

Acct ID: 528383 MTL: 081W210001300 Date: **6-6-24** Appr: **Gene** Prop Class: 551 RMV Prop Class: 501  
 Situs: 6518 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 59959 Year: 2024  
 Last Date Appraised: 01/03/2023 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - Tags/Permit (Completion)  
 Owner: JOSLIN, KATHARINE & JOSLIN, CHRISTOPHER Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **0** 3 4 LCB **TTC** INSP AV: 461613  
 RMV Land: 444860 RMV Imp: 685800 RMV Total: 1130660 MAV: 417430 MSAV: 44183 SAV: 80501  
 Comment: 23-24: L2 1.3.22 MDL  
 22-23: L2 12.07.21 CL

**INPUT 6/11/24**  
**Gene**

**LEASING TO SHEEP FARMER - ROTATES SHEEP IN + OUT F/U OIL**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	05558	0
1	SAF	SA OSD - FAIR	35000	05558	0

**Land**

Site: 2	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 13950	Exception: Y N		
Adjustment(s):	Fire Patrol:		Description:			
Comments: Liability year - 2009 / 560050						
Site: 3	Code Area: 05558	Size: 24.15 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 336960	Exception: Y N		
Adjustment(s):	Fire Patrol:		Description:			
Comments: Liability year - 1980 / 560050: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						
Site: 4	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 13950	Exception: Y N		
Adjustment(s):	Fire Patrol:		Description:			
Comments: Liability year - 2023 (from 4bd Liability year - 1980)						

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 132 Year Blt: 1930 Eff Year Blt: 1967 Sq.Ft: 1464 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 118250  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**USED AS STORAGE BUT REMODELED**

**NOT LONG AGO**

**STILL A HOUSE**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1008	2	FB-1	1930	1967	BATH - 1, HVAC, ROOF, KIT-	Y N
Attic	3	Finished	456	0	0	1930	1967	<b>HVAC</b>	Y <b>N</b>

**Accessories**

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

**NO CHANGE TO VALUE**

Bldg: 4 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: 1967 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 12050  
 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
YARD IMPROVEMENTS AVERAGE	3	1	1967	12053	1

Bldg: 7 Code Area: 05558 Stat Class: 141 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3167 % Complete: 55  
 Desc: One Story Only Dimensions: RMV: 309990  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

**NE**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4 +	Finished	3167	0	0	2022	2022	KIT, FP - 1, HVAC+, ROOF+	Exception: Y N
Garage Attached	4 +	Finished	1117	0	0	2022	2022	ROOF+	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2022	15345	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 05558	Stat Class: 341	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x12		RMV: 3850	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

NC

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	240	0	0	1991	1991	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 05558	Stat Class: 351	Year Blt: 1971	Eff Year Blt: 1971	Sq.Ft: 1680	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x28		RMV: 7000	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

NC

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1680	0	0	1971	1971	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5	Code Area: 05558	Stat Class: 342	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 4800	% Complete: 100
Desc: Metal Component Building (MC)			Dimensions: 50x96		RMV: 140730	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

NC

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	5	Finished	4800	0	0	2018	2018	FAIR	Exception: Y N

**Accessories**

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

Bldg: 6	Code Area: 05558	Stat Class: 316	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 4800	% Complete: 100
Desc: Arenas (HA)			Dimensions: 120x40		RMV: 93930	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

NC

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Horse Arena	5	Finished	4800	0	0	2021	2021	FAIR	Exception: Y N

