OSD - GOOD	\$65,000	\$65,000	\$0	\$35,030	\$0	\$35,030
New	OSD - GOOD	\$65,000	\$65,000	\$0	\$42,240	\$0	\$42,240
		\$0	\$0	\$0	\$7,210	\$0	\$7,210
Prev	141 RESIDENCE 2366 Sqft	\$319,280	\$319,280	\$0	\$233,610	\$0	\$233,610
New	141 RESIDENCE 2366 Sqft	\$330,320	\$330,320	\$0	\$207,480	\$0	\$207,480
		\$11,040	\$11,040	\$0	(\$26,130)	\$0	(\$26,130)
Prev	351 FARM BLDG 1728 Sqft	\$24,650	\$24,650	\$0	\$13,460	\$0	\$13,460
New	351 FARM BLDG 1728 Sqft	\$27,840	\$27,840	\$0	\$16,020	\$0	\$16,020
		\$3,190	\$3,190	\$0	\$2,560	\$0	\$2,560
Prev	356 FARM BLDG 432 Sqft	\$3,190	\$3,190	\$0	\$1,750	\$0	\$1,750
New	353 FARM BLDG 432 Sqft	\$3,840	\$3,840	\$0	\$0	\$0	\$0
		\$650	\$650	\$0	(\$1,750)	\$0	(\$1,750)
	Total Prev	\$697,880	\$697,880	\$0	\$451,440	\$0	\$451,440
	Total New	\$712,760	\$712,760	\$0	\$451,440	\$0	\$451,440
	Total Change	\$14,880	\$14,880	\$0	\$0	\$0	\$0