

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Impact

Print Date: 6/27/2025

Acct ID: 344496

MTL: 093W24D003601

Date: 8/4/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 12959 GREEN ACRES LN SE JEFFERSON OR 97352

MaSaNh: 07 06 003

Unit: 63603

Year: 2025

Last Date Appraised: 12/06/2013

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: IGNATOVICH, ALEX & IGNATOVICH, YELENA

Roll Type: R

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

AV: 454820

RMV Land: 281060 RMV Imp: 800050 RMV Total: 1081110 MAV: 454820 MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>GOODS</u>	40000	14530	0

Land

Site: 1

Code Area: 14530

Size: 2.26 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 44D

Value Source: Rural at MKT

Description:

RMV: 241060

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 13-14: DISQ FARM USE / 81400130/09-10: F08-838 SEPE FROM R60414 TO R344496 AND R344497//00-01; LAND REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 152

Year Blt: 2013

Eff Year Blt: 2013

Sq.Ft: 3527

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 800050

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	2544	1	FB-2/ HB-1	2013	2013	KIT-, HVAC+, BTH - 1, ROOF, BATH+, BATH - 2	Exception: Y N
Second Floor	5	Finished	983	3	FB-2	2013	2013	ROOF, HVAC+, BATH - 2	Exception: Y N
Attic	5	Unfinished	347	0	0	2013	2013	ROOF	Exception: Y N
Garage Attached	5	Finished	814	0	0	2013	2013	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR <u>AUG</u>	5	1	2013	31778	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MP
10x16
5
EFF YR 2014
FAIR

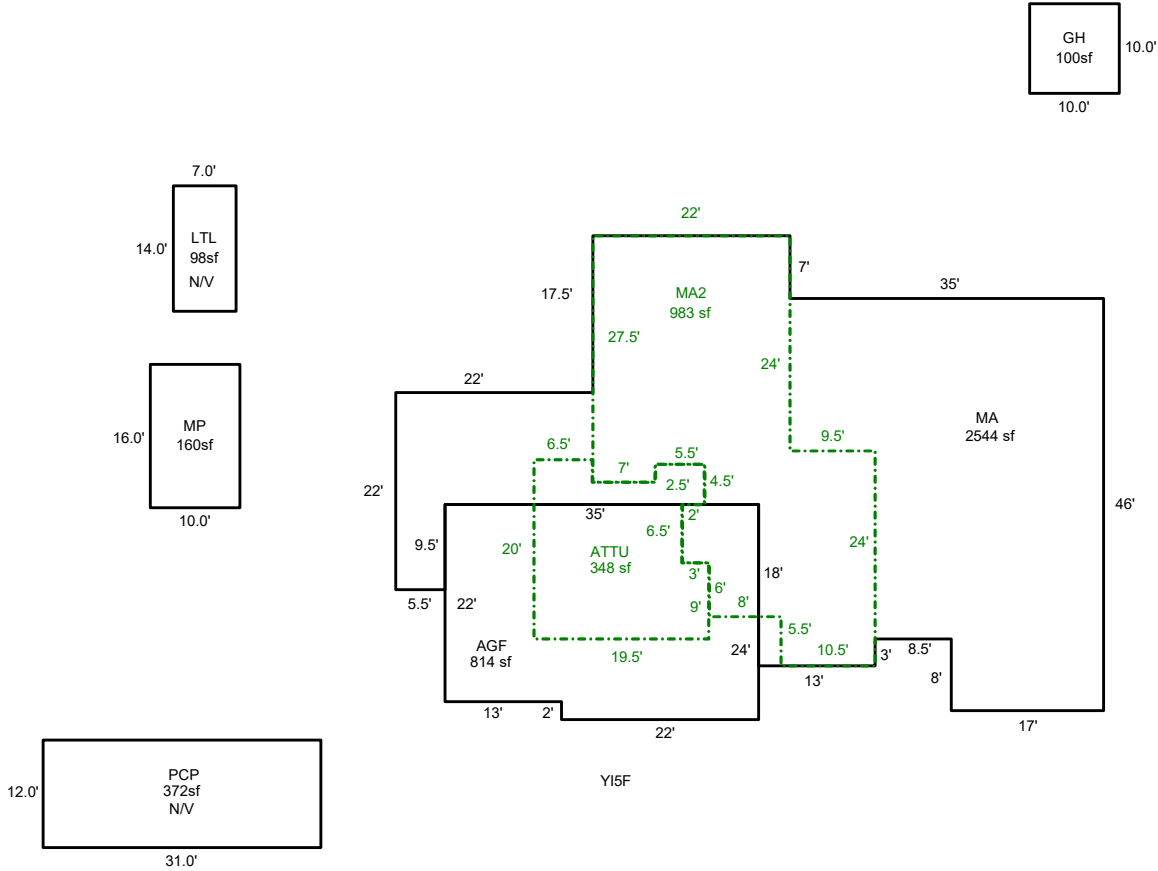
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 344496 Parcel No.: 093W24D 03601
 Property Address: 12959 GREEN ACRES LN
 City: JEFFERSON County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

