

Summary

Lead Appr: **WW 1-21-25**

Clerk:

Lead Clerk:

Appr:

Print Date: 9/24/2024

Acct ID: 563292

MTL: 082W14D000600

Date: **11-25-24**

Appr: **EWK**

Prop Class: 401

RMV Prop Class: 401

Situs: 8341 REDWOOD DR SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 114287

Year: 2024

Last Date Appraised: 01/11/2024

Appraiser: CLINT LUKE

Retag: Y **N**

Tag info: 2025 - Tags/Permit (Outbuilding)

Owner: KLOPFENSTEIN, JAYSEN L

Roll Type: R

Cycle **Tag** Sales Verification

Other:

Inspection level: **1** **2** **3** **4**

LCB **TTC**

INSP

AV: 571660

RMV Land: 393960

RMV Imp: 671540

RMV Total: 1065500

MAV: 562140

MSAV: 0

SAV: 0

Comment: 24-25: L2 01.11.24 GRH

22-23: LEVEL 4 MDL 05/26/22

Notations

**23-008573 60x112**

No notation data available.

**FINALED 4-12-24**

OSDs

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

Land

|                |                             |                                           |               |              |          |              |
|----------------|-----------------------------|-------------------------------------------|---------------|--------------|----------|--------------|
| Site: 1        | Code Area: 05558            | Size: 0.33 Acres                          | Use Code: 004 | Zone: NREST  | SAV Use: | Exception: 0 |
| Class: 4BDS    | Value Source: Rural at MKT  | Description: FOUR BENCH DRY SPECIAL SOUTH | RMV: 58720    | Exception: Y | N        |              |
| S              |                             |                                           |               |              |          |              |
| Adjustment(s): | VWGR, GSOIL                 | Fire Patrol:                              | Description:  |              |          |              |
| Comments:      | 24-25: Updated land classes |                                           |               |              |          |              |
|                | 2002-03 REAPPRAISAL.        |                                           |               |              |          |              |

|                |                             |                                          |               |              |          |              |
|----------------|-----------------------------|------------------------------------------|---------------|--------------|----------|--------------|
| Site: 2        | Code Area: 05558            | Size: 3.67 Acres                         | Use Code: 004 | Zone: NREST  | SAV Use: | Exception: 0 |
| Class: 2BDS    | Value Source: Rural at MKT  | Description: TWO BENCH DRY SOUTH SPECIAL | RMV: 290240   | Exception: Y | N        |              |
| S              |                             |                                          |               |              |          |              |
| Adjustment(s): | VWGR, GSOIL                 | Fire Patrol:                             | Description:  |              |          |              |
| Comments:      | 24-25: Updated land classes |                                          |               |              |          |              |
|                | 2002-03 REAPPRAISAL.        |                                          |               |              |          |              |

Improvements - Residence / Manufactured Structures

|                               |                  |                 |                 |                    |               |                 |
|-------------------------------|------------------|-----------------|-----------------|--------------------|---------------|-----------------|
| Bldg: 1                       | Code Area: 05558 | Stat Class: 152 | Year Blt: 1978  | Eff Year Blt: 1995 | Sq.Ft: 3128   | % Complete: 100 |
| Desc: Multi Story above grade |                  |                 |                 |                    | Dimensions:   | RMV: 656310     |
| Func Obsc: 100                | Econ %: 100      | Other %: 100    | Exception: 4820 | 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      | 2354       | 3    | FB-2/ HB-1 | 1978   | 1995       | BATH - 2, BTH - 1, KIT+, <b>ROOF</b> HVAC+ FP - 1 | Exception: Y N |
| Second Floor    | 5     | Finished      | 774        | 2    | FB-1       | 1978   | 1995       | BATH - 1, HVAC+ <b>ARK</b>                        | Exception: Y N |
| Garage Attached | 5     | Finished      | 441        | 0    | 0          | 1978   | 1995       | ROOF <b>ARK</b>                                   | Exception: Y N |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: Y N |
|------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS GOOD | 5     | 0         | 1995       | 40635 | 1        | Exception: Y N |

**NC**

Improvements - Accessory Buildings

|                                     |                  |                 |                |                    |                   |                 |
|-------------------------------------|------------------|-----------------|----------------|--------------------|-------------------|-----------------|
| Bldg: 2                             | Code Area: 05558 | Stat Class: 351 | Year Blt: 1994 | Eff Year Blt: 1994 | Sq.Ft: 576        | % Complete: 100 |
| Desc: General Purpose Building (GB) |                  |                 |                |                    | Dimensions: 24x24 | RMV: 5570       |
| 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        |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|-----------------------|
| General Purpose Bldg | 5     | Finished      | 576        | 0    | 0     | 1994   | 1994       | FAIR <b>60%</b> | Exception: Y <b>N</b> |

