

Acct ID: 541840 MTL: 093E30C000600 Date: 8-20-24 Appr: LUKE Prop Class: 551 RMV Prop Class: 551
 Situs: 28391 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 101941 Year: 2024

Last Date Appraised: 01/03/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: MATSON, BRADLEY & MATSON, NINA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 256288
 RMV Land: 581950 RMV Imp: 530780 RMV Total: 1112730 MAV: 240930 MSAV: 15358 SAV: 44722
 Comment: _____

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	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: 22950 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 2018 / 18-19: CHG TO SPEC ASSESS HOMESITE AND OSD AS TC IS A RESOURCE ZONE./CW/ 2010-11 CYCLE WORK #36 CHANGED GB EYB.//

Site: 3 Code Area: 56440 Size: 3.16 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 76160 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 1986 / 12900140: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 6 HILL 03-04: REAPPRAISAL - PER #10, CHG FROM 6HILL TO 4HILL IRR //F07-532 COMB OF FP ACCOUNT R41839 INTO FD ACCOUNT R41840 AFTER SOIL CLASS CHG, REMOVE FP CHARGES

Site: 4 Code Area: 56440 Size: 7.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 168470 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 1986

Site: 5 Code Area: 56440 Size: 11.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 259370 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: _____

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 151 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2329 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 464670
 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	5	Finished	2329	3	FB-2/ HB-1	1990	1990	BATH - 2, BTH - 1, KIT+, ROOF, HV, C+ FP - 1	Y N
Garage Attached	5	Finished	1554	0	0	1990	1990	ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 56440 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

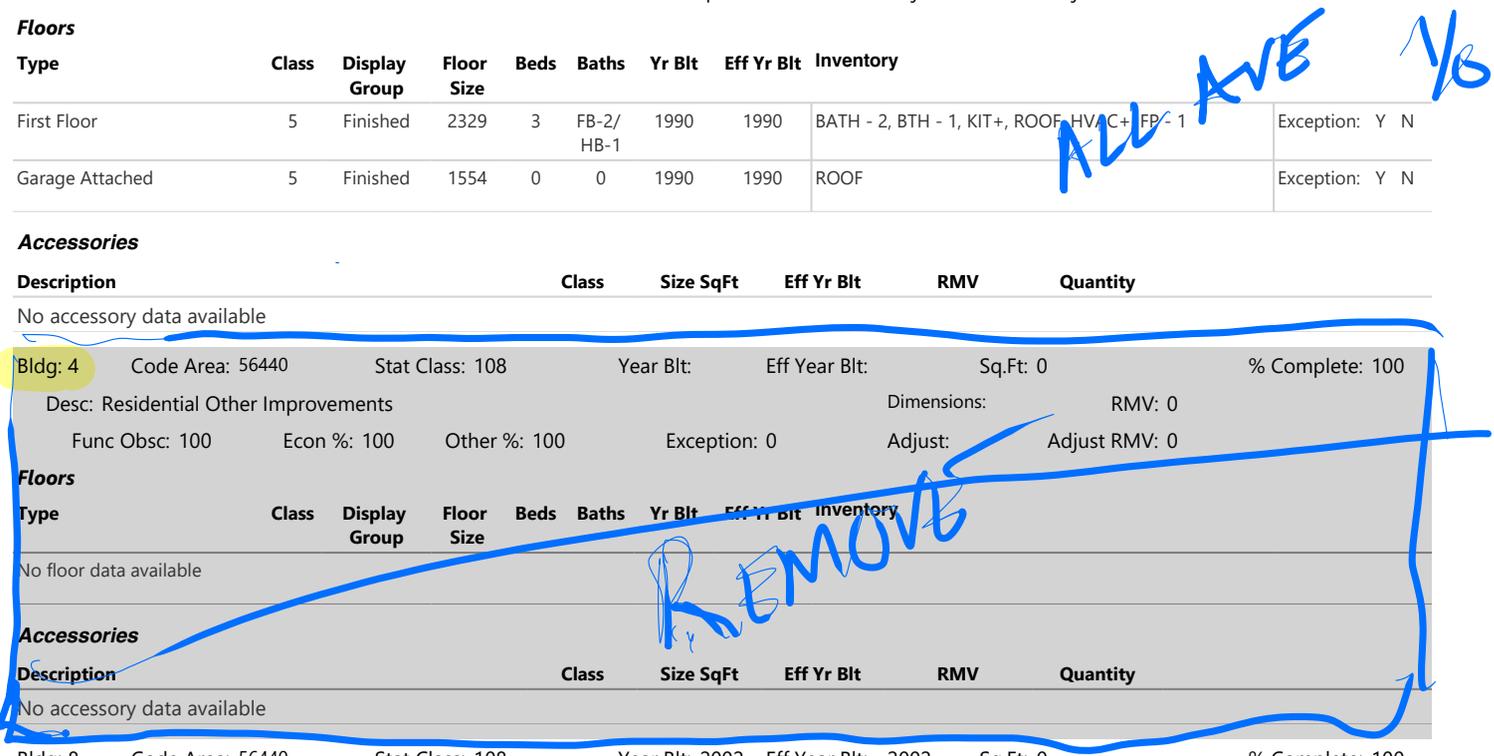
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