344496
093W24D 03601



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	100.0	40.0	
	LTL	1.0	98.0	42.0	
	MP	1.0	160.0	52.0	358.0
GLA1	MA	1.0	2544.8	289.0	2544.8
GLA2	MA2	1.0	983.3	168.0	983.3
BSMT	ATTU	1.0	347.8	88.0	347.8
GAR	PCP	1.0	372.0	86.0	372.0
GARAGE	AGF	1.0	814.0	118.0	814.0

COMMENT TABLE 1

Drawn by SH 4-4-13
 Updated by CW 2/5/14
 UPDATED BY CLOBERG 09/24/25

COMMENT TABLE 2

MDL 08/04/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE cnt 0 (rounded) 3,528
 Net BUILDING cnt 3 (rounded) 358



R344496

03-2-2014



R344496back

03-2-2014

R344496
540

093W24D 03601
81400130

JUEDEN, BERNARD & DEBBIE

2.26 AC

12959 GREEN ACRES LSI

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R 344496*

MAP NO:

TAX LOT:

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: *2013*

ADDRESS: *12959 Green Acres*

SALES
Date Amt.

DATE

BY

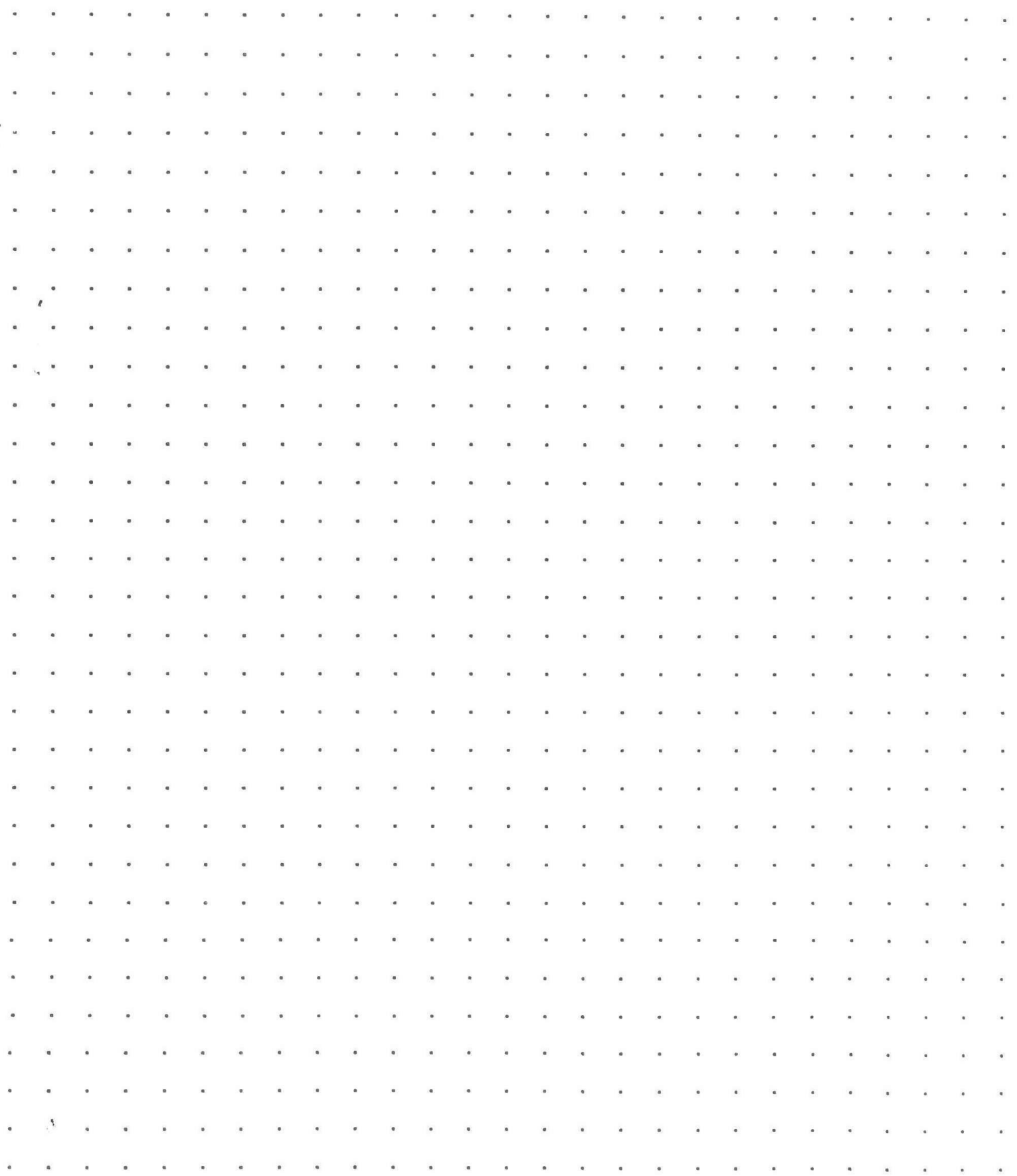
REMARKS:

