

Summary

Lead Appr: WW 1.9.25

Clerk:

Lead Clerk:

Appr:

Print Date: 9/26/2024

Acct ID: 563161

MTL: 081W190000700

Date: 11-25-24

Appr: CLINT

Prop Class: 541

RMV Prop Class: 401

Situs: 10125 FRIENDLY ACRES RD SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 111407

Year: 2024

Last Date Appraised: 04/03/2014

Appraiser: CLINT LUKE

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: MICHAEL A STEWART TR &

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 387267

RMV Land: 357630

RMV Imp: 776680

RMV Total: 1134310

MAV: 383770

MSAV: 3497

SAV: 7164

Comment:

Notations

24-003696 58x66 BLDG

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

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 45000 | 05558     | 0         |

Chris 1/15/25

Land

|                                                                      |                                  |                                           |               |              |              |              |
|----------------------------------------------------------------------|----------------------------------|-------------------------------------------|---------------|--------------|--------------|--------------|
| Site: 1                                                              | Code Area: 05558                 | Size: 1.00 Acres                          | Use Code: 004 | Zone: NREST  | SAV Use:     | Exception: 0 |
| Class: 4HD                                                           | Value Source: Market Homesite    | Description: FOUR HILL DRY                | RMV: 61300    | Exception: Y | N            |              |
| Adjustment(s):                                                       | Fire Patrol:                     | Description:                              |               |              |              |              |
| Comments: 24-25: Approved for farm use                               |                                  |                                           |               |              |              |              |
| Site: 2                                                              | Code Area: 05558                 | Size: 2.50 Acres                          | Use Code: 004 | Zone: NREST  | SAV Use: 011 | Exception: 0 |
| Class: 4BDS S                                                        | Value Source: Farm Use - Non EFU | Description: FOUR BENCH DRY SPECIAL SOUTH | RMV: 153250   | Exception: Y | N            |              |
| Adjustment(s):                                                       | Fire Patrol:                     | Description:                              |               |              |              |              |
| Comments: Liability year - 2024                                      |                                  |                                           |               |              |              |              |
| Site: 3                                                              | Code Area: 05558                 | Size: 1.60 Acres                          | Use Code: 004 | Zone: NREST  | SAV Use: 011 | Exception: 0 |
| Class: 4HD                                                           | Value Source: Farm Use - Non EFU | Description: FOUR HILL DRY                | RMV: 98080    | Exception: Y | N            |              |
| Adjustment(s):                                                       | Fire Patrol:                     | Description:                              |               |              |              |              |
| Comments: 02-03; REAPPR. / 03-04: F02-797 SEPE FROM R63161 TO R33116 |                                  |                                           |               |              |              |              |

Improvements - Residence / Manufactured Structures

|                               |                  |                   |                |                    |               |                 |
|-------------------------------|------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                       | Code Area: 05558 | Stat Class: 153 - | Year Blt: 2002 | Eff Year Blt: 2002 | Sq.Ft: 4175   | % Complete: 100 |
| Desc: One Story with basement | Dimensions:      | RMV: 776680       |                |                    |               |                 |
| 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|----------------------------|----------------|
| First Floor     | 5 -   | Finished      | 2887       | 3    | FB-2  | 2002   | 2002       | BATH - 2, KIT-, HVAC, ROOF | Y N            |
| Basement        | 5 -   | Finished      | 1288       | 0    | FB-1  | 2002   | 2002       | BATH - 1, ROOF, HVAC       | Y N            |
| Garage Basement | 5 -   | Finished      | 672        | 0    | 0     | 2002   | 2002       |                            | Y N            |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: Y N |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| DECK                      | 5     | 525       | 2003       | 9450  | 1        | Y N            |
| YARD IMPROVEMENTS AVERAGE | 5     | 1         | 2002       | 34020 | 1        | Y N            |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

GB 6 3604<sup>sq</sup> ARE 70% COMP 2025 NEW



11/25/25



11/25/24



11/25/24



11/25/24



11/25/24



12/17/24

Percent Complete Form

Account # 563161

Additions

New Homes

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

APPR

Date

YR For

% COMP

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   | <del>10%</del> | 40%   |
| Floor - Concrete/Wood   | 30%            |       |
| Walls - Framing         | <del>10%</del> | 65%   |
| Walls - Covering/Siding | <del>15%</del> |       |
| Roof - Framing/Trusses  | <del>15%</del> | 95%   |
| Roof - Sheathing        | <del>5%</del>  |       |
| Roof - Cover            | <del>10%</del> |       |
| Doors & Windows         | <del>5%</del>  | 100%  |

APPR

Garage

Date

12-17-24

YR For

25-26

% COMP

70

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

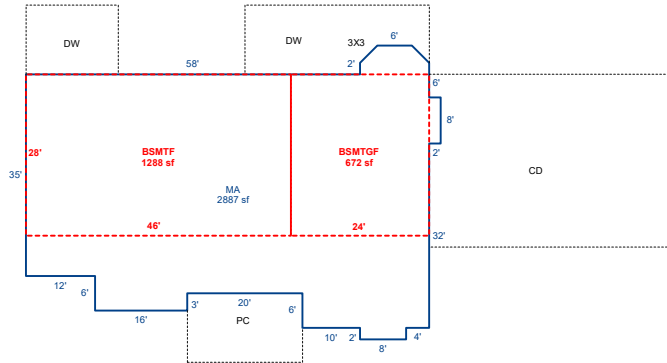
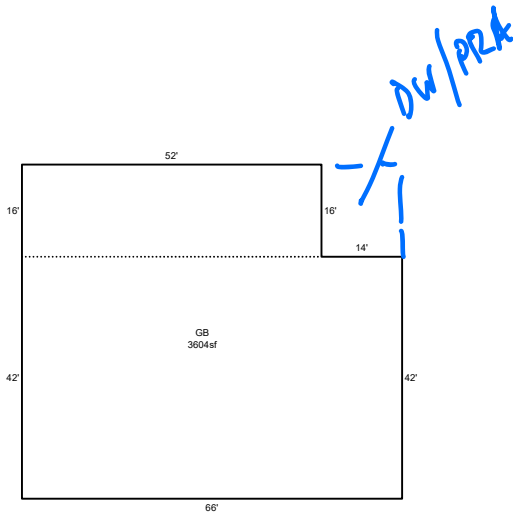
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563161 Parcel No.: 081W19 00700  
 Property Address: 10125 FRIENDLY ACRES RD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

563161  
 081W19 00700  
 SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB          | 1.0    | 3604.0   | 248.0     |            |
|      | GB          | 1.0    | 0.0      | 52.0      | 3604.0     |
| GLA0 | BSMTF       | 1.0    | 1288.0   | 148.0     | 1288.0     |
| GLA1 | MA          | 1.0    | 2887.0   | 248.5     | 2887.0     |
| GAR  | BSMTGF      | 1.0    | 672.0    | 104.0     | 672.0      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 1/23/18  
 UPDATED BY CLOBERG 12/30/24  
 UPDATED BY CLOBERG 01/07/25

### COMMENT TABLE 2

CLUKE 12/16/24

### COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 4,175  
 Net BUILDING cnt 2 (rounded) 3,604