

Acct ID: 541838 MTL: 093E30C000700 Date: **8/20/24** Appr: **Anna** Prop Class: 551 RMV Prop Class: 551
 Situs: 28291 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 101937 Year: 2024

Last Date Appraised: 04/13/2017 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: DICKINSON, JOHN C & DICKINSON, SUSAN J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP **AV: 173107**
 RMV Land: 382310 RMV Imp: 260520 RMV Total: 642830 MAV: 141970 MSAV: 31137 **SAV: 66902**
 Comment: _____

INPUT 8/22/24 Anna

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	56440	0

Land

Site: 1 Code Area: 56440 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 53040 Exception: Y N

Adjustment(s): Fire Patrol: Description: _____
 Comments: Liability year - 2018 / 18-19: CHG TO SPEC ASSESS HOMESITE AND OSD AS TC IS A RESOURCE ZONE./CW/ /03- 04: REAPPRAISAL

Site: 3 Code Area: 56440 Size: 5.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 284270 Exception: Y N

Adjustment(s): Fire Patrol: Description: _____
 Comments: Liability year - 1988 / 12900140

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 131 + Year Blt: 1986 Eff Year Blt: 2000 Sq.Ft: 1920 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 228090
 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	3 +	Finished	1920	3	FB-1/ HB-1	1986	2000	BATH - 1, BTH - 1, KIT-, ROBE/HVAC, FP, 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	450	1992	8415	1	Y N
YARD IMPROVEMENTS GOOD	3	1	2000	24831	1	Y N

Bldg: 7 Code Area: 56440 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 870
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	288	2008	870	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56440 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1476 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 14800
 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	6	Finished	1476	0	0	1992	1992	FAMR	Y N

Accessories

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

60%

AVG

AVG

Bldg: 3 Code Area: 56440 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 1590
 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
Multi-Purpose Bldg	5	Finished	144	0	0	1992	1992	FAIR	

60%

Accessories

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

Bldg: 4 Code Area: 56440 Stat Class: 355 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 828 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2120
 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
Lean-to Heavy Duty	4	Finished	828	0	0	1992	1992		

60%

Accessories

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

Bldg: 5 Code Area: 56440 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 528 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 22x24 RMV: 7050
 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
General Purpose Bldg	5	Finished	528	0	0	2002	2002	FAIR	

70%

Accessories

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

Bldg: 6 Code Area: 56440 Stat Class: 356 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 288 % Complete: 100
 Desc: Lean-to Excellent (LTH) Dimensions: 12x24 RMV: 2180
 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
Lean-to Excellent	4	Finished	288	0	0	2008	2008		

70%

Accessories

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

Bldg: 8 Code Area: 56440 Stat Class: 353 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 192 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 8x24 RMV: 1030
 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
Machine Shed	4	Finished	192	0	0	1996	1996	FMR	

60%

Accessories

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

Bldg: 9 Code Area: 56440 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 256 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x16 RMV: 2790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

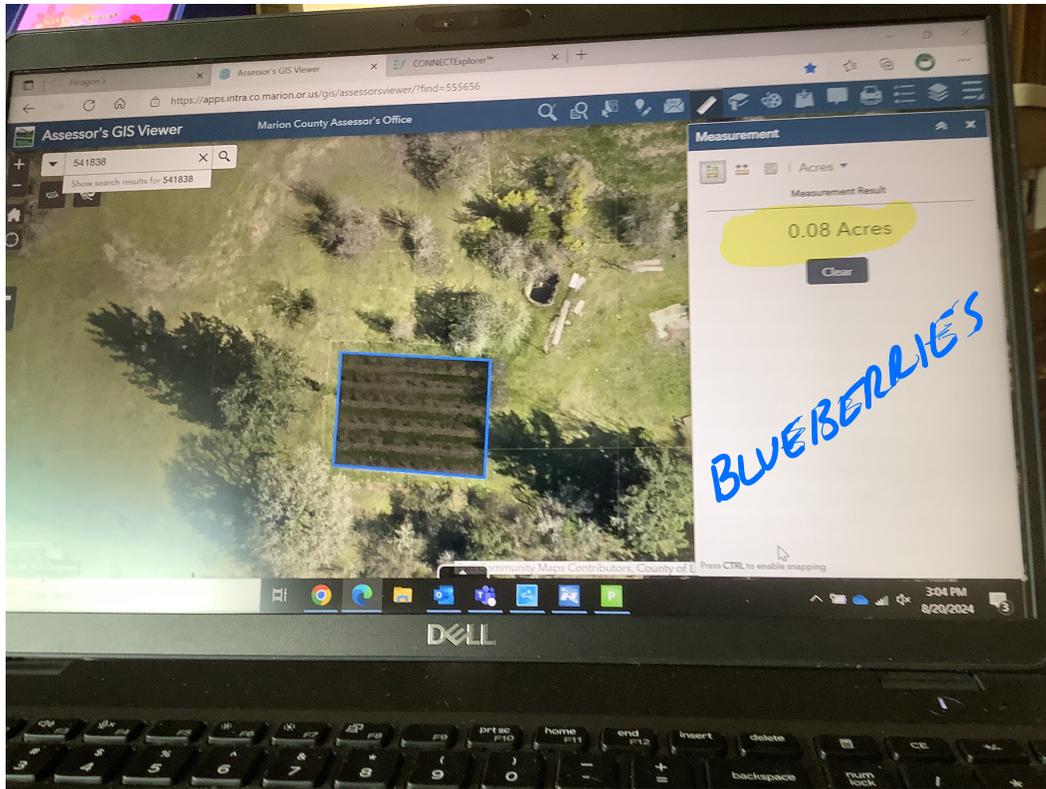
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	256	0	0	1999	1999	AVG	

