

Acct ID: 541842 MTL: 093E30C000500 Date: **02-23** Appr: **COKE** Prop Class: 641 RMV Prop Class: 401
 Situs: 28151 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 101942 Year: 2022
 Last Date Appraised: 01/12/2023 Appraiser: CLINT LUKE Retag: **N** Tag info: 2024 - Tags/Permit (Completion)
 Owner: WALCZAK, DAVID A Roll Type: R
 Cycle: **Tag** Sales Verification Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 757855
 RMV Land: 646230 RMV Imp: 978250 RMV Total: 1624480 MAV: 247470 MSAV: 29985 SAV: 62389
 Comment: 23-24: L2 1.12.23 CL
 22-23: L2 12.6.21 CL
 LEVEL 4 12.15.20 CL10//

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	30000	56440	0

Land

Site: 1	Code Area: 56440	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Forest Homesite	Description: FOUR BENCH DRY	RMV: 16690	Exception: Y N		
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 2009 / 21-22: PER #10 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL						
Site: 2	Code Area: 56440	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLB	Value Source: Designated Forest Land	Description: H&B or DFL Class B	RMV: 66760	Exception: Y N		
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1984 / 12900140						
Site: 3	Code Area: 56440	Size: 31.92 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLB	Value Source: Designated Forest Land	Description: H&B or DFL Class B	RMV: 532780	Exception: Y N		
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1984 / 16-17: COMB LIKE SEGS // 12900000 -03-04: REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 56440	Stat Class: 152	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 7070	% Complete: 65			
Desc: Multi Story above grade					Dimensions:	RMV: 875050			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 480400	Adjust:	Adjust RMV: 0				
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	5093	2	3.5	2021	2021	KIT, BATH	Y N
Second Floor	5	Finished	1977	3		2021	2021	BATH - 2	Y N
Attic	5	Unfinished	1746	0	0	2021	2021		Y N
Garage Attached	5	Finished	1572	0	0	2021	2021		Y N

Accessories

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

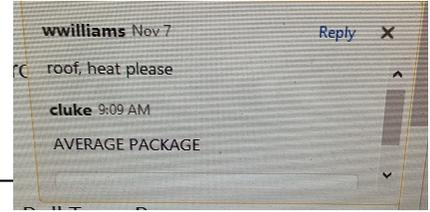
Improvements - Accessory Buildings

Bldg: 1	Code Area: 56440	Stat Class: 351	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 4000	% Complete: 100			
Desc: General Purpose Building (GB)					Dimensions: 50x80	RMV: 91240			
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	5	Finished	4000	0	0	2020	2020	AVE	Y N

Accessories

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

Bldg: 3	Code Area: 56440	Stat Class: 341	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 224	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 16x14	RMV: 11960
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	



MA 100% PER TAG
UPDATED APEX ADDRESS IN LF

+ YISA + EXCEPTION

PLANS VERIFIED

Avg PACKAGE

two

1/0

0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	224	0	0	2021	2021	FAIR <i>AVE</i>	<i>Yo</i>

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

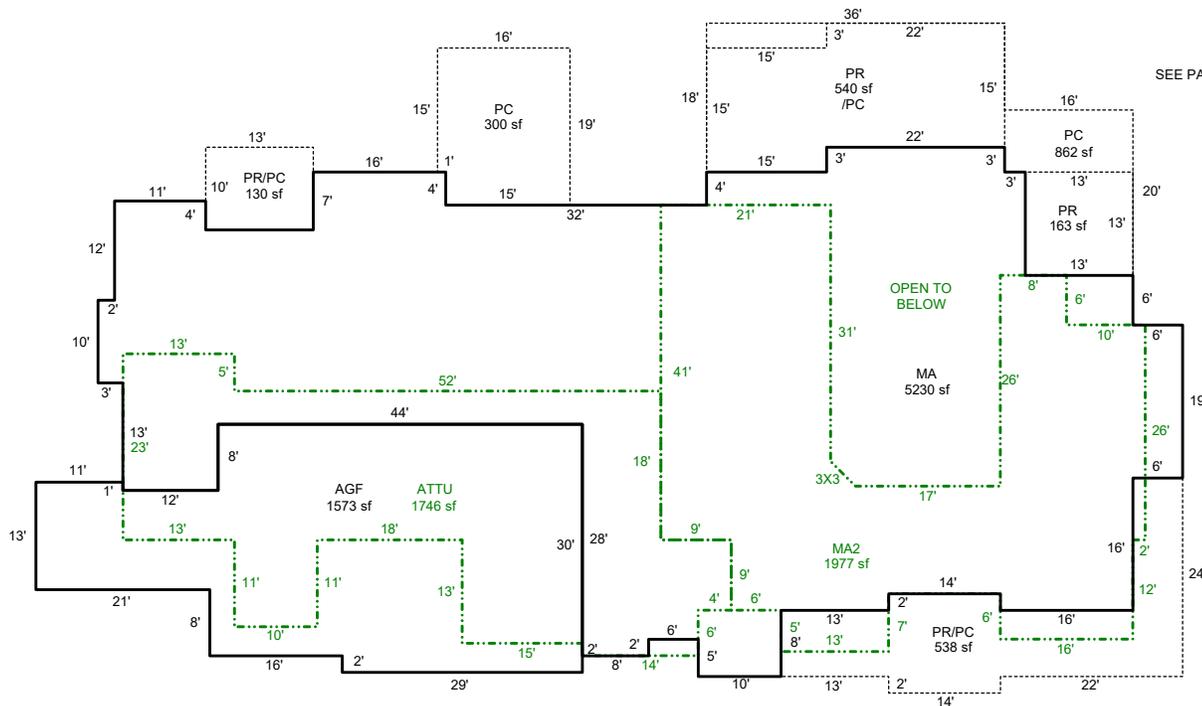
File No.: 541842 Parcel No.: 093E30C 00500
 Property Address: 28151 RIVER RD SE
 City: MILL CITY County: State: OR ZipCode: 97360
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

