

Acct ID: 528383 MTL: 081W210001300 Date: 12-12-23 Appr: GWR Prop Class: 551 RMV Prop Class: 501
 Situs: 6518 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 59959 INPUT 12-14-23 GWR Year: 2023
 Last Date Appraised: 01/03/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion) Year: 2024
 Owner: JOSLIN, KATHARINE & JOSLIN, CHRISTOPHER Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 685418
 RMV Land: 414760 RMV Imp: 857460 RMV Total: 1272220 MAV: 179320 MSAV: 52398 SAV: 87589
 Comment: 23-24: L2 1.3.22 MDL
 22-23: L2 12.07.21 CL MA 100% Pull TAG

Notations 24-25: SFD 100%: ✓ Farm use FIMMED 10-24-23

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: 4BD	Value Source: Farm Homesite	Description: FOUR BENCH DRY	RMV: 12800	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: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 309160	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: 4BD	Value Source: Farm Homesite	Description: FOUR BENCH DRY	RMV: 12800	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: 152290							
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>NC</u>			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	3	Finished	1008	2	FB-1	1930	1967	HVAC, ROOF, KIT-, BATH - 1	Exception: Y N
Attic	3	Finished	456	0	0	1930	1967		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 107	Year Blt:	Eff Year Blt: 1967	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements	Dimensions:	RMV: 15520				
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	12417	1
Exception: Y N					

Bldg: 7	Code Area: 05558	Stat Class: 141 +	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 3167	% Complete: <u>35</u>
Desc: One Story Only	Dimensions:	RMV: 382760				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 382760	Adjust:	Adjust RMV: 0	<u>100%</u>

Floors

PER PLANS

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		Exception: Y N
First Floor	4 +	Finished	3167	3	3.5	2022	2022	KIT, FP, HVAC+, ROOF+	AVG	Y N
Garage Attached	4 +	Finished	1117	0	0	2022	2022	ROOF+		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2022	15593	1	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: 4810	
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	240	0	0	1991	1991	FAIR	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: 8750	
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	1680	0	0	1971	1971	FAIR	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: 175910	
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
Metal Componet Bldg	5	Finished	4800	0	0	2018	2018	FAIR	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: 117420	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 70940	Adjust:	Adjust RMV: 0	

Floors

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

Accessories

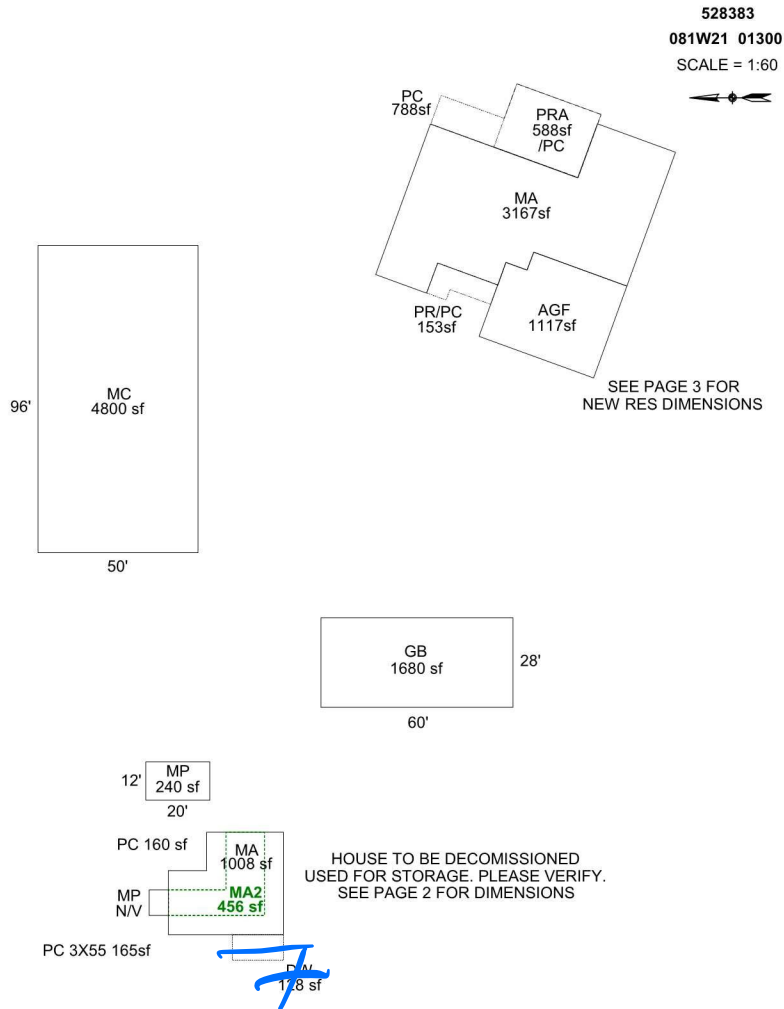
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1680.0	176.0	
	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
GAR	AGF	1.0	1117.0	137.0	1117.0
P/P	DW	1.0	128.0	48.0	
	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