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

Bldg: 8 Code Area: 56440 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8630



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

No floor data available

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity Exception: Y N

GARDEN GREENHOUSE

1

240

2002

8627

1

NC

Bldg: 9 Code Area: 56440 Stat Class: 138 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100 Desc: Res other improvements Dimensions: RMV: 14530 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

Carport Detached 3 Unfinished 396 0 0 2007 2007 ROOF Exception: Y N

NC

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 10 Code Area: 56440 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100 Desc: Yard Improvements Dimensions: RMV: 11340 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

No floor data available

NC

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

YARD IMPROVEMENTS AVERAGE 5 0 0 11340 1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56440 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 864 % Complete: 100 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 8430 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

General Purpose Bldg 5 Finished 864 0 0 1997 1997 FAIR Exception: Y N

FAIR

0

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 3 Code Area: 56440 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 190 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

Multi-Purpose Bldg 5 Finished 48 0 0 0 0 FAIR Exception: Y N

NV

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 5 Code Area: 56440 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 780 % Complete: 100 Desc: General Purpose Building (GB) Dimensions: 30x26 RMV: 3550 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

General Purpose Bldg 5 Finished 780 0 0 1987 1987 FAIR Exception: Y N

5

2003

OK

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 6 Code Area: 56440 Stat Class: 311 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1728 % Complete: 100 Desc: Feeder Barn (FB) Dimensions: 36x42 RMV: 10620

1512 36x42

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
Feeder Barn	5	Finished	1728	0	0	1997	1997	FAIR	OK

1512

Accessories

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

Bldg: 7 Code Area: 56440 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 252 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x18 RMV: 7190
 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	6	Finished	252	0	0	2007	2007	FAIR	Y0

Accessories

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

Bldg: 11 Code Area: 56440 Stat Class: 355 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 504 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1630
 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	5	Finished	504	0	0	1997	1997		Y N