**Accessories**

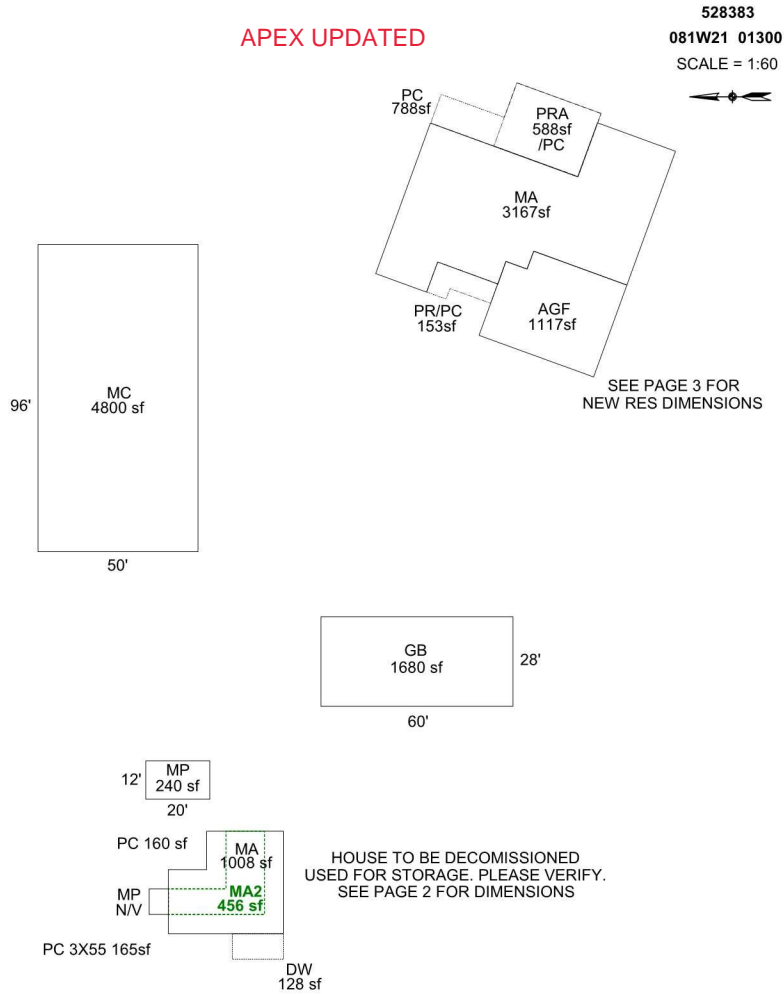
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528383 Parcel No.: 081W21 01300  
 Property Address: 6518 SHERMAN DR SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1680.0	176.0		DRAWN BY TJS 5-18-12 UPDATED BY JRONDEMA 4/24/18 UPDATED BY JRONDEMA 6/18/18 UPDATED BY JRONDEMA 1/31/19 UPDATED BY CJURAN 03/07/2022 555-22-000782	
	MP	1.0	240.0	64.0			
	MC	1.0	4800.0	292.0	6720.0		
GLA1	MA	1.0	1008.0	136.0			
	MA	1.0	3167.0	286.0	4175.0		
GLA2	MA2	1.0	456.0	112.0	456.0	<b>COMMENT TABLE 2</b> <b>COMMENT TABLE 3</b>	
GAR	AGF	1.0	1117.0	137.0	1117.0		
P/P	DW	1.0	128.0	48.0		3.16.18 CL 10	
	PR/PC	1.0	152.8	60.0			
	PRA	1.0	588.0	98.0			
	PC	1.0	787.5	140.0	1656.3		
	Net LIVABLE	cnt	3 (rounded)		4,631		
	Net BUILDING	cnt	3 (rounded)		6,720		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

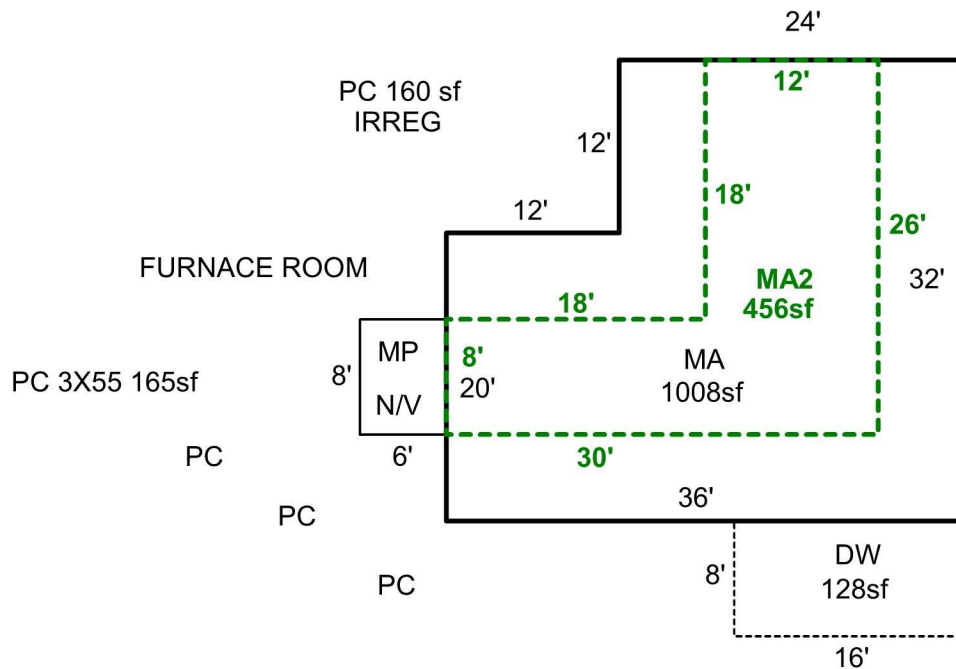
File No.: 528383 Parcel No.: 081W21 01300  
 Property Address: 6518 SHERMAN DR SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client:  
 Appraiser Name: Client Address: Inspection Date:

