

Acct ID: 534045 MTL: 091W050000800 Date: 1/9/24 Appr: MDL Prop Class: 551 RMV Prop Class: 50155
 Situs: 10955 MIX RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 46099 Year: 2023
 Last Date Appraised: 02/13/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)
 Owner: WATERS, BRIAN & WATERS, RACHEL Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 291099
 RMV Land: 350130 RMV Imp: 501020 RMV Total: 851150 MAV: 248850 MSAV: 42249 SAV: 95279
 Comment: 23-24: 2.13.23 CL
 22-23: CL L2 12/21/21

Notations 24-25 ✓ For completion of House (20-002693) / 24-25 100% complete

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	31000	05555	0

Land

Site: 2	Code Area: 05555	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 16900	Exception: Y N		
Adjustment(s): GSOIL, IRR		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 550050						
Site: 3	Code Area: 05555	Size: 5.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 82930	Exception: Y N		
Adjustment(s): GSOIL, IRR		Fire Patrol:	Description:			
Comments: Liability year - 1980 / 550050						
Site: 4	Code Area: 05555	Size: 13.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 219300	Exception: Y N		
Adjustment(s): GSOIL, IRR		Fire Patrol:	Description:			
Comments: Liability year - 1980						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 05555	Stat Class: 456	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1392	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE			Dimensions:	RMV: 36420		
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	1392	0	FB-2	1988	1988	KIT-, SKIRT, ROOF	Y N

Accessories

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

Bldg: 5	Code Area: 05555	Stat Class: 142	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 4320	% Complete: <u>55</u>
Desc: Multi Story above grade			Dimensions:	RMV: 395340		
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	3062	3	FB-1/ HB-1	2020	2020	ROOF, KIT-, BTH - 1, BATH - 1	Y N
Attic	4	Finished	1258	2	FB-1	2020	2020	BATH - 1	Y N
Garage Attached	4	Finished	996	0	0	2020	2020	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER <u>YI4A</u>	4	432	2020	12403	1

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05555	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 880	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x22	RMV: 11170		
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	880	0	0	1998	1998	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 05555	Stat Class: 352	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 3024	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 42x72		RMV: 55770	
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
Utility Building	5	Finished	3024	0	0	2013	2013	FAIR Exception: Y N

Accessories

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

Bldg: 4	Code Area: 05555	Stat Class: 341	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 10x12		RMV: 2320	
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	120	0	0	2004	2004	Exception: Y N

