

Acct ID: 528674 MTL: 081W310000100 Date: 1/10/24 Appr: MDL Prop Class: 551 RMV Prop Class: ~~551~~ **501**
 Situs: 10354 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 89876 Year: 2024

Last Date Appraised: 08/13/2020 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: ARREDONDO, CRISPIN & ARREDONDO, MARIA D Roll Type: R

Cycle 1 Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 578075

RMV Land: 450240 RMV Imp: 600720 RMV Total: 1050960 MAV: 550940 MSAV: 27135 SAV: 77582

Comment: 23-009039 ; 23-008376 shop (50x80)

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05555	0

Land

Site: 2 Code Area: 05555 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 14770 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: THIS IS A 1.5 ACRE HOMESITE / 19-20: THIS IS A 1.43 ACRE HOMESITE

Site: 3 Code Area: 05555 Size: 13.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 124110 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 05555 Size: 1.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 480 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 5 Code Area: 05555 Size: 2.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 20690 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 6 Code Area: 05555 Size: 20.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 179090 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments:

Site: 7 Code Area: 05555 Size: 5.39 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 53090 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments:

Site: 8 Code Area: 05555 Size: 0.77 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 6890 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments:

Site: 9 Code Area: 05555 Size: 1.80 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 16120 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05555 Stat Class: 141 + Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2834 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 507220
 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	2834	3	FB-2	2018	2018	ROOF, HVAC, KIT-, BATH - 2	Exception: Y N
Garage Attached	4	Finished	1390	0	0	2018	2018	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	192	2019	4140	1	Exception: Y N
PATIO	4	190	2019	1024	0	Exception: Y N
PATIO	4	364	2019	1962	0	Exception: Y N
PATIO	4	1778	2019	9583	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	160	2019	4547	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05555 Stat Class: 351 Year Blt: 1927 Eff Year Blt: 2004 Sq.Ft: 2752 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x34 RMV: 93500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors chged to 124

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Attic	6	Finished	712	2	0	1927	2004		Exception: Y N
Basement	3	Unfinished	1020	0	0	1927	1927		Exception: Y N
General Purpose Bldg	6	Finished	1020	1	0	1927	2004		Exception: Y N
Finished Office	6	Finished	1020	0	0	2004	2004	FAIR	Exception: Y N

Accessories

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

ACCOUNT # 528674 DATE: 12/10/24 RMV CLASS 551 PROP CLASS 551
 MTL 01w 31 100 APPR MDL TAG Y (N)
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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: _____

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: _____

TYPE 6B
 STAT / CLASS 5
 SIZE 4000
50 x 80
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE 6B
 STAT / CLASS 5
 SIZE 21 x 24
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2022
 EFF YR 2022
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE SOLAR
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD \$3360
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP _____
 EXCEPT Y (N)
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE 6B
 STAT / CLASS 5
 SIZE 32 x 36
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2022
 EFF YR 2022
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

COMMENT: _____

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

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

TYPE MP
 STAT / CLASS 4
 SIZE 16x16
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2005
 EFF YR 2005
 % COMP 111
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 4
 SIZE 10x10
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2005
 EFF YR 2005
 % COMP 100
 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: _____

TYPE MP
 STAT / CLASS 4
 SIZE 12x12
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2005
 EFF YR 2005
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE HC
 STAT / CLASS 5
 SIZE 16x20
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2002
 EFF YR 2002
 % 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: _____

TYPE MP
 STAT / CLASS 4
 SIZE 12x12
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2005
 EFF YR 2005
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