BUILDER:

12-26-13

73

HSFD



CALCULATIONS:

SCALE: 1" = 20'

File No R344496

Appraiser Name

R344496 093W24D 03601 Appr #: _____ Date _____ Prop Class 400 Prop Code
Situs Address 12959 GREEN ACRES LN SE 97352 Franchise Code 73 Year For: 2014-2015
Owner IGNATOVICH,ALEX &
Tags Cycle Sales Verification Other: _____

Notes: _____
RMV Land: 97,140 RMV Imp: 0 RMV Total: 97,140 M50 Total: 76,550

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	008S	2.26		
OSDF, RUR					
Eff Acres Companion Accounts					
NEW					

Zone: AR

Date 2/5/14 Clerk Chris ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response _____

☐ Reviewed by lead appraiser/comments _____

R344496

093W24D 03601

Appr #: 73

Date 12-26-13

Prop Class 400

Prop Code

Situs Address 12959 GREEN ACRES LN SE

97352

Franchise Code 73

Year For: 2014-2015

Owner IGNATOVICH,ALEX &

Tags

Cycle

Sales Verification

Other: Pull TAG

Notes:

ADD VISFD - OSD - 41 - OSD

RMV Land: 97,140

RMV Imp: 0

RMV Total: 97,140

M50 Total: 76,550

Accessory Improvements

Out Buildings

ID # R344496
MTL 093W24D 03601
APP # 73 DATE 12/26/13

PROP CLASS 401
PROP CODE F52
SITUS 12959 Green Acres Ln

Segment MA Class 5 Area 2544
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
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
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 1
Yr blt 2013 Eff yr 2013
Condition P F A G E %Good 100 Qty 5
%Comp 100 Func _____ Econ _____
Except Code NEW Lump Sum _____
Comments _____

Segment MA2 Class 5 Area 983
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing Bath 2 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 3
Yr blt 2013 Eff yr 2013
Condition P F A G E %Good 100 Qty 5
%Comp 100 Func _____ Econ _____
Except Code NEW Lump Sum _____
Comments _____