Accessories

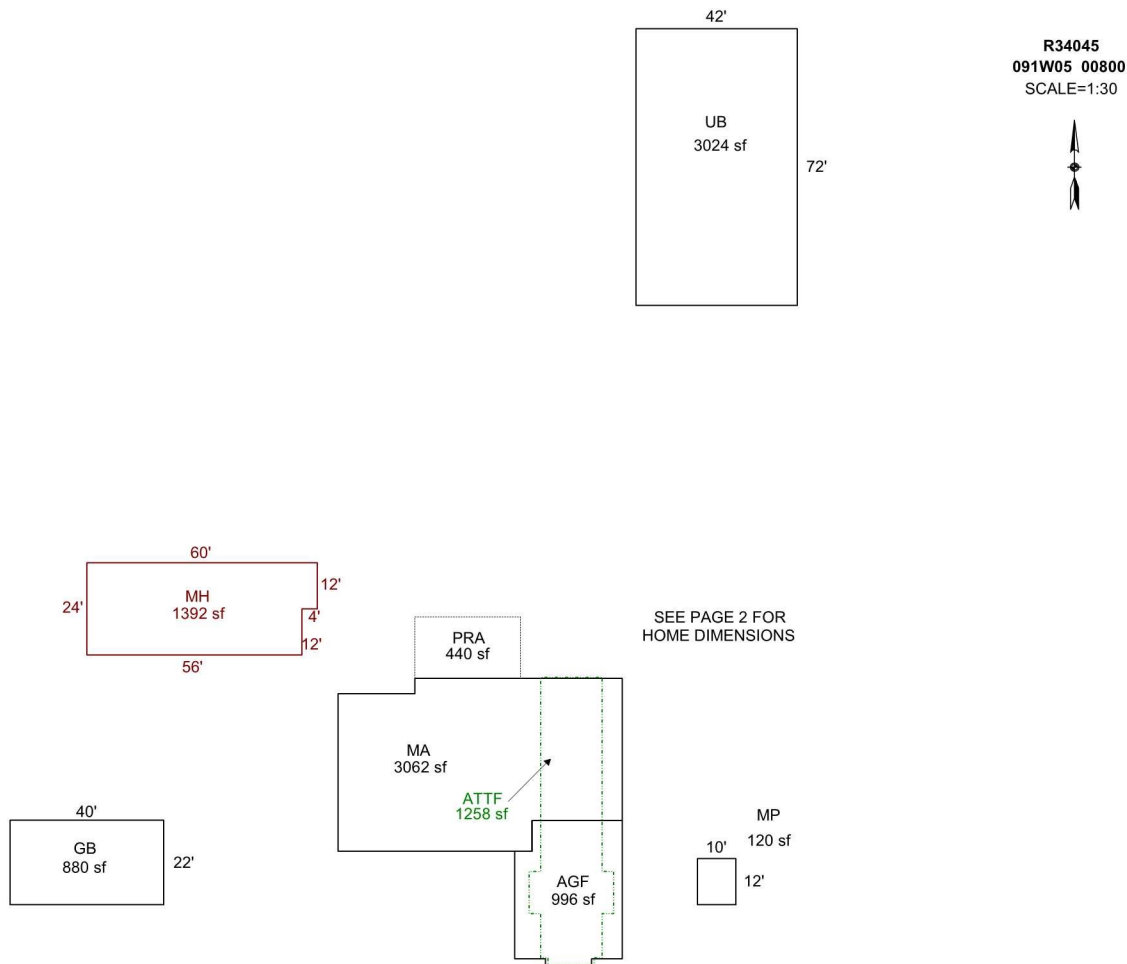
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R34045 Parcel No.: 091W05 00800
 Property Address: 10955 MIX RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	880.0	124.0	
	MP	1.0	120.0	44.0	
	UB	1.0	3024.0	228.0	4024.0
GAR	AGF	1.0	996.0	132.0	996.0
GAR2	ATTF	1.0	1258.0	194.0	1258.0
OTH	MH	1.0	1392.0	168.0	1392.0
P/P	PRA	1.0	440.0	87.0	440.0