**2004**

Accessories

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

|                               |                  |                 |                 |                    |                   |                 |
|-------------------------------|------------------|-----------------|-----------------|--------------------|-------------------|-----------------|
| Bldg: 3                       | Code Area: 05558 | Stat Class: 341 | Year Blt: 2022  | Eff Year Blt: 2022 | Sq.Ft: 432        | % Complete: 100 |
| Desc: Multi Purpose Shed (MP) |                  |                 |                 |                    | Dimensions: 24x18 | RMV: 9660       |
| Func Obsc: 100                | Econ %: 100      | Other %: 100    | Exception: 4700 | 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      | 432        | 0    | 0     | 2022   | 2022       | FAIR <b>NC</b> | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

VB 5 60x108 Avg 2025 New  
2024



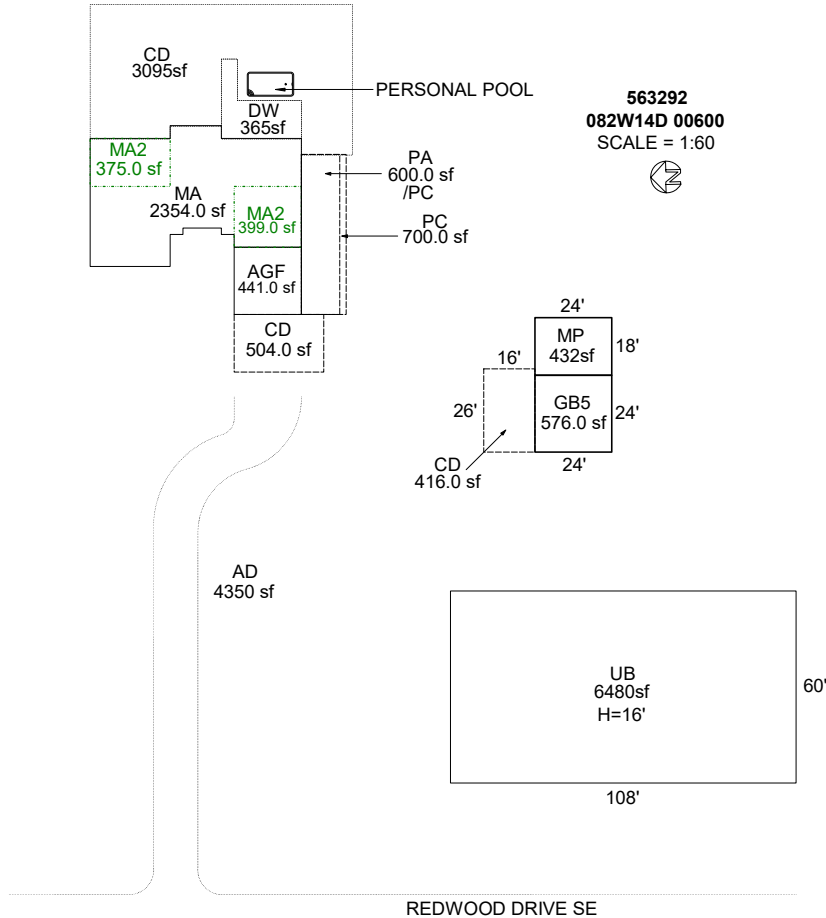
11/25/24

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563292 Parcel No.: 082W14D 00600  
 Property Address: 8341 REDWOOD DR SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|----------|-----------|------------|
| GBA1 | GB5          | 1.0    | 576.0    | 96.0      |            |
|      | UB           | 1.0    | 6480.0   | 336.0     |            |
|      | MP           | 1.0    | 432.0    | 84.0      | 7488.0     |
| GLA1 | MA           | 1.0    | 2354.0   | 232.0     | 2354.0     |
| GLA2 | MA2          | 1.0    | 375.0    | 80.0      |            |
|      | MA2          | 1.0    | 399.0    | 80.0      | 774.0      |
| GAR  | AGF          | 1.0    | 441.0    | 84.0      | 441.0      |
| P/P  | CD           | 1.0    | 3095.0   | 308.0     |            |
|      | DW           | 1.0    | 365.0    | 100.0     | 3460.0     |
| YI1  | CD           | 1.0    | 504.0    | 92.0      |            |
|      | PC           | 1.0    | 700.0    | 128.0     |            |
|      | PA           | 1.0    | 600.0    | 124.0     |            |
|      | CD           | 1.0    | 416.0    | 84.0      | 2220.0     |
|      | Net LIVABLE  | cnt    | 3        | (rounded) | 3,128      |
|      | Net BUILDING | cnt    | 3        | (rounded) | 7,488      |