Accessories

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

LTH 12x42 2003 Y0 MISSED INV
 FC 12x32 2023 NOW

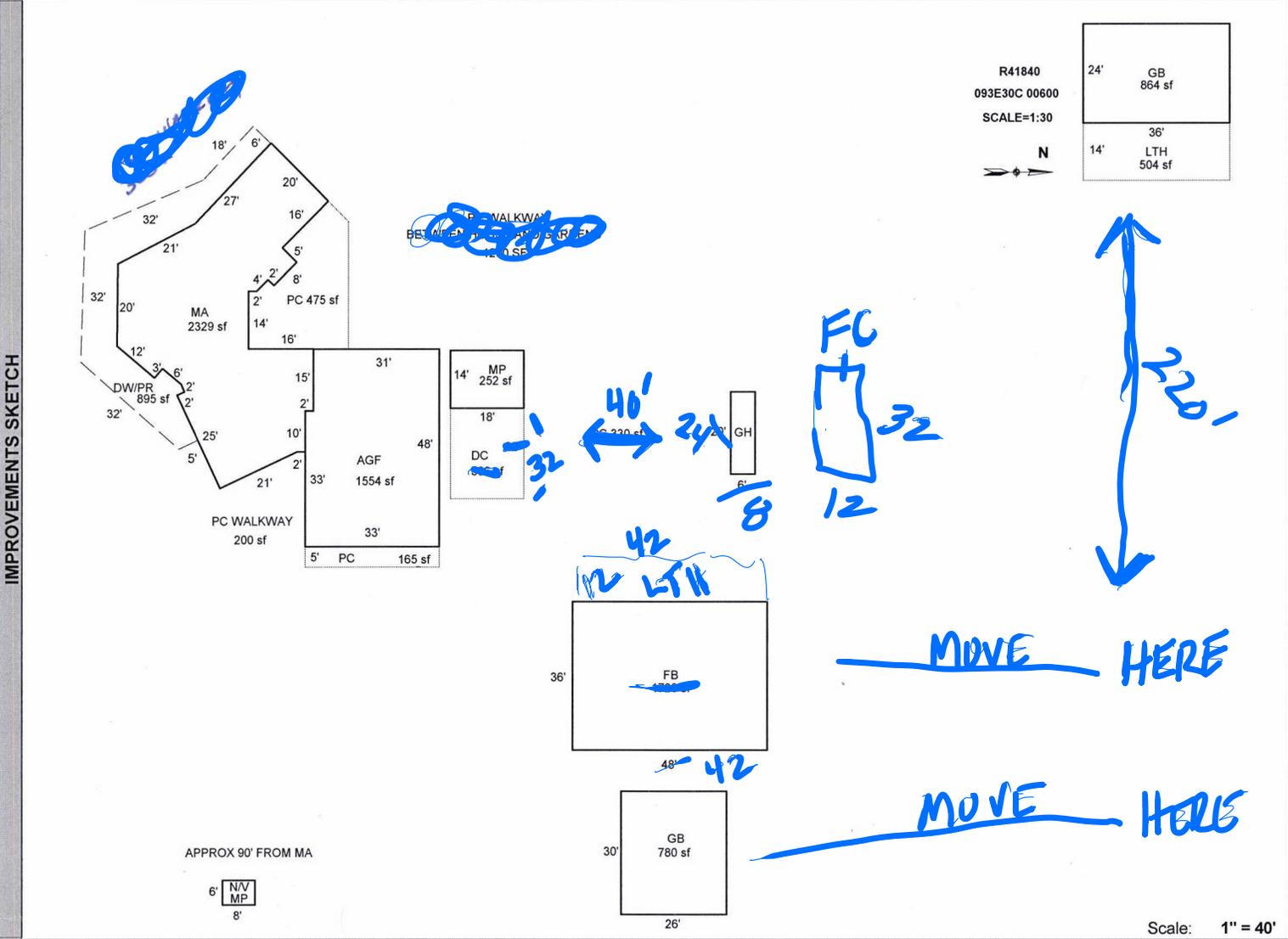


SKETCH/AREA TABLE ADDENDUM

Parcel No 093E30C 00600

File No R41840

SUBJECT	Property Address 28391 River Rd SE	State OR	Zip 97360
	City Mill City		
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2329	255	2329
GBA1	MP	1.00	252	64	
	GH	1.00	120	52	
	FB	1.00	1728	168	
	MP	1.00	48	28	
	GB	1.00	780	112	
	GB	1.00	864	120	
	LTH	1.00	504	100	4296
GAR	AGF	1.00	1554	162	
	DC	1.00	396	80	1950
P/P	DW/PR	1.00	895	230	
	PC	1.00	165	76	1060
Net LIVABLE Area			(rounded w/ factors)		2329
Net BUILDING Area			(rounded w/ factors)		4296

Comment Table 1	
Apex 9/21/2012 Jane UPDATED BY JRONDEMA 4/27/17 UPDATED BY JRONDEMA 1/11/19	
Comment Table 2	Comment Table 3
#36 DB 4.26.17 <i>CYCLE L3 8-20-24 4UKE</i>	