

Acct ID: 528377 MTL: 081W210001700 Date: 8-30-24 Appr: EWK Prop Class: 559 RMV Prop Class: 559 459
 Situs: 6828 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 59953 Year: 2024
 Last Date Appraised: 12/07/2015 Appraiser: CLINT LUKE Retag: Y N Tag info: INPUT 10-21-24 CODED 9324 EWK
 Owner: TYLER & AUTUMN LULAY TR Roll Type: R EWK
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 207359
 RMV Land: 511050 RMV Imp: 286910 RMV Total: 797960 MAV: 177250 MSAV: 30109 SAV: 64265
 Comment: _____

MLS 815442 DOM 104 LP 795K SP 739K CASH

ORDERED 10-31-24 EWK

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	05558	0
1	WELL	PRIVATE WELL	11500	05558	0

Land Chris 11/19/24 Bench not Hill

Site: 2	Code Area: 05558	Size: 1.00 Acres <u>4HD</u>	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 58580	Exception: Y N
Adjustment(s):	VWAR, GSOIL	<u>1.8 4HD</u>	Fire Patrol:	Description:		
Comments: Liability year - 2009 // 09-10: GW39 changed land type per Excel analysis// 560050						
Site: 3	Code Area: 05558	Size: 9.33 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: <u>TWO HILL DRY</u>			RMV: 395970	Exception: Y N
Adjustment(s):	VWAR, GSOIL	<u>GRASS SLD OR HWY</u>	Fire Patrol:	Description:		
Comments: Liability year - 1980 / 560050						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 0	
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	
No accessory data available						

NOT VALUING A FENCE

Bldg: 2	Code Area: 05558	Stat Class: 138	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 0 <u>784</u>	% Complete: 100
Desc: Res other improvements			Dimensions:		RMV: 109520	
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
Garage Attached	3	Finished	784	0	0	2003 2003 ROOF <u>784</u>
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	5	1	2003	42525	1	Exception: Y N

NC

Bldg: 4	Code Area: 05558	Stat Class: 468	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 2680	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD			Dimensions:		RMV: 175360	
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
First Floor	6	Finished	2680	2	FB-2	2003 2003 BATH - 2, KIT-, HVAC+, ROOF, SKRT+
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2030
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	5	Finished	120	0	0	2007	2007	AVS	

NC

Accessories

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

MP 5 10x20 1/0 MISSED LAST ONSITE
AVS 2014

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W21 01700

File No R28377

Property Address 6828 SHERMAN RD SE

City AUMSVILLE

County MARION

State OR

Zip 97325

Owner

Client

Appraiser Name

SUBJECT

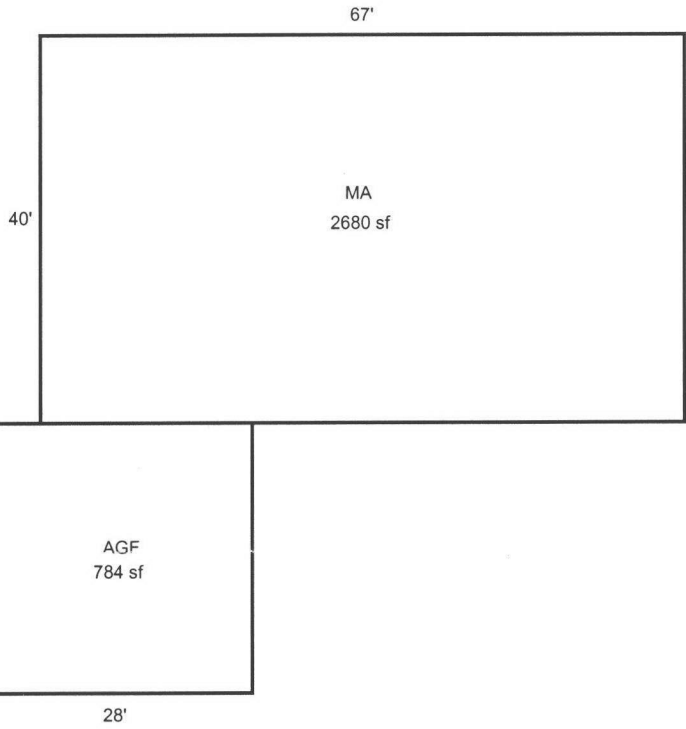
NV-NI

APEX UPDATED

NV-NI

R28377
081W21 01700

NV-NI



IMPROVEMENTS SKETCH

20
MP
10

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2680	214	2680
GAR	AGF	1.00	784	112	784

Comment Table 1

DRAWN BY SH 8-19-08

Comment Table 2

SV L4
8-30-24
LUKE

Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 2680

AREA CALCULATIONS