

Summary

Lead Appr: WW 1.9.25

Clerk:

Lead Clerk:

Appr:

Print Date: 9/26/2024

Acct ID: 563163

MTL: 081W190000500

Date: 12-16-24

Appr: Luke

Prop Class: 541

RMV Prop Class: 401

Situs: 10073 FRIENDLY ACRES RD SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 111409

Year: 2024

Last Date Appraised: 09/24/2021

Appraiser: CLINT LUKE

Retag: Y

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: DRYDEN, MATTHEW R

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 292261

RMV Land: 398670

RMV Imp: 397700

RMV Total: 796370

MAV: 285910

MSAV: 6351

SAV: 11331

Comment: 22-23: L2 09.24.21 CL

LEVEL 4 05.06.21 CL10/

Notations 24-003299 NEW GB PUC TAG

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	FUZ	FARM NON-EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05558	0

Chris 1/15/25CHRAMY - NO APPARENT WOODLOT

Land

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Market Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 60610	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	21-22: PER #103 CHG LAND SCH FOR WOODLOT// 5600502010-11: NO LONGER HRDShp MFS// THIS HOMESITE IS FOR A HRDSHIP MS, NO OSD /02-03: REAPPRAISAL					
Site: 2	Code Area: 05558	Size: 4.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - Non EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 242450	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1983 / 00560050 //04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31					
Site: 4	Code Area: 05558	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Woodlot	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 60610	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1983 / 15-16: CHG 1.0 ACRE OF 2HILL DRY TO WOODLOT-M					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 05558	Stat Class: 141	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1952	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 363120
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	4	Finished	1952	3	FB-2	2016	2016	BATH - 2, KIT-, HVAC+, ROOF	
Garage Attached	4	Finished	484	0	0	2016	2016	ROOF	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	4	396	2016	1248	1	

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05558	Stat Class: 351	Year Blt: 1971	Eff Year Blt: 1971	Sq.Ft: 2520	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 60x42	RMV: 0
Func Obsc: 0	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
General Purpose Bldg	4	Finished	2520	0	0	1971	1971	FAIR	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 2	Code Area: 05558	Stat Class: 341	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 224	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 14x16	RMV: 0
Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

70%

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	224	0	0	1987	1987		Exception: Y

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

Bldg: 4Code Area: 05558Stat Class: 351Year Blt: 2021Eff Year Blt: 2021Sq.Ft: 1728% Complete: 100

Desc: General Purpose Building (GB)Dimensions: 48x36RMV: 34580

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1728	0	0	2021	2021	FAIR	Exception: Y N

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

GB 5 48x48 ARB 2025 NBW

2024



36x48 GB



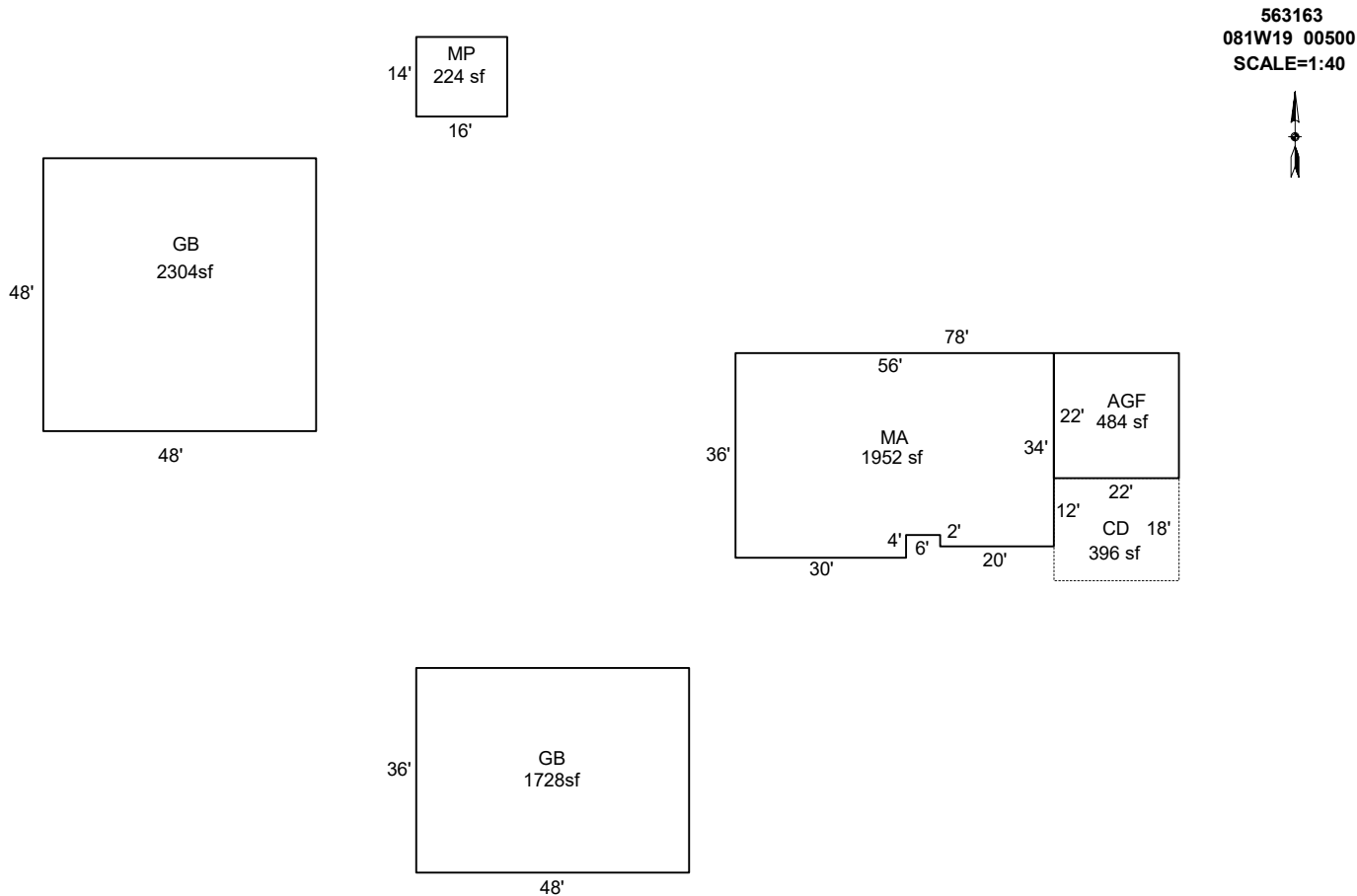
48x48 GB

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563163 Parcel No.: 081W19 00500
 Property Address: 10073 FRIENDLY ACRES RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



563163
081W19 00500
SCALE=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2304.0	192.0	
	MP	1.0	224.0	60.0	
	GB	1.0	1728.0	168.0	4256.0
GLA1	MA	1.0	1952.0	188.0	1952.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	CD	1.0	396.0	80.0	396.0
	Net LIVABLE	cnt	0	(rounded)	1,952
	Net BUILDING	cnt	3	(rounded)	4,256

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/3/16
 UPDATED BY JRONDEMA 2/26/18
 UPDATED BY JRONDEMA 3/1/18
 UPDATED BY CLOBERG 12/26/24

COMMENT TABLE 2

#36 DB 12.5.16
 CL 10 2.2.18
 CLUKE 10/02/24

COMMENT TABLE 3

TAGS L3