COMMENT TABLE 1

Apex by CW 3/7/14
 UPD BY PHU 07.29.20 / BP # 20-002693
 UPDATED BY CJURAN 01/13/2021

COMMENT TABLE 2

COMMENT TABLE 3

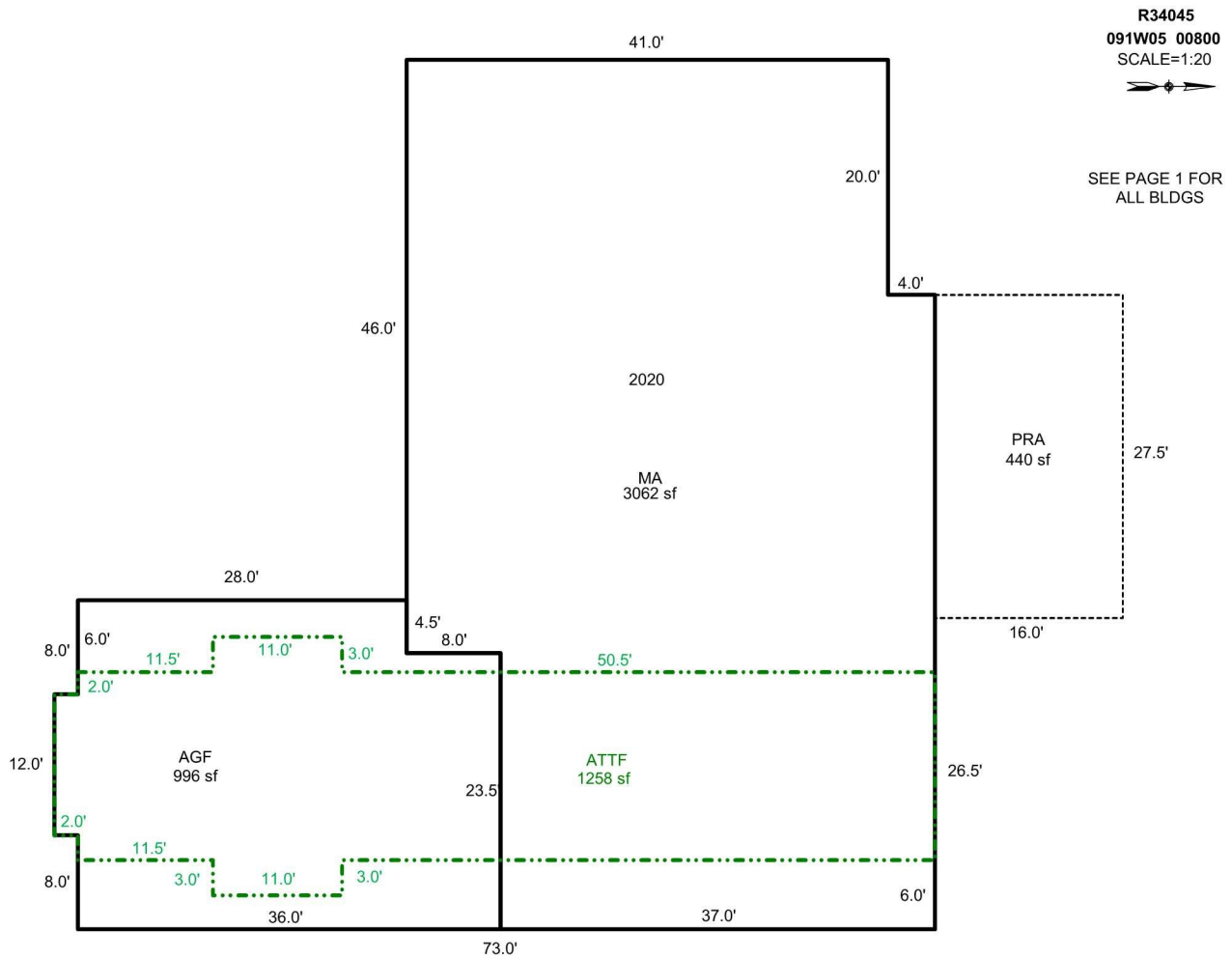
Net BUILDING cnt 3 (rounded) 4,024

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 Property Address: 10955 MIX RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3062.0	238.0	3062.0
GAR	AGF	1.0	996.0	132.0	996.0
GAR2	ATTF	1.0	1258.0	194.0	1258.0
P/P	PRA	1.0	440.0	87.0	440.0

COMMENT TABLE 1

Apex by CW 3/7/14
 UPD BY PHU 07.29.20 / BP # 20-002693
 UPDATED BY CJURAN 01/13/2021

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,062





045 42x72 UB
1-01-07 L2



045 MA Rear
1-01-07 L2



045 22x40 GB
1-01-07 L2



R34045 MA Rear E End
2021-01-07 L2



045 Manuf MA Front
1-01-07 L2



045 MA Front
1-01-07 L2



045 MA-AGF E Side
1-01-07 L2



534045 MA Rear- (2)
2021-09-28 L2



534045 MA Rear- (1)
2021-09-28 L2



534045 MA Front
2021-09-28 L2



534045 MA-AGF
2021-09-28 L2





1/9/24