## SKETCH

**528383**  
**081W21 01300**  
 SCALE = 1:20



SEE PAGE 1 FOR  
ALL BLDGS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1008.0	136.0	1008.0
GLA2	MA2	1.0	456.0	112.0	456.0
P/P	DW	1.0	128.0	48.0	128.0

### COMMENT TABLE 1

DRAWN BY TJS 5-18-12  
 UPDATED BY JRONDEMA 4/24/18  
 UPDATED BY JRONDEMA 6/18/18  
 UPDATED BY JRONDEMA 1/31/19  
 UPDATED BY CJURAN 03/07/2022 555-22-000782

### COMMENT TABLE 2

3.16.18 CL 10

### COMMENT TABLE 3

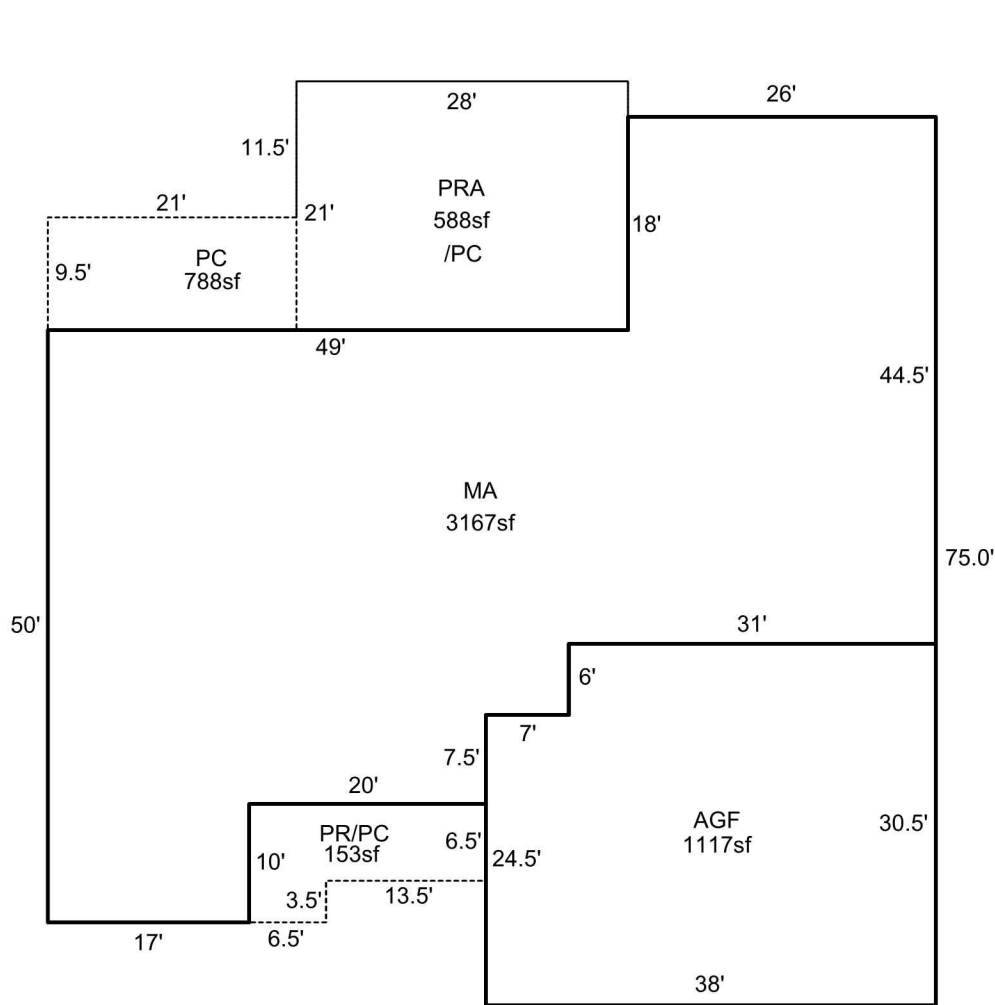
Net LIVABLE                      cnt                      2      (rounded)                      1,464

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528383 Parcel No.: 081W21 01300  
 Property Address: 6518 SHERMAN DR SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



**528383**  
**081W21 01300**  
 SCALE = 1:20

SEE PAGE 1 FOR ALL BLDGS

Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3167.0	286.0	3167.0
GAR	AGF	1.0	1117.0	137.0	1117.0
P/P	PC	1.0	787.5	140.0	
	PR/PC	1.0	152.8	60.0	
	PRA	1.0	588.0	98.0	1528.3

### COMMENT TABLE 1

DRAWN BY TJS 5-18-12  
 UPDATED BY JRONDEMA 4/24/18  
 UPDATED BY JRONDEMA 6/18/18  
 UPDATED BY JRONDEMA 1/31/19  
 UPDATED BY CJURAN 03/07/2022 555-22-000782

### COMMENT TABLE 2

3.16.18 CL 10

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1                      (rounded)                      3,167