60%

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 093E30C 00700

File No R41838

Property Address 28291 RIVER RD SE

City MILL CITY

State OR

Zip 97360

Owner

Client

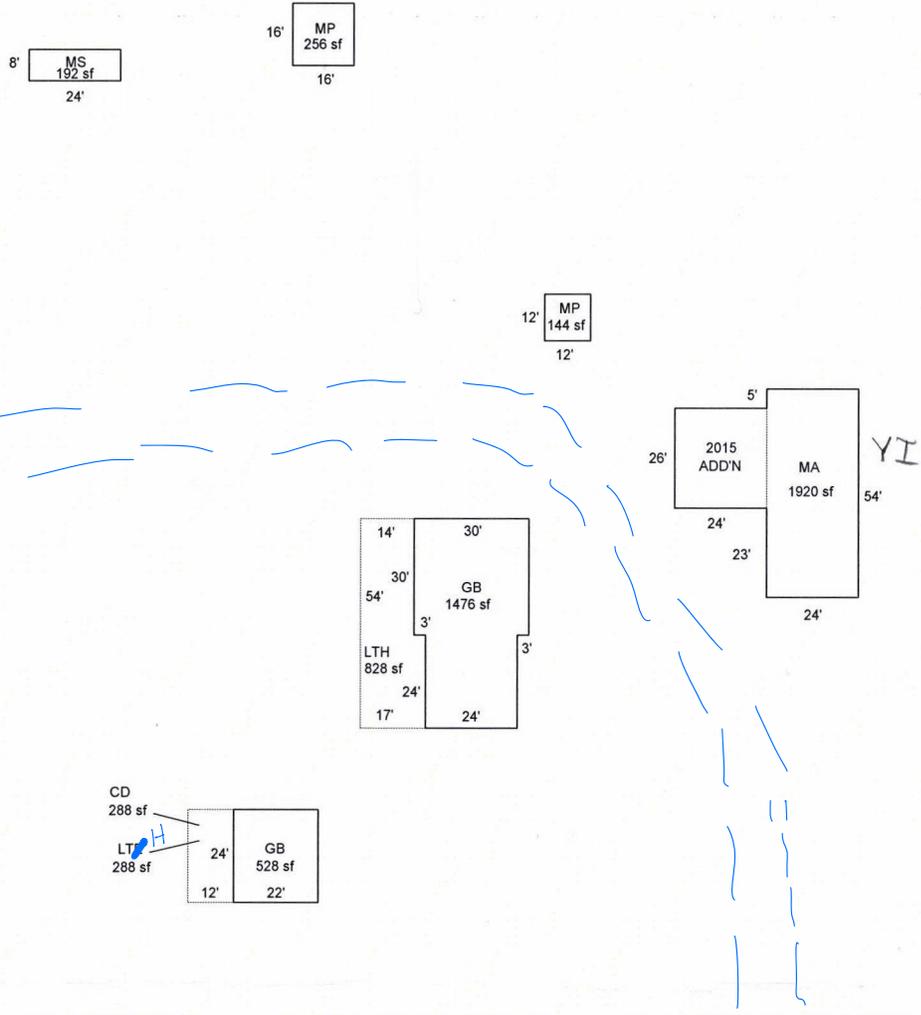
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

R41838
093E30C 00700
SCALE=1:50



Scale: 1" = 50'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1920	204	1920
GBA1	GB	1.00	1476	168	
	LTH	1.00	828	142	
	MS	1.00	192	64	
	MP	1.00	256	64	
	MP	1.00	144	48	
	GB	1.00	528	92	
	LTE	1.00	288	72	3712
P/P	CD	1.00	288	72	288
<p>Net LIVABLE Area (rounded w/ factors) 1920</p> <p>Net BUILDING Area (rounded w/ factors) 3712</p>					

Comment Table 1

APEX BY CE 8/23/10
UPDATED BY JRONDEMA 4/23/15
UPDATED BY JRONDEMA 3/10/16

Comment Table 2

2/12/16 #36 DB

CYCLE 12
8-20-24
EVAL

Comment Table 3



8/20/24



8/20/24



8/20/24



8/20/24



8/20/24



8/20/24



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