

Summary

Lead Appr: WW 1.16.25

Clerk:

Lead Clerk:

Appr:

Print Date: 12/19/2024

Acct ID: 563174

MTL: 081W19B001000

Date: 1-9-25

Appr: Eva

Prop Class: 401

RMV Prop Class: 401

Situs: 9974 FRIENDLY ACRES RD SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 111420

Year: 2025

Last Date Appraised: 10/10/2019

Appraiser: CLINT LUKE

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: BRIAN J PIKL LT 50% &

Roll Type: R

Cycle: Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 348810

RMV Land: 390340

RMV Imp: 478750

RMV Total: 869090

MAV: 348810

MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 05558     | 0         |

Land

Site: 1

Code Area: 05558

Size: 5.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 340340

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 142

Year Blt: 1930

Eff Year Blt: 1993

Sq.Ft: 3266

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 468540

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     | 4     | Finished      | 2402       | 3    | FB-1/<br>HB-1 | 1930   | 1993       | FP - 1, HVAC+, ROOF, KIT-, BATH - 1 | Exception: Y N |
| Second Floor    | 4     | Finished      | 864        | 1    | FB-2          | 2018   | 2018       | ROOF, HVAC+, BATH - 2               | Exception: Y N |
| Garage Attached | 2     | Unfinished    | 596        | 0    | 0             | 1930   | 1993       | ROOF                                | Exception: Y N |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |                |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| ENCLOSED PORCH                | 4     | 200       | 2018       | 6596  | 1        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4     | 396       | 2018       | 11254 | 1        | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 2

Code Area: 05558

Stat Class: 341

Year Blt: 2002

Eff Year Blt: 2002

Sq.Ft: 320

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 16x20

RMV: 4320

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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 320        | 0    | 0     | 2002   | 2002       | FAIR      | Exception: Y N |

Accessories

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

Bldg: 3

Code Area: 05558

Stat Class: 341

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 420

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions:

RMV: 4030

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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 420        | 0    | 0     | 1995   | 1995       | FAIR      | Exception: Y N |

Accessories

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

Bldg: 4

Code Area: 05558

Stat Class: 341

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 198

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 9x22

RMV: 1860

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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4     | Finished      | 198        | 0    | 0     | 1998   | 1998       | AVG       | Exception: Y N |

Accessories

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

|                               |                  |                 |                   |                    |               |                 |
|-------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 5                       | Code Area: 05558 | Stat Class: 341 | Year Blt: 1992    | Eff Year Blt: 1992 | Sq.Ft: 100    | % Complete: 100 |
| Desc: Multi Purpose Shed (MP) |                  |                 | Dimensions: 10x10 |                    |               | 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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 100        | 0    | 0     | 1992   | 1992       |           | Exception: Y N |