541842
093E30C 00500
SCALE=1:10



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	5230.3	429.0	5230.3
GLA2	ATTU	1.0	1746.4	240.9	
	MA2	1.0	1977.3	285.2	3723.6
GAR	AGF	1.0	1572.5	194.0	1572.5
P/P	PC	1.0	862.3	170.0	
	PR	1.0	162.5	51.0	
	PC	1.0	300.0	70.0	
	PR/PC	1.0	130.0	46.0	
	PR	1.0	540.0	108.0	
	PR/PC	1.0	538.0	153.0	2532.8
	Net LIVABLE	cnt	3 (rounded)		8,954

COMMENT TABLE 1

APEX BY CE 2/23/11
 SKETCHED BY PHU 06.11.20 PICTO GB 20-000550
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 07/27/2021 555-21-003237

COMMENT TABLE 2

CL #10 12/15/2020 AOG

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

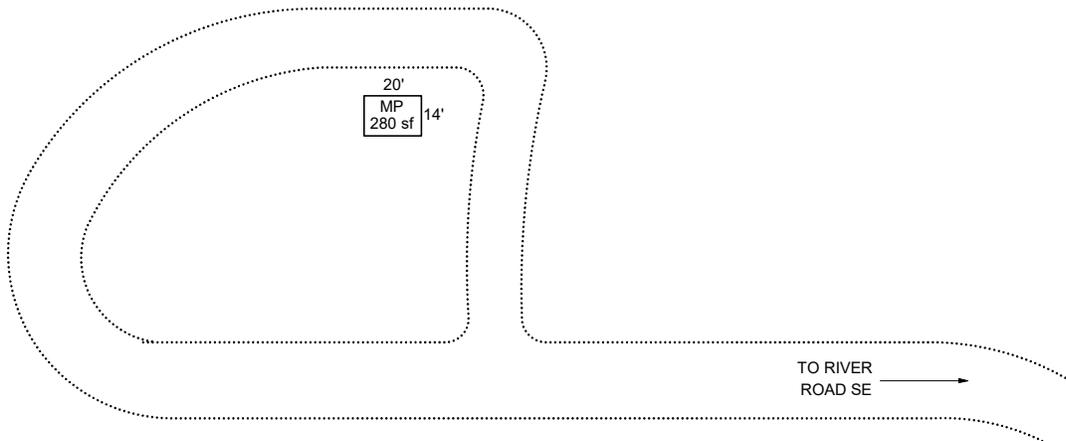
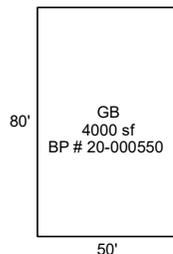
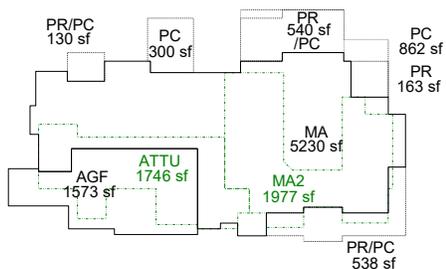
File No.: 541842 Parcel No.: 093E30C 00500
 Property Address: 28151 RIVER RD SE
 City: MILL CITY County: State: OR ZipCode: 97360
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R41841
 093E30C 00500
 SCALE=1:40



SEE PAGE 2 FOR RES DETAIL



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	280.0	68.0		APEX BY CE 2/23/11 SKETCHED BY PHU 06.11.20 PICTO GB 20-000550 UPDATED BY CJURAN 01/28/2021 UPDATED BY CJURAN 07/27/2021 555-21-003237	
	GB	1.0	4000.0	260.0	4280.0		
GLA1	MA	1.0	5230.3	429.0	5230.3		
GLA2	MA2	1.0	1977.3	285.2			
	ATTU	1.0	1746.4	240.9	3723.6		
GAR	AGF	1.0	1572.5	194.0	1572.5		
P/P	PC	1.0	300.0	70.0			
	PR/PC	1.0	538.0	153.0			
	PR	1.0	540.0	108.0			
	PR	1.0	162.5	51.0			
	PC	1.0	862.3	170.0			
	PR/PC	1.0	130.0	46.0	2532.8		
	Net LIVABLE	cnt	3 (rounded)		8,954		
	Net BUILDING	cnt	2 (rounded)		4,280		
						COMMENT TABLE 2	COMMENT TABLE 3
						CL #10 12/15/2020 AOG	