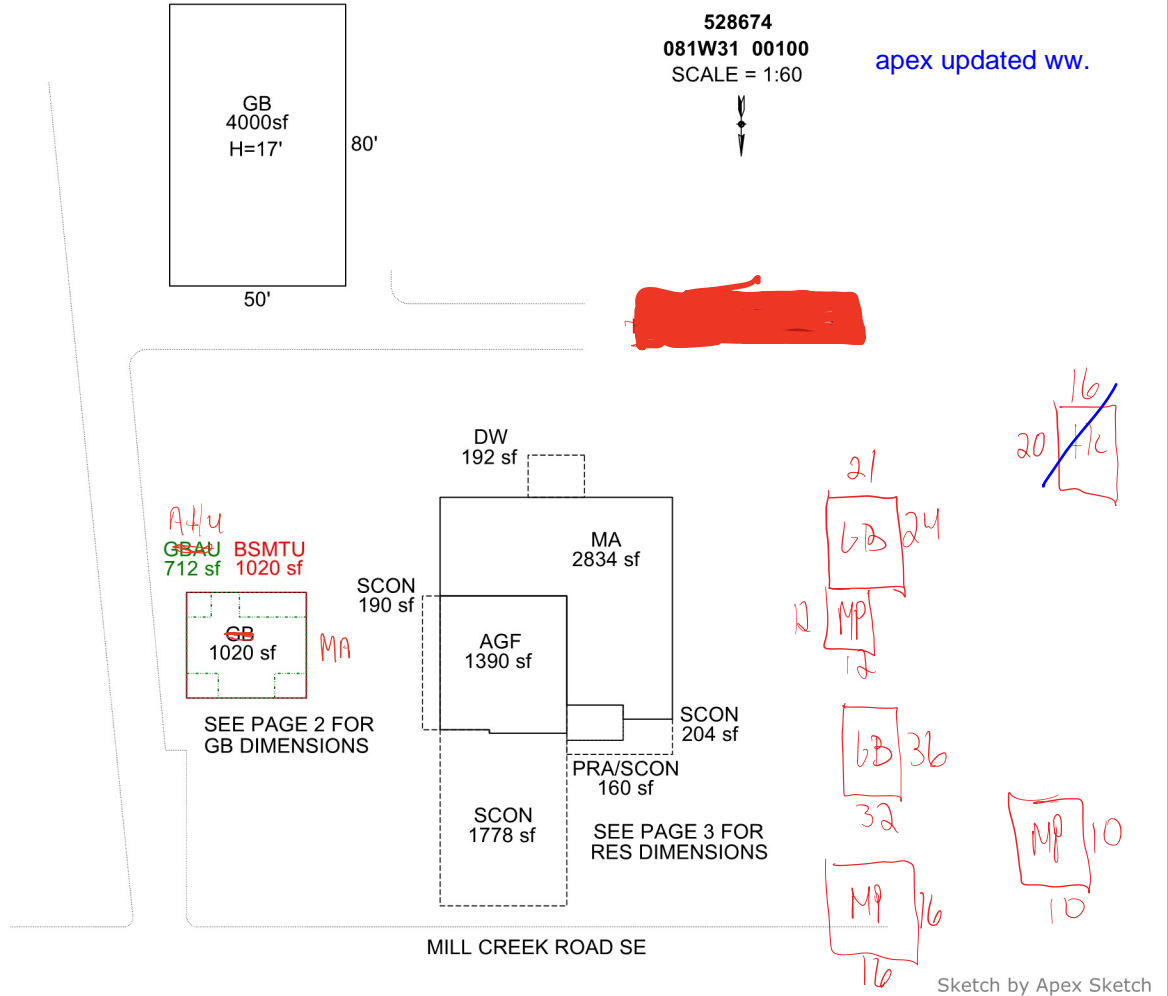
TYPE HC
 STAT / CLASS 5
 SIZE 16x20
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2002
 EFF YR 2002
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528674 Parcel No.: 081W31 00100
 Property Address: 10354 MILL CREEK 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	GB	1.0	1020.0	128.0	
	GB	1.0	4000.0	260.0	5020.0
GBA2	GBAU	1.0	712.0	128.0	712.0
GLA1	MA	1.0	2834.0	258.0	2834.0
BSMT	BSMTU	1.0	1020.0	128.0	1020.0
GAR	AGF	1.0	1390.0	150.0	1390.0
YI1	SCON	1.0	204.0	80.0	
	PRA/SCON	1.0	160.0	52.0	
	SCON	1.0	1778.0	172.0	
	SCON	1.0	190.0	86.0	
	DW	1.0	192.0	56.0	2524.0
	Net LIVABLE	cnt	1 (rounded)		2,834
	Net BUILDING	cnt	3 (rounded)		5,732