Segment ATTU Class 5 Area 347
Eff. Area _____
Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
Plumbing 0 Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP SC ST Zonal
Fireplace Dbl e/p Hrth e/p Prefb e/p
Sgl e/p Zerocl
Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
Bedrooms 0
Yr blt 2013 Eff yr 2013
Condition P F A G E %Good 100 Qty _____
%Comp 100 Func _____ Econ _____
Except Code NEW 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
Sgl e/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	<u>AGF</u>	<u>915F</u>					LAND
Class	<u>5</u>	<u>5</u>					
Dim/Size	<u>814 #</u>						
Foundation							
Exter Wall	<u>CAP</u>						
Inter Finish							
Roof Cover	<u>ARCMP</u>						
Roof Style	<u>GABLE</u>						
Flooring							
Plumbing							
Electric	<u>110V</u>						
Misc.							
Yr Blt	<u>2013</u>	<u>2013</u>					
Eff Yr	<u>2013</u>	<u>2013</u>					
Cond.							
% Good	<u>100</u>	<u>100</u>					
% Comp	<u>100</u>	<u>100</u>					
Lump Sum							
Excep. Code	<u>NEW</u>	<u>NEW</u>					

R344496

093W24D 03601

Appr #: 73

Date 2-8-13

Prop Class 540

Prop Code A20

Situs Address 12959 GREEN ACRES LN SE

97352 Franchise Code 73

Year For: 2013-2014

Owner IGNATOVICH,ALEX &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 110,350

RMV Imp: 0

RMV Total: 110,350

M50 Total: 1,240

Accessory Improvements

Out Buildings

R344496093W24D 03601Appr #:DateProp Class 540Prop Code A20

Situs Address 12959 GREEN ACRES LN SE97352Franchise Code 73Year For: 2013-2014

Owner IGNATOVICH,ALEX &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 110,350RMV Imp: 0RMV Total: 110,350M50 Total: 1,240

