

Summary Lead Appr: [redacted] Clerk: [redacted] Print Date: 9/26/2024

Acct ID: 528290 MTL: 081W180001000 Date: 11-18-24 Appr: Gance Prop Class: 559 RMV Prop Class: 459  
Situs: 10173 KEENE LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 50780 Year: 2024

Last Date Appraised: 09/15/2016 Appraiser: CLINT LUKE Retag: Y  Tag info:   
Owner: SILBERNAGEL, IVAN P & Roll Type: R  
Cycle:  Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1  2  3  4 LCB TTO INSP AV: 78657  
RMV Land: 371170 RMV Imp: 52218 RMV Total: 423388 MAV: 109420 MSAV: 26439 SAV: 44921  
Comment: 24-05: L4 MDL 11.30.23

INPUT  
1-24-25  
GANCE

EXPIRED ADJUDICATION  
NEW

APPR DATE 1-1-25

Notations

RP/MS	Code	Description
MS	ADJ	ADJUDICATION
MS	ZONED	FARM EFU ZONED

OSDs

MAKING NOTED CHANGES

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	30000	05558	0

Chris 2/10/25 send inquiry letter w/ aerial what is farm product and where

CATTLE

Land

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 19700	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 17-18: REV #T16-66 CHG OSD AND SOIL CLASS// 02-03: REAPPRAISAL						
Site: 2	Code Area: 05558	Size: 10.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 187120	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1989 / 560050: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						
Site: 3	Code Area: 05558	Size: 14.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 7750	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1989						
Site: 4	Code Area: 05558	Size: 6.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 126060	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1989						
Site: 5	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND	RMV: 540	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1989						
Pond						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 05558	Stat Class: 444	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 924	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE	Dimensions:	RMV: 13920				
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
First Floor	4	Finished	924	1	FB-1	1991	1991	BATH - 1, FP - 1, KIT-, HVAC, ROOF, SKRT+	Y N

POOR COND

MIN VALUE

1950 20% + functional 30% = 6% good no trend

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1991	9356	1

Bldg: 6	Code Area: 05558	Stat Class: 122	Year Blt:	Eff Year Blt: 1900	Sq.Ft: 1320	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 24250				
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
First Floor	2	Finished	660	0	0	0	1900	ROOF, HVAC	Y N
Second Floor	2	Finished	660	0	0	0	1900	HVAC, BATH - 1	Y N

POOR COND

MIN VALUE

1850 (30%) + functional 30% = 