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/6/18
 UPDATED BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 1/31/19
 UPD BY PH 01.02.20 & 03.09.20
 UPDATED BY CJURAN 11/21/2023 23-008376 GB

COMMENT TABLE 2

01.24.19 CL #10
 12.16.19 CL #10
 01.24.20 CL #10

MDL 12.10.24

COMMENT TABLE 3

TAGS
 TAGS
 TAGS

TAB L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

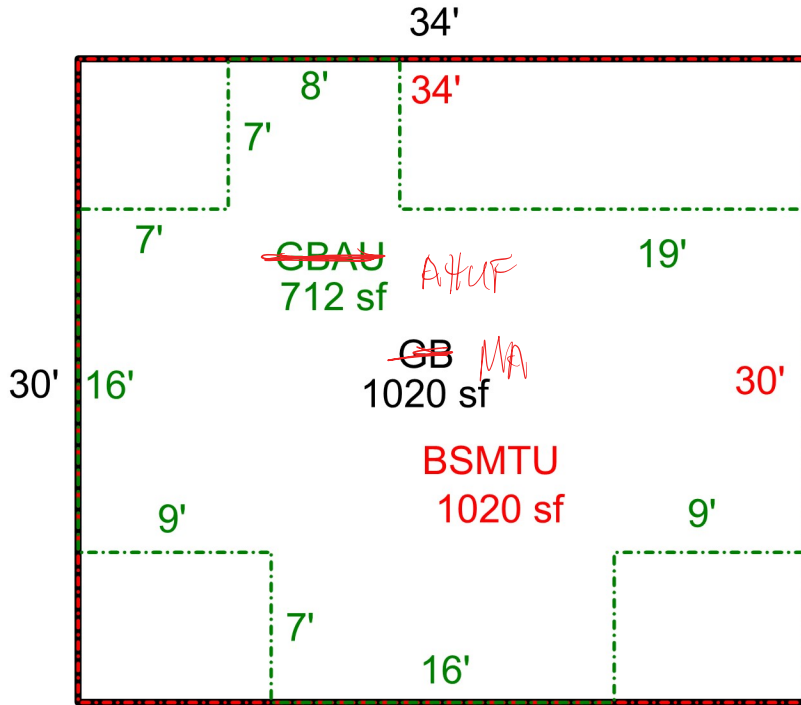
File No.: 528674 Parcel No.: 081W31 00100
 Property Address: 10354 MILL CREEK RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

528674
081W31 00100
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1020.0	128.0	1020.0
GBA2	GBAU	1.0	712.0	128.0	712.0
BSMT	BSMTU	1.0	1020.0	128.0	1020.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/6/18
 UPDATED BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 1/31/19
 UPD BY PH 01.02.20 & 03.09.20
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COMMENT TABLE 2