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	FOUR HILL DRY	008S	2.26		

Eff AcresCompanion Accounts

ROUTING SLIP

DateClerk

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

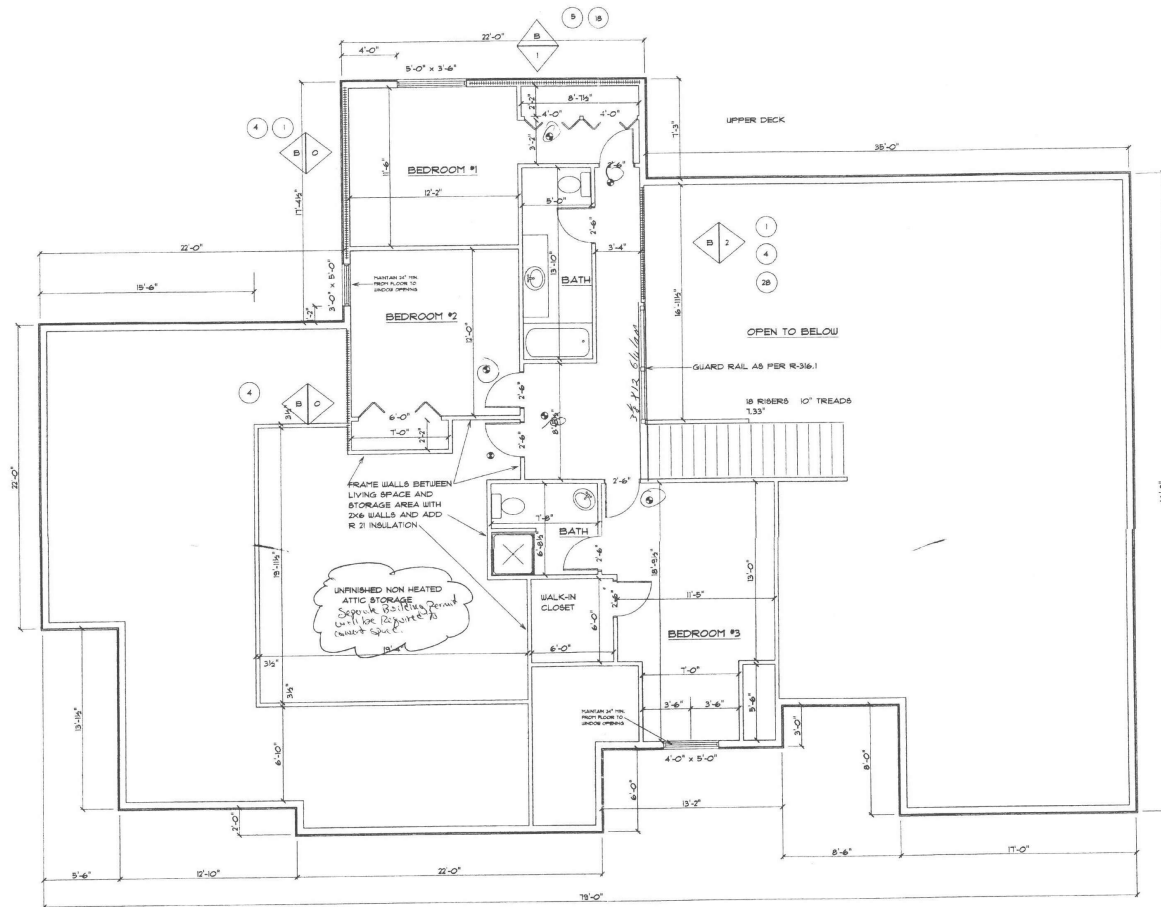
☐ Data entry reviewed by/comments

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

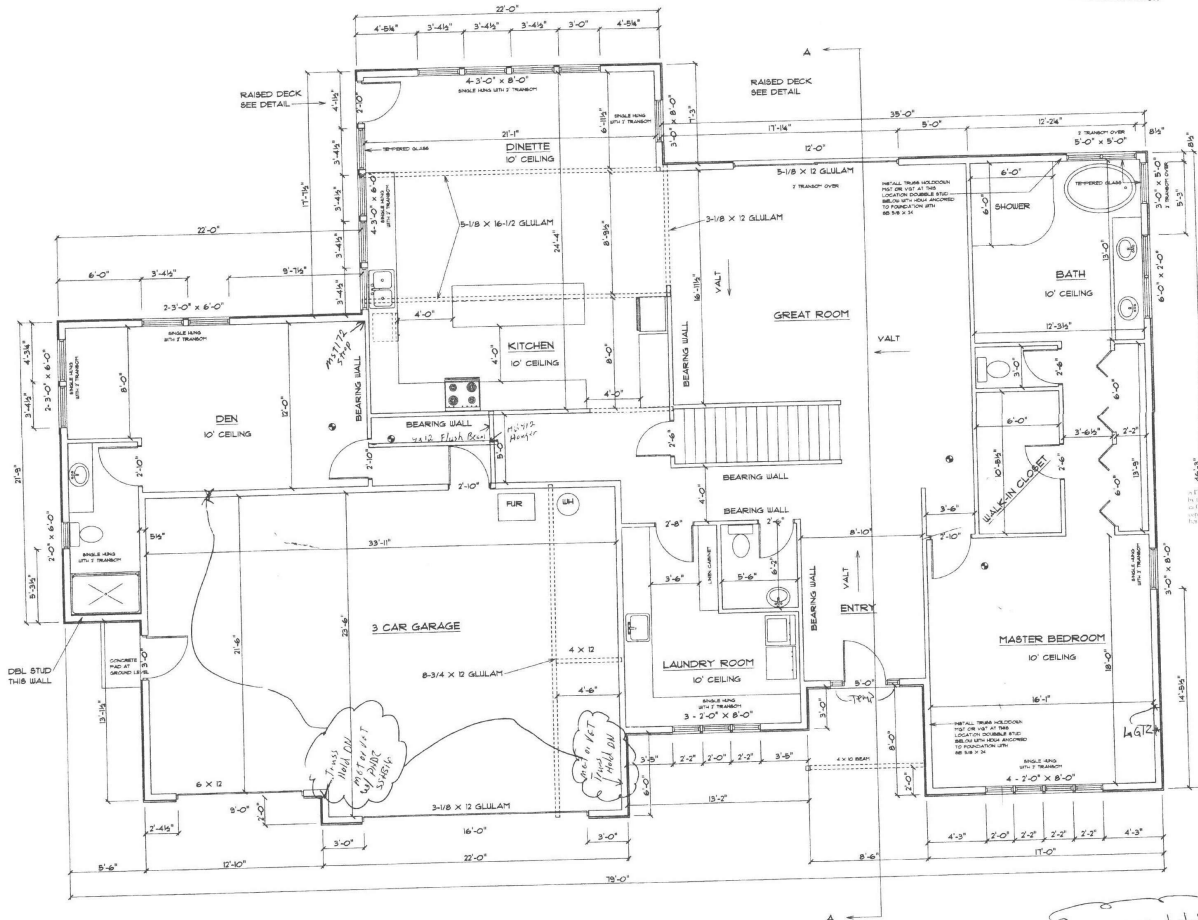
☐ Reviewed by lead appraiser/comments

4-280/12



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

896 SQ FT
ALL HEADERS 4 X 8



REVIEWED FOR COD
COMPLIANCE - 2011
OREGON RESIDENTIAL
SPECIALTY CODE

FILE

See all Review
142 SEE PLAN
REVIEW
NOTICE

COMMENTS

12-5-12
BRUCE CERTIFIED
PLANNING EXAMINER
12-5-12
12959 Grand Ave
Vancouver, OR

ALL HEADERS 4 X 12 OR AS NOTED
ENERGY MEASURE 2.1
R-30 Rigid Insulation on
Vaults for Attic Framing

1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

2617 SQ FT LIVING AREA MAIN FLOOR
896 SQ FT LIVING AREA SECOND FLOOR
3513 SQ FT TOTAL
804 SQ FT GARAGE

Note: See Truss details
for uplift connections required
41 cips = 50.5# required