Accessories

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

GBL 24x40 AVG 100% 2025 NEW



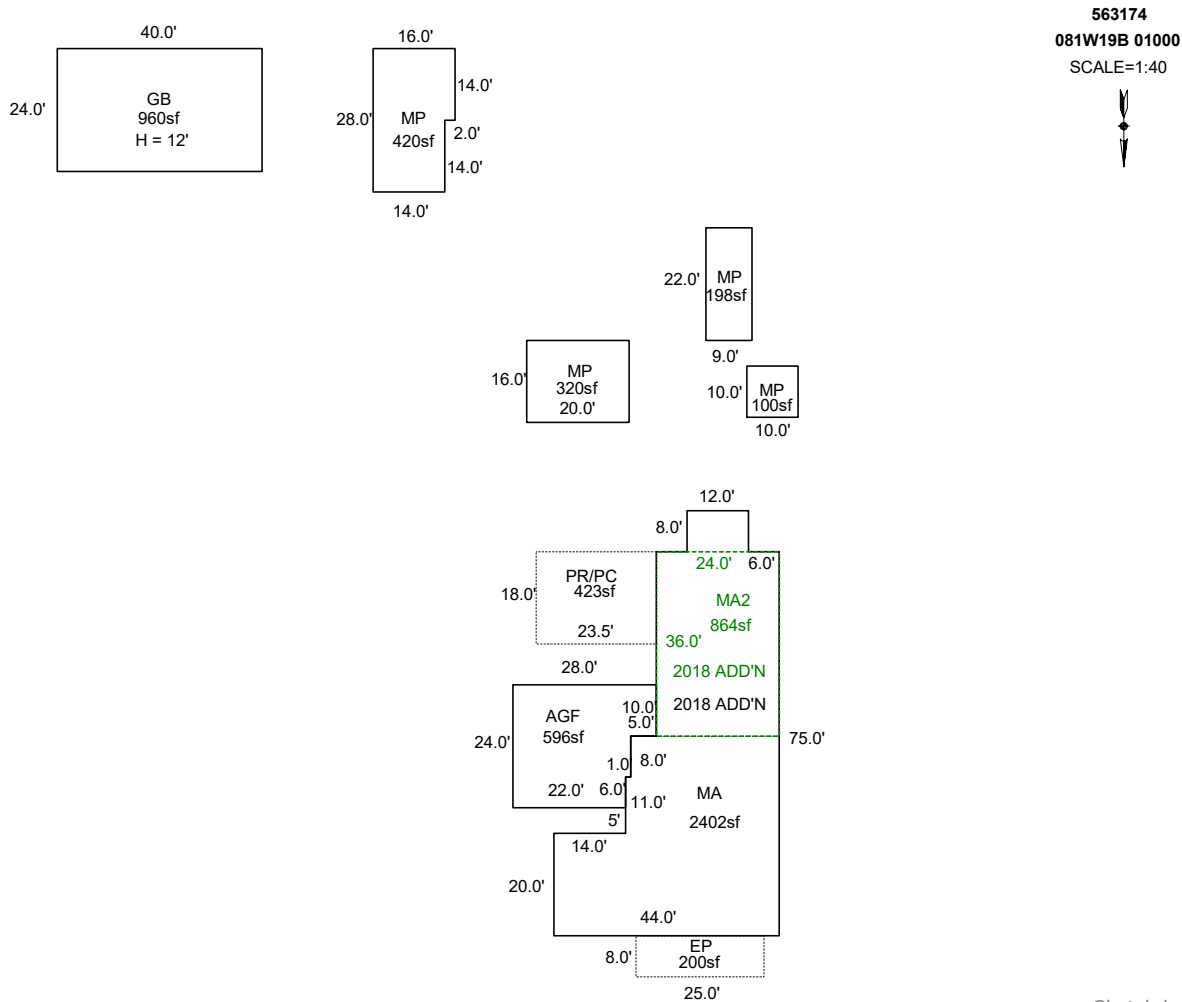
1/9/25

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563174 Parcel No.: 081W19B 01000  
 Property Address: 9974 FRIENDLY ACRES RD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client:  
 Appraiser Name: Client Address:  
 Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 320.0    | 72.0      |            |
|      | MP          | 1.0    | 198.0    | 62.0      |            |
|      | MP          | 1.0    | 420.0    | 88.0      |            |
|      | MP          | 1.0    | 100.0    | 40.0      |            |
|      | GB          | 1.0    | 960.0    | 128.0     | 1998.0     |
| GLA1 | MA          | 1.0    | 2402.0   | 254.0     | 2402.0     |
| GLA2 | MA2         | 1.0    | 864.0    | 120.0     | 864.0      |
| GAR  | AGF         | 1.0    | 596.0    | 104.0     | 596.0      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 11/29/17  
 UPDATED BY JRONDEMA 1/17/19  
 UPDATED BY CLOBERG 11/29/24 24-007388 GB

### COMMENT TABLE 2

CL 2.2.18

### COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 3,266  
 Net BUILDING cnt 5 (rounded) 1,998

*Handwritten:* fence 19-25  
TABS L3