### COMMENT TABLE 1

UPD BY PH 04.10.20  
 UPDATED BY CJURAN 11/21/2023 23-008573 UB  
 UPDATED BY CJURAN 01/22/2024

### COMMENT TABLE 2

GRH 01/11/2024

### COMMENT TABLE 3

TAGS L2

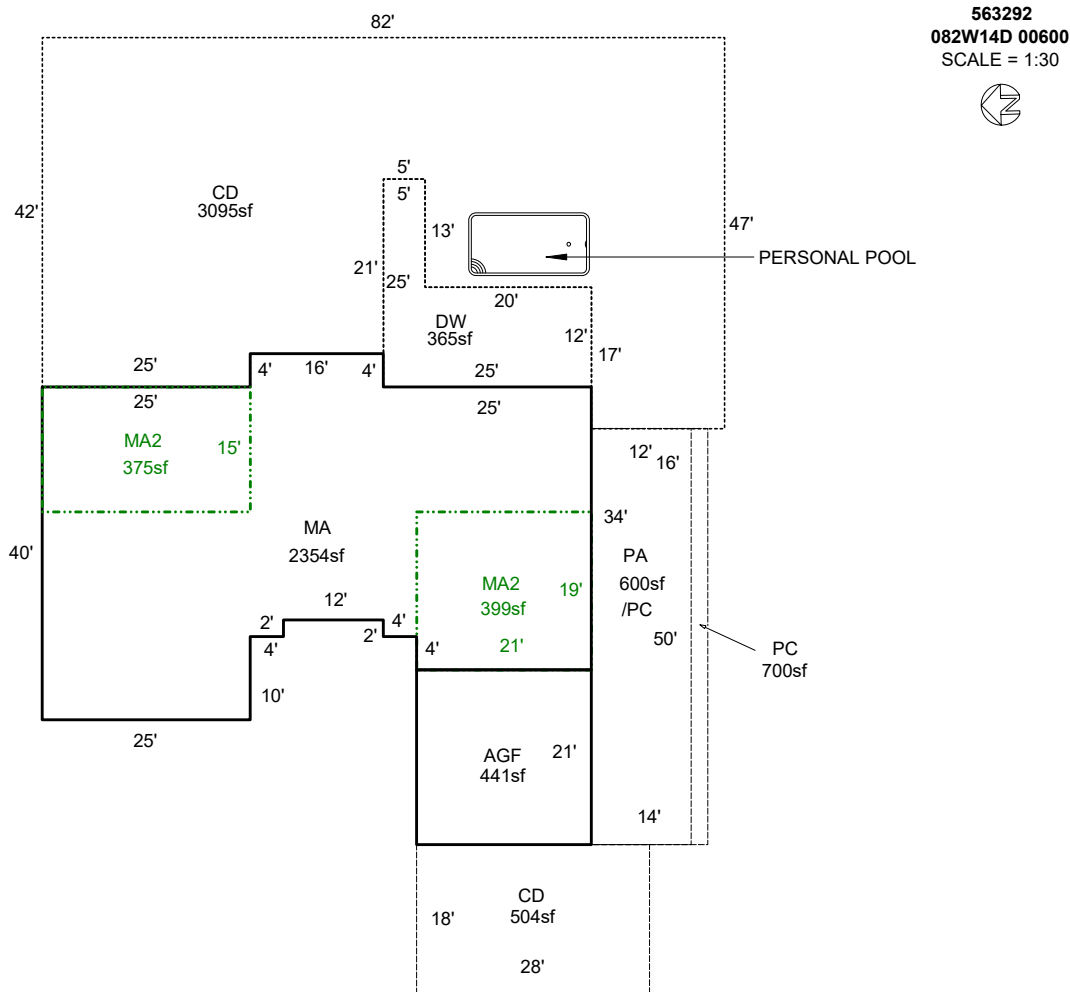
*Done 11-25-24*  
*TAGS L2*

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## SKETCH



### AREA CALCULATIONS SUMMARY

| Code        | Description | Factor | Net Size    | Perimeter | Net Totals |
|-------------|-------------|--------|-------------|-----------|------------|
| GLA1        | MA          | 1.0    | 2354.0      | 232.0     | 2354.0     |
| GLA2        | MA2         | 1.0    | 399.0       | 80.0      |            |
|             | MA2         | 1.0    | 375.0       | 80.0      | 774.0      |
| GAR         | AGF         | 1.0    | 441.0       | 84.0      | 441.0      |
| P/P         | DW          | 1.0    | 365.0       | 100.0     |            |
|             | CD          | 1.0    | 3095.0      | 308.0     | 3460.0     |
| YI1         | CD          | 1.0    | 504.0       | 92.0      |            |
|             | PC          | 1.0    | 700.0       | 128.0     |            |
|             | PA          | 1.0    | 600.0       | 124.0     | 1804.0     |
| Net LIVABLE |             | cnt    | 3 (rounded) |           | 3,128      |

### COMMENT TABLE 1

UPD BY PH 04.10.20  
 UPDATED BY CJURAN 11/21/2023 23-008573 UB  
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### COMMENT TABLE 2

GRH 01/11/2024

### COMMENT TABLE 3

TAGS L2