Per Engineer Detail A-7

540
ME73

Assessor Monthly Issued Permit Report

PERMIT#: 12-06214

STATUS: ISSUED

APP TYPE: DWELL

APPLIED: 11/2/2012

CLASS: 101

ISSUED: 12/6/2012

OCC: 23

EXPIRES: 7/1/2013

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 093W24D 03601

R344496

MANF DEALER:

ADDRESS: 12959 GREEN ACRES LN SE JF

MANF DATE:

ACRES: 2.26

WIDTH:

SUBDIV: SOUTHVUE WOODS

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

CONST TYPE:

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	FISCHER, MICHAEL	6695 LARDON RD NE SALEM, OR 97305	503-580-6773
OWNER	IGNATOVICH,ALEX & YELENA	4238 CLOUDVIEW DR S SALEM OR 97302	
CONTRACTOR	HOME OWNER		

WORK DESC: NSFD 4 BED, 4 BATH (2 STORY)

VALUATION: \$443,808.04

STORIES: 1

SQUARE FEET

1ST FLOOR: 2,594

2ND FLOOR: 1,311

3RD FLOOR: 0

BASEMENT: 0

OTHER: 0

GARAGE: 804

TOTAL SQ. FT.: 5,028

Man 1833
and 792/742 R36234
GAR 22x24 550¢

R399996 12454 Green Acres

2617¢
896¢

3513¢

804¢
GAR

22



Name: **IGNATOVICH,ALEX &**

Acres: **2.26**

Related Accounts:

