

Acct ID: 528899 MTL: 081W280001300 Date: **12-3-24** Appr: **Carle** Prop Class: 550 RMV Prop Class: 450  
 Situs: 7885 ANDERSON RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 28646 **INPUT 1-10-25 Carle** Year: 2024  
 Last Date Appraised: 01/09/2024 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: HOWE, KEITH & HOWE, PHYLLIS Roll Type: R  
 Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **f** 3 4 LCB **0** ITD INSP AV: 57775  
 RMV Land: 753460 RMV Imp: 0 RMV Total: 753460 MAV: 0 MSAV: 57775 SAV: 108479  
 Comment: 24-25 L3 1/9/24 CLUKE LEVEL 4 5.6.20 CL10//

**23 - 005178 NSFD EXT SH-VAN 9/4/24**  
**24-000912 40x56 AG BX**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Chramy:  
 Please reinstate homesite - was fragment 1. 4.37 Woodlot 2BD 0.87 Waste/wet Homesite 2BD Area in question 2BD all notated in Viewer  
 Tag for May 2026 to determine use near homesite.

**OSDs**

No OSD data available.

**Chris 1/15/25**

**SA OSD N. R. M.**

**Carle + Hay**

**Land**

Site: 1	Code Area: 29588	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 320	Exception: Y N
Adjustment(s):	GSOIL, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 21-22: PER #10 C19 CHG SOIL CLASS/ACREAGE// 2960180 //2012-13: REMOVE OSD AND MOVE ONE ACRE HOMESITE TO WASTELAND, HOUSE IS GONE//					
Site: 2	Code Area: 29588	Size: 41.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 490450	Exception: Y N
Adjustment(s):	GSOIL, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 2960180					
Site: 3	Code Area: 29588	Size: 24.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 260990	Exception: Y N
Adjustment(s):	GSOIL, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 2960180; 01-02; COMBINED LAND SEGMENTS, SAME SOIL CLASS, SAME LIAB YEAR, 48.96 ACRES TOTAL					
Site: 4	Code Area: 29588	Size: 5.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 1700	Exception: Y N
Adjustment(s):	GSOIL, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 2960180					

**Improvements - Residence / Manufactured Structures**

No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

ACCOUNT # 528899 DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

35%

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA  
 AREA 2712 EFF AREA 2712 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + No pack 235%  
 YR BLT \_\_\_\_\_ EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AC  
 STAT / CLASS 4  
 SIZE 22x24  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2026  
 % COMP 35  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE MP  
 STAT / CLASS 6  
 SIZE 12x16  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2025  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 4 QLTY + - FLOOR MA 2  
 AREA 1447 EFF AREA 1447 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE GB  
 STAT / CLASS 6  
 SIZE 28x40  
 FAIR  
 AVERAGE  
GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2025  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE HC  
 STAT / CLASS 6  
 SIZE 28x40  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2025  
 % 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: \_\_\_\_\_

Percent Complete Form

Account # 528099

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	55%	3%	65%
3%		3%		2%	
2%	80%	2%	60%	1%	65%
		1%		1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	85%
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR 6/1/16 Date 12-5-24 YR For 25-26 % COMP 35  
 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%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