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

COMMENT TABLE 3

3.16.18 CL 10

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

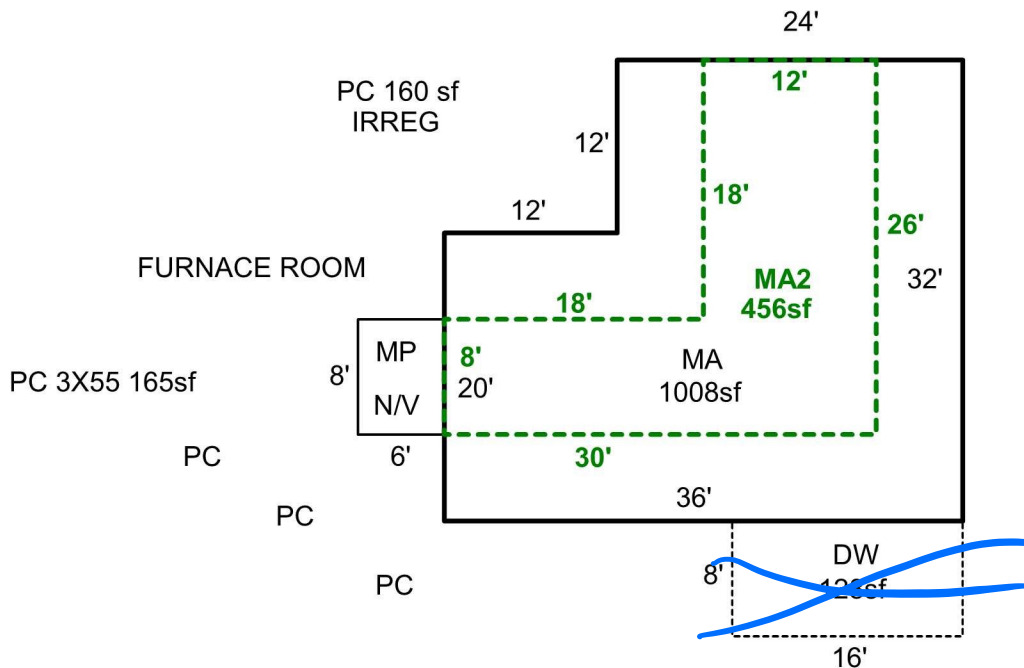
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SKETCH

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
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COMMENT TABLE 2

3.16.18 CL 10

COMMENT TABLE 3

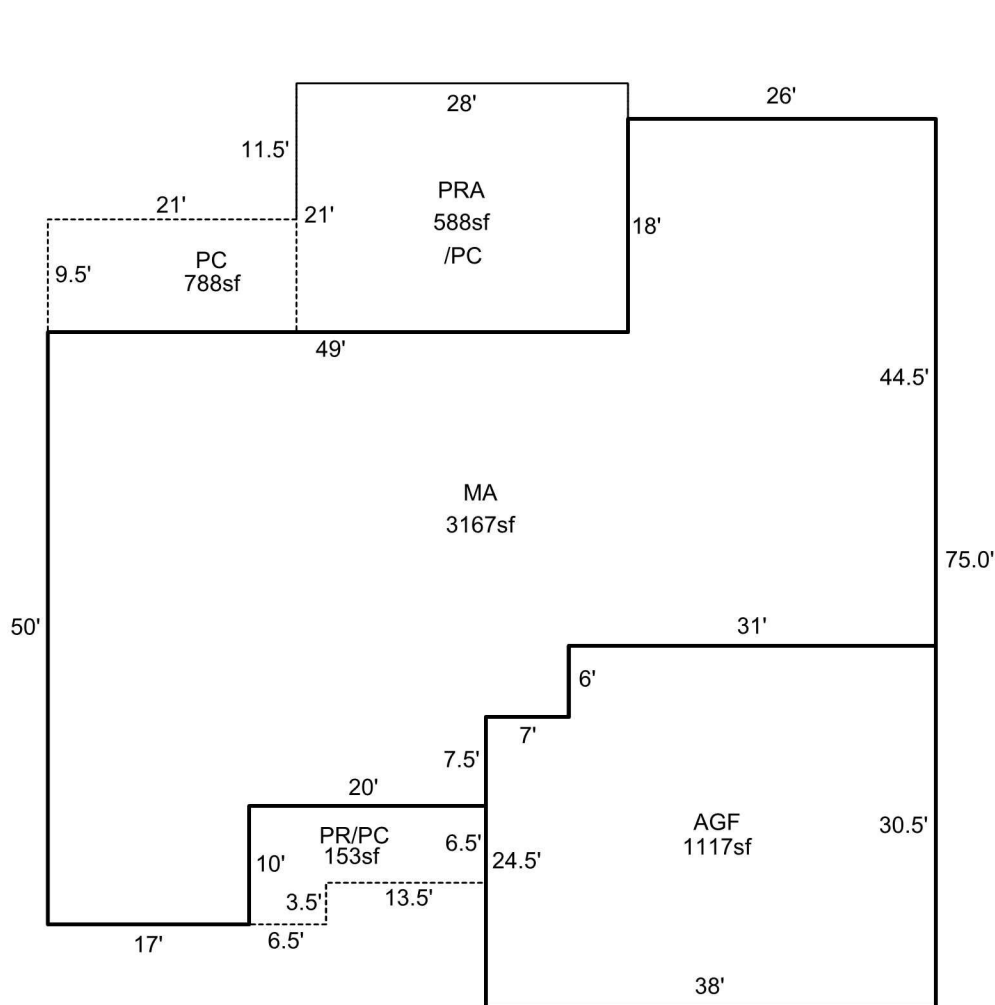
Net LIVABLE cnt 2 (rounded) 1,464

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528383 Parcel No.: 081W21 01300
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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

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 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



12/12/23



12/12/23



12/12/23



12/12/23