

Acct ID: 528399 MTL: 081W210000400 Date: **1-9-24** Appr: **EW** Prop Class: 551 RMV Prop Class: 501
 Situs: 12000 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 146958 Year: 2024
 Last Date Appraised: 02/09/2023 Appraiser: MATT LORD Retag: **0** N Tag info: 2024 - NEW CONSTRUCTION (Residence)
 Owner: WEIBLE, BARRY A Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 **0** 3 4 LCB **0** TO INSP AV: 84978
 RMV Land: 438630 RMV Imp: 40070 RMV Total: 478700 MAV: 24630 MSAV: 60348 SAV: 93745
 Comment: 23-24: L2 2.9.23 CL
 22-23: L2 12.07.21 CL

ADD NEW MA @ 40% Comp 12/20/23

4/2/24 CWO farm use ok - grass seed/hay

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs
 No OSD data available.

Land **OSDN, RUA 1 ac HS FROM THE 4HD**

Site: 1	Code Area: 05588	Size: 2.78 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 18690	Exception: Y	N	
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / 00560180/ 02-03: REAPP						
Site: 2	Code Area: 05588	Size: 68.55 67.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 418930	Exception: Y	N	
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / 560180: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						
Site: 3	Code Area: 05588	Size: 5.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 1010	Exception: Y	N	
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:						
Comments: 00560180						

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05588	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1440	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x24		RMV: 29800	
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	1440	0	0	2021	2021	FAIR	Y 0 N

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

Bldg: 2	Code Area: 05588	Stat Class: 355	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 720	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 5600	
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
Lean-to Heavy Duty	4	Finished	720	0	0	2021	2021	FAIR	Y N

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

Bldg: 3	Code Area: 05588	Stat Class: 355	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 720	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 60x12		RMV: 4670	
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
Lean-to Heavy Duty	4	Finished	720	0	0	2021	2021		Y N

Accessories

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

ACCOUNT # 528399 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA
 AREA 2663 EFF AREA 2663 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE APP
 STAT / CLASS 5
 SIZE 944
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2023
 % COMP 40
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 5 QLTY + - FLOOR ATTF
 AREA 612 EFF AREA 612 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

Percent Complete Form

Account # 528399

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	65%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR Grace Date 1-4-24 YR For 24-25 % COMP 40
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

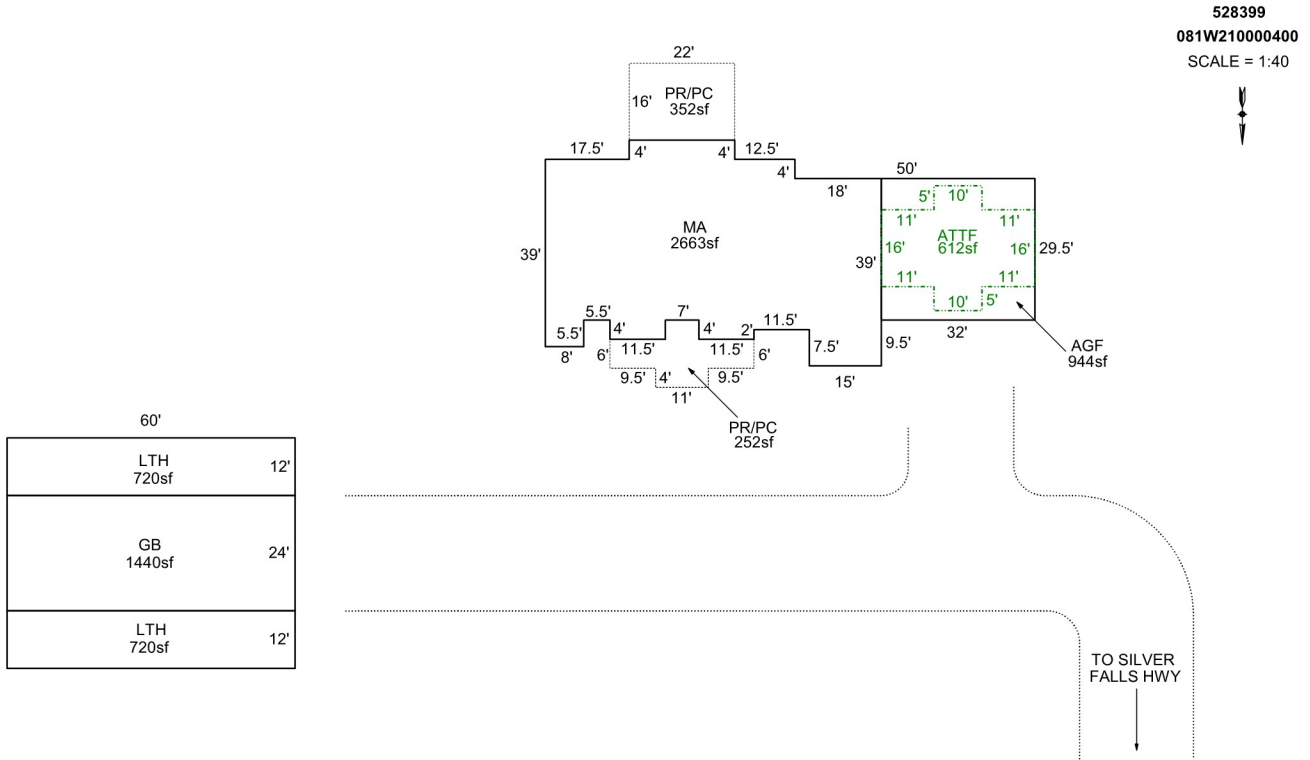
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528399 Parcel No.: 081W210000400
 Property Address: 12000 SILVER FALLS HWY SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



	60'	
LTH 720sf	12'	
GB 1440sf	24'	
LTH 720sf	12'	

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	168.0	
	LTH	1.0	720.0	144.0	
	LTH	1.0	720.0	144.0	2880.0
GLA1	MA	1.0	2662.5	257.0	2662.5
GLA2	ATTF	1.0	612.0	116.0	612.0
GAR	AGF	1.0	944.0	123.0	944.0
P/P	PR/PC	1.0	252.0	88.0	
	PR/PC	1.0	352.0	76.0	604.0

COMMENT TABLE 1

APEX BY CJURAN 08/16/2023 555-23-005468

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		3,275
Net BUILDING	cnt	3	(rounded)		2,880



1/9/24



1/9/24



1/9/24