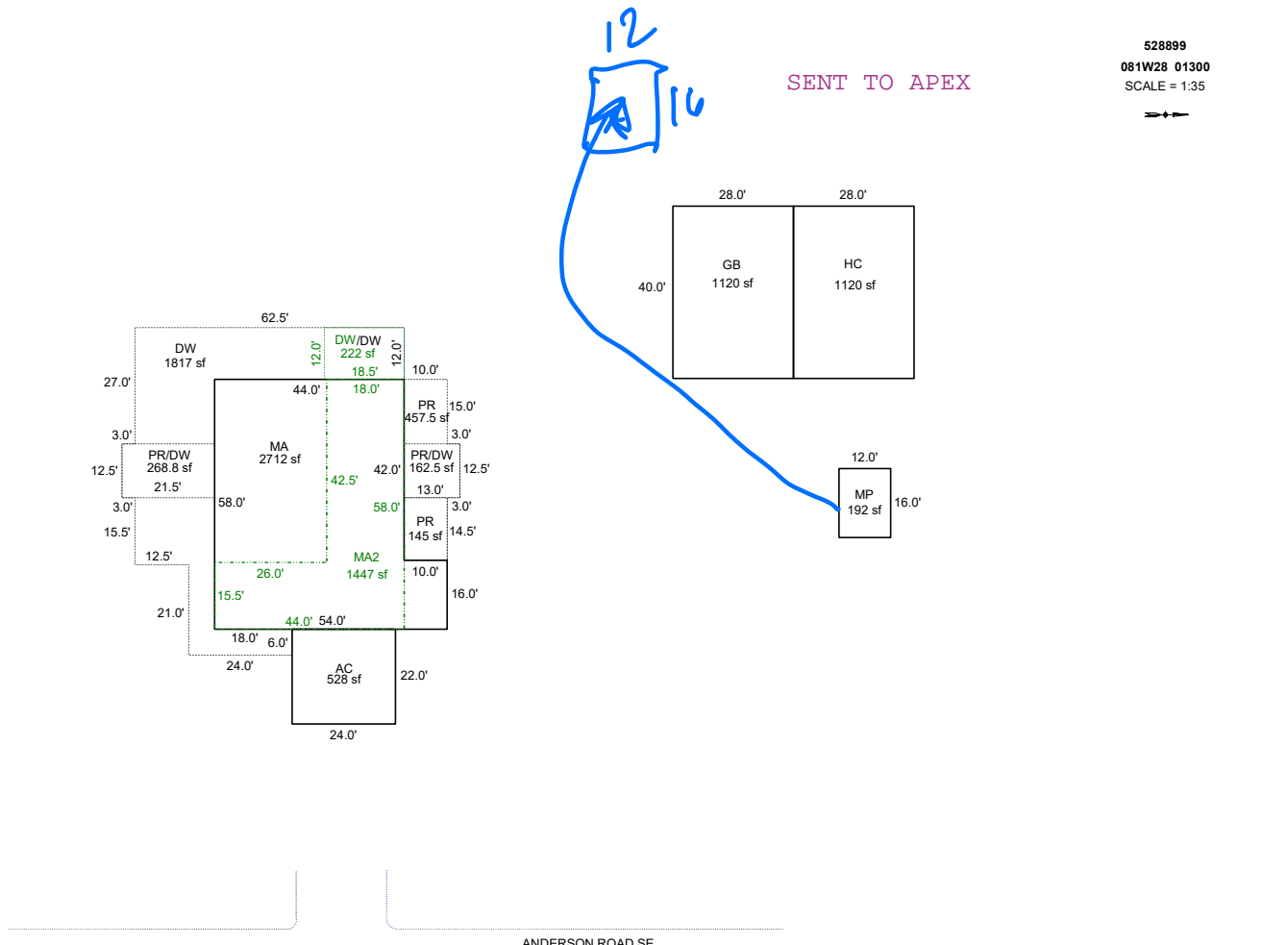
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528899 Parcel No.: 081W 28 01300  
 Property Address: 7885 ANDERSON ROAD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	192.0	56.0		Apex 3/30/2012 Jane UPDATED BY JURAN 09/28/2023 23-005178 MA UPDATED BY CJURAN 01/18/2024 UPDATED BY CLOBERG 12/05/24 UPDATED BY CLOBERG 12/16/24			
	GB	1.0	1120.0	136.0					
	HC	1.0	1120.0	136.0	2432.0				
GLA1	MA	1.0	2712.0	224.0	2712.0				
GLA2	MA2	1.0	1447.0	204.0	1447.0				
GAR	AC	1.0	528.0	92.0	528.0				
P/P	DW	1.0	1817.0	319.0					
	PR/DW	1.0	268.8	68.0					
	PR/DW	1.0	162.5	51.0					
	PR	1.0	457.5	110.0					
	DW	1.0	222.0	61.0					
	PR	1.0	145.0	49.0	3072.8				
	Net LIVABLE	cnt	0 (rounded)		4,159				
	Net BUILDING	cnt	3 (rounded)		2,432				

COMMENT TABLE 2	COMMENT TABLE 3
CL 01/09/2024 CLUKE 12/03/24	TAGS L3 TAGS L2

All Photos 12.5.24

