

Acct ID: 528560 MTL: 081W29D001200 Date: 5/2/24 Appr: MDL Prop Class: 551 RMV Prop Class: 451  
 Situs: 7657 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 83647 Year: 2023

Last Date Appraised: 01/13/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Addition)  
 Owner: BIRKY, DAVID A 23-24: Per MDL addn to res @ 35%./cwo 22-004799 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 236719  
 RMV Land: 198570 RMV Imp: 401220 RMV Total: 599790 MAV: 212480 MSAV: 24239 SAV: 35274  
 Comment: 23-24: L3 1.13.23 MDL bated

**Notations** 24.55 Addn @ 100% Pull TAB

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	29558	0

**Land** OK WW

Site: 2 Code Area: 29558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 23970 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 2960050

Site: 3 Code Area: 29558 Size: 3.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 86030 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 08-09: 8 BENCH PROJECT, CHG 8 BENCH BY MOVING 2.59 ACRES TO 4BENCH AND MOVING 3 ACRES TO 2 BENCH// 2960050

Site: 4 Code Area: 29558 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 43570 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 08-09: 8 BENCH PROJECT, CHG 8 BENCH BY MOVING 2.59 ACRES TO 4BENCH AND 3 ACRES TO 2BENCH// 2960050

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29558 Stat Class: 142 - Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2718 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 380270  
 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	1396	1	FB-1/ HB-1	1980	1980	BTH - 1, FP, HVAC, ROOF, KIT	Y N
First Floor	4 -	Finished	440	0	0	1980	1980	<span style="color: red;">100% complete</span>	Y N
Attic	4 -	Finished	882	3	FB-2	1980	1980	HVAC, BATH - 2	Y N
Garage Detached	4	Unfinished	475	0	0	1980	1980	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	536	1980	8469	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1980	29862	1	Y N

Bldg: 3 Code Area: 29558 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 20250  
 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	Exception
ASPHALT DRIVEWAY	1	7200	2001	16200	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29558 Stat Class: 354 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 300 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 25x12 RMV: 700

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
Lean-to Light Duty	4	Finished	300	0	0	1996	1996		

**Accessories**

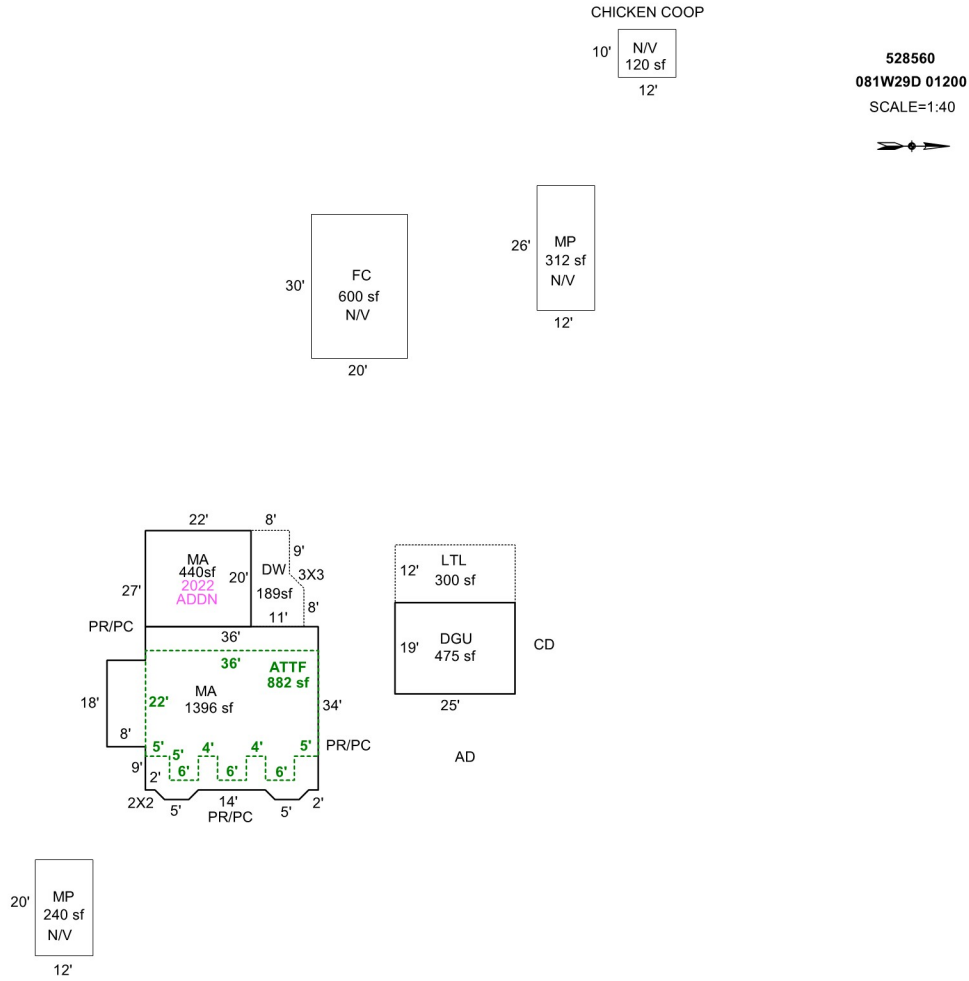
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528560 Parcel No.: 081W29D 01200  
 Property Address: 7657 SHERMAN RD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	300.0	74.0	300.0
GLA1	MA	1.0	1396.0	159.3	
	MA	1.0	440.0	84.0	1836.0
GLA2	ATTF	1.0	882.0	146.0	882.0
GAR	DGU	1.0	475.0	88.0	475.0
P/P	DW	1.0	188.5	60.2	188.5

COMMENT TABLE 1	
DRAWN BY JRONDEMA 2/2/18	
UPDATED BY JRONDEMA 4/19/18	
UPDATED BY JRONDEMA 1/31/19	
UPDATED BY CJURAN 08/11/2022 555-22-004799	

COMMENT TABLE 2	COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 2,718  
 Net BUILDING cnt 1 (rounded) 300





5/2/24