01.24.19 CL #10
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COMMENT TABLE 3

TAGS
 TAGS
 TAGS

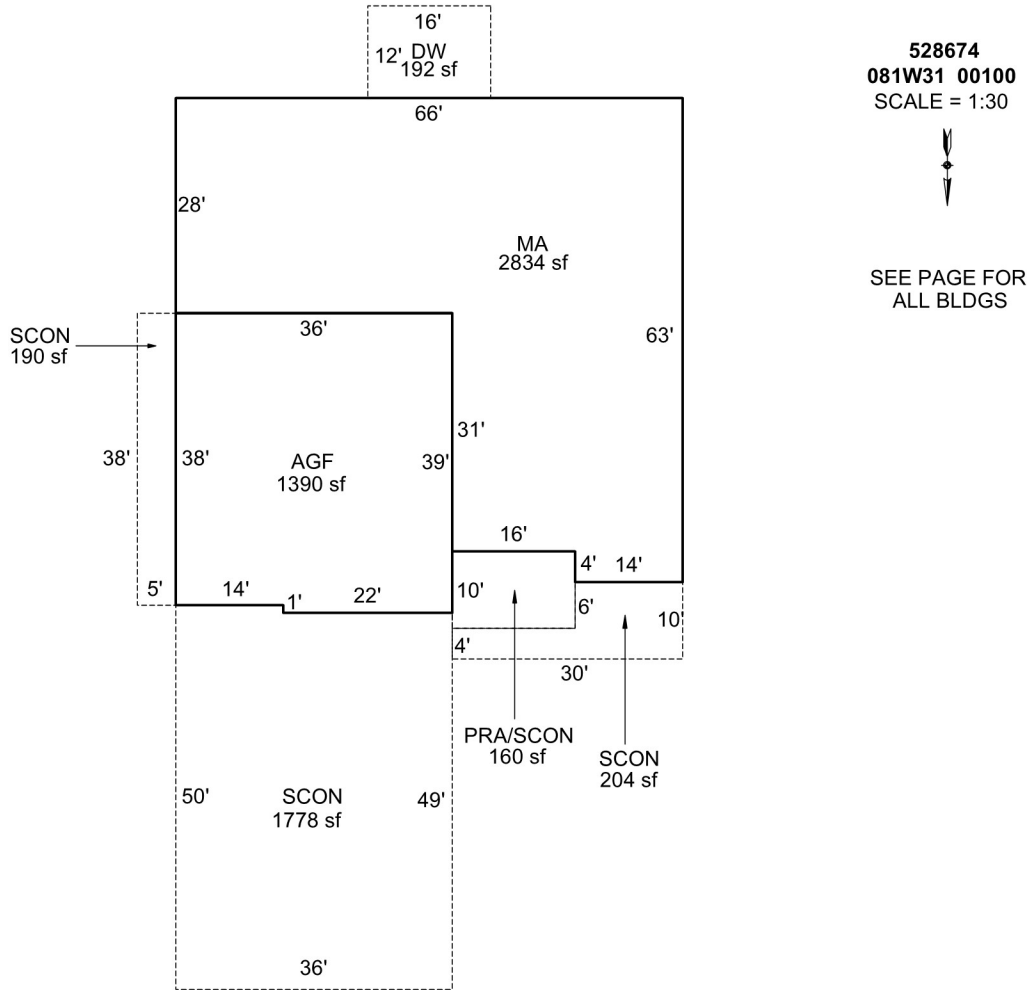
Net BUILDING cnt 2 (rounded) 1,732

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528674 Parcel No.: 081W31 00100
 Property Address: 10354 MILL CREEK RD SE
 City: AUMSVILLE County: MARION 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	2834.0	258.0	2834.0
GAR	AGF	1.0	1390.0	150.0	1390.0
YI1	SCON	1.0	204.0	80.0	
	PRA/SCON	1.0	160.0	52.0	
	SCON	1.0	1778.0	172.0	
	SCON	1.0	190.0	86.0	
	DW	1.0	192.0	56.0	2524.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/6/18
 UPDATED BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 1/31/19
 UPD BY PH 01.02.20 & 03.09.20
 UPDATED BY CJURAN 11/21/2023 23-008376 GB