MAP TAX LOT	PROPERTY ID	EVENT CODE	DATE	COMMENTS
093W24D 03601	R344496			
<i>No Farm Check</i>				
		2008FARM	11/25/2008	SENDING CONFIRMATION LETTER
		2010FARM	5/25/2010	05/18/10 42:ONSITE SHEEP OBSERVED IN PASTURE (COVERS TAX LOTS 03601 & 03600) FARM USE OK FOR NOW. THIS LOT IS CURRENTLY FOR SALE.
		2012FARM	1/31/2012	3/20/12: NEW OWNERS STATED ON GI QUEST THAT THEY WILL BE PLANTING FRUIT TREES THIS FALL, AND ADDING UP TO 6 HEAD OF SHEEP IN THE NEXT 2 YEARS. WILL NEED AN ONSITE NEXT YEAR TO VERIFY ORCHARD PLANTING. /AC/ 1/31/12: THIS ACCT CAME UP ON A FARM SALES LETTER LISTING; THEY PURCHASED THE PROPERTY FROM THE JUEDEN'S IN NOV 2011. RATHER THAN SEND THEM THE STANDARD "COURTESY" LETTER, I SENT THEM A "NEW OWNER" GI QUEST W/A FARM FLYER, AND TAGGED THE ACCT FOR AN APRIL 2013 FARM CHECK. SEE UZ FOLDER. /AC/
		FARMSALE	10/15/2012	OCT 2012: THIS FARM PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM USE IN APRIL 2013
		2013FARM	2/19/2013	2/15/13: MR OWNER ON PHONE - THEY HAVE BEEN BUSY PUTTING IN WELL, SEPTIC, LANDSCAPING AND BUILDING A HOUSE, HAVENT HAD TIME TO FARM. EXPLAINED HE MUST BE FARMING BY THE TIME OF THIS SPRING'S ONSITE OR THE PROPERTY WILL BE DISQUAL SINCE THEY WILL HAVE ALREADY LIVED THERE 1 1/2 YEARS WHILE RECEIVING THE BENEFIT OF FARM DEFERRAL. HE TALKED ABOUT PUTTING IN AN ORCHARD, BUT THEN STATED THAT NOT ONLY WOULD IT NOT BE PLANTED UNTIL LATE FALL, IT ALSO WOULD ONLY CONSIST OF 20 TREES. I TOLD HIM THAT WOULD NOT BE ENOUGH TO QUALIFY HIS PARCEL AND HE WOULD NEED TO DO SOMETHING ELSE. HE CALLED BACK A SHORT TIME LATER AND ASKED FOR THE PAPERWORK TO SIGN TO DISQUAL THEIR PROPERTY SINCE THEY REALLY DON'T HAVE THE TIME OR MEANS TO DEVOTE TO FARMING RIGHT NOW. DISCUSSED PUTTING IT BACK ON IN THE FUTURE WHEN THE LAND MEETS THE REQUIREMENTS. FAXED HIM THE FORM FOR DISQUAL W/PAT LIAB. /AC/

LEGEND

LINE TYPES

TAX LOT BOUNDARY	OLD PROPERTY LINE
ROAD RIGHT-OF-WAY	VACATED RIGHT-OF-WAY
RAILROAD	RAILROAD RIGHT-OF-WAY
STREAM, LAKE, ETC.	STREAM, LAKE, ETC.
TAX LOT BOUNDARY	NON-BOUNDARY
SUBDIVISION BOUNDARY	PARTITION PLAT BDY.
TAX CODE BOUNDARY	EASEMENT

SYMBOL TYPES

D.L.C.	
CONTROL POINTS	
SURVEY MONUMENTS	
G.L.O. CORNERS	
SECTION	1/4 SEC
	1/16 COR

NUMBERS

TAX CODE NO.
000 00 00 0

ACREAGE - ALL ACREAGES EXCLUDE ANY PORTION THAT MAY LIE WITHIN THE INDICATED PUBLIC RIGHT OF WAYS.

TICK MARKS - WHEN A TICK MARK IS INDICATED ON THE EXTENSION OF A LINE, THEN THE DIMENSION GOES TO THE TICK MARK. GENERALLY THIS IS USED WHEN DIMENSIONS GO INTO PUBLIC RIGHT OF WAYS.