COMMENT TABLE 2

01.24.19 CL #10
 12.16.19 CL #10
 01.24.20 CL #10

COMMENT TABLE 3

TAGS
 TAGS
 TAGS

Net LIVABLE cnt 1 (rounded) 2,834



R28674

MA & ATTFF

11/3/17





R28674 2802 sg ft MA Front-1



R28674 2802 sg ft MA Rear



R28674 Farm Ground-3



R28674 1020 sg ft MA Rear



R28674 2802 sg ft MA Front-3



R28674 Farm Ground-2



R28674 1020 sg ft MA Front



R28674 2802 sg ft MA Front-2



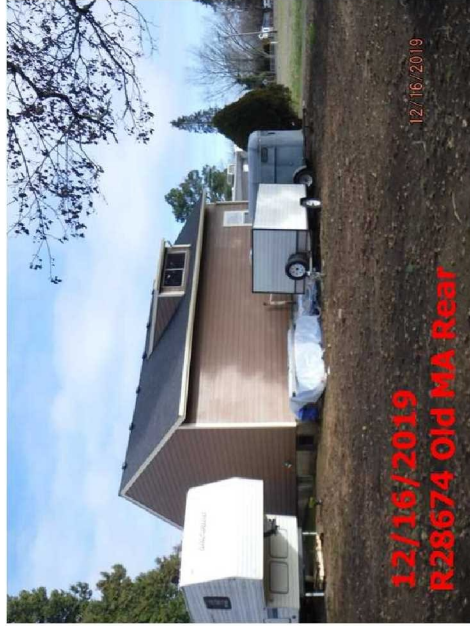
R28674 Farm Ground-1



R28674 Farm Ground-4



1/24/2019
01/24/19





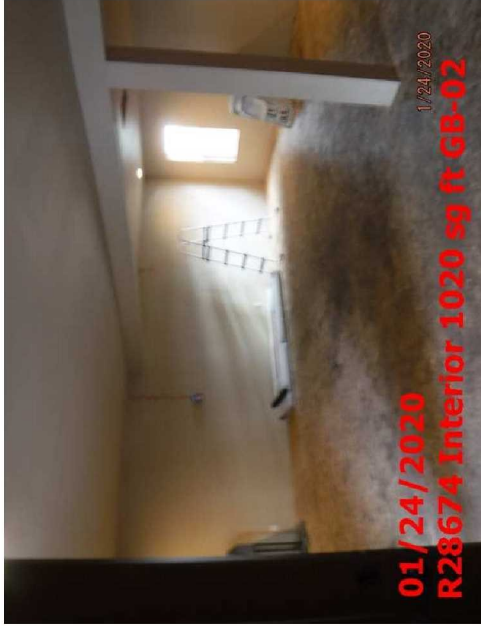
01/24/2020
R28674 Interior 1020 sg ft GB-03



01/24/2020
R28674 Interior 1020 sg ft GB-06



01/24/2020
R28674 Interior 1020 sg ft GB-09



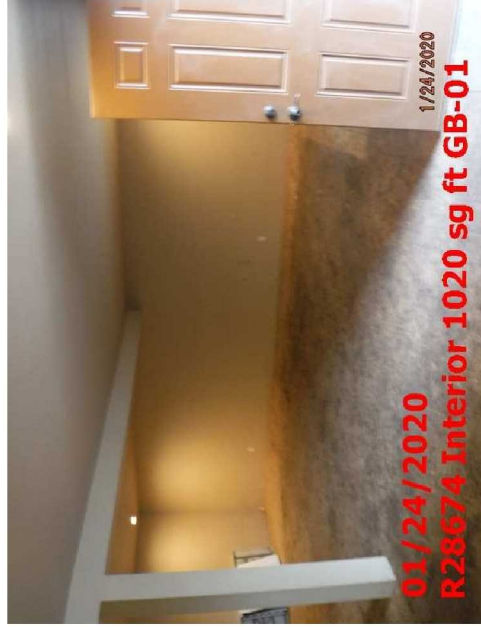
01/24/2020
R28674 Interior 1020 sg ft GB-02



01/24/2020
R28674 Interior 1020 sg ft GB-05



01/24/2020
R28674 Interior 1020 sg ft GB-08



01/24/2020
R28674 Interior 1020 sg ft GB-01



01/24/2020
R28674 Interior 1020 sg ft GB-04



01/24/2020
R28674 Interior 1020 sg ft GB-07







1/10/24