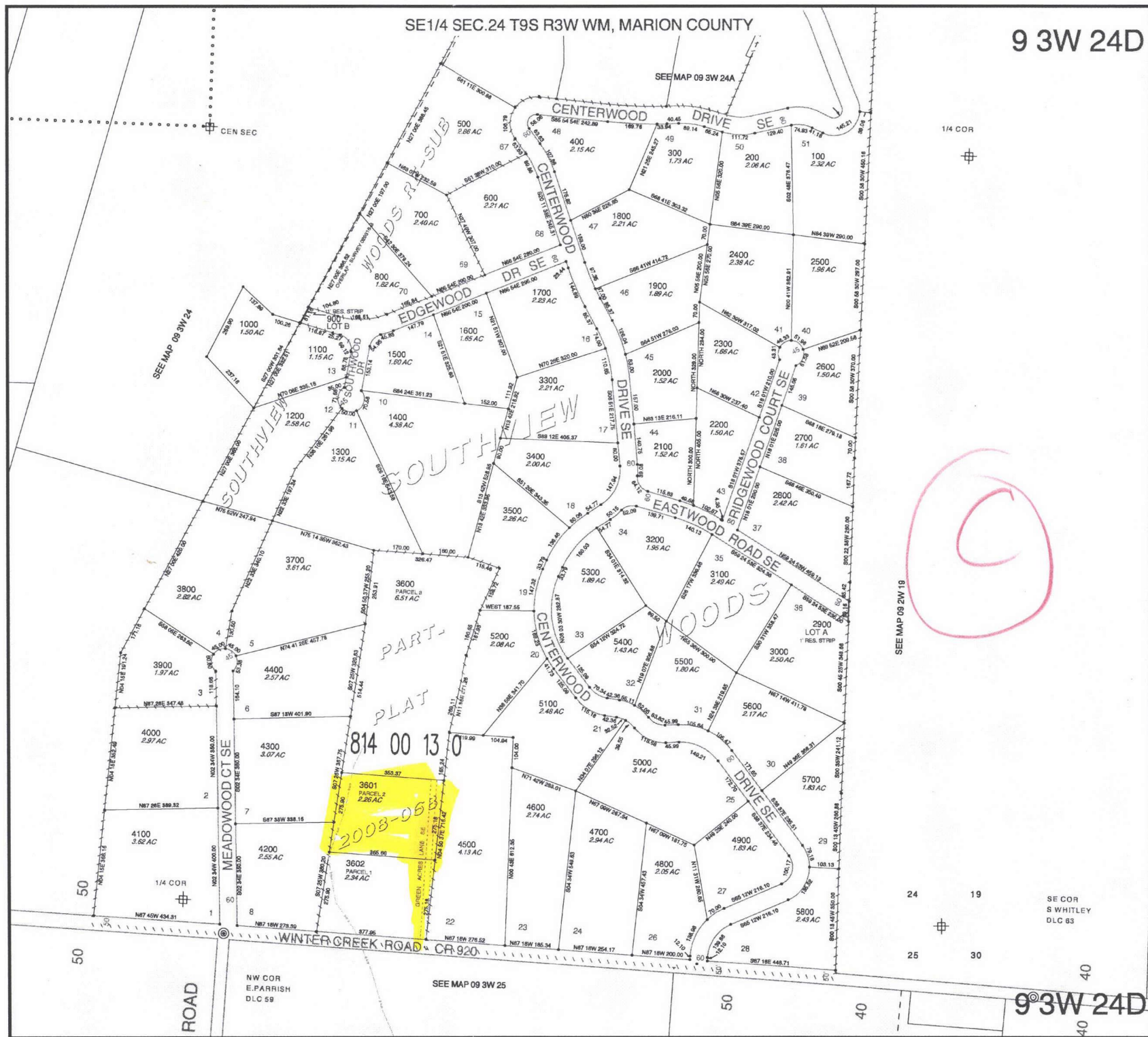
ARROWS ARE USED WITH DIMENSIONS IN AREAS OF GREATER COMPLEXITY.

NOTICE: This map was created for Assessor's Office use ONLY.



SCALE 1" = 200'
or 1:2400

Plot file created: September 12, 2008
/assimg/093w24d.tif caudem



- - Building Permit Screen - -

Permit ID: 12-06214 Property ID: R344496 Maint Area: F410
MapTaxLot: 093W24D 03601 State Class: 540 Nbhd : SW.RUR
APPR : 42 Last Change: 01/03/13 By PTU CODE : 8140013
0 Next Appr: 04/01/13 Next Reason: FARM CHECK - SALE

1. Permit Type	: N (NEW DWELLING, AG	12. Active	: Y
		13. Str Type	:
2. Description	:		
3. Issued By	: MCO	14. Misc Code	:
4. Issue Date	: 12/06/13	15. Permit# Link:	
5. Limit Date	:	16. Land Changes:	
6. Appraiser	: 73	17. Addl Info 1 :	
7. Date Checked	:	18. Addl Info 2 :	
8. Est Value/Cost:	\$433,808	19. Mobile Home :	
9. Pct Complete	:	20. Date Entered:	01/02/13
10. Contractor	: HOME OWNER	21. Researched	:
11. Comment	: NSFD-4BDM/4BTH; MA 2594 SF, 2ND FLOOR 1311 SF, GAR 804 SF		

Enter Field Number, 'F'orms, 'DEL' to Delete, or <RET> or 'X' to Exit: ____



R 349996



R344496

R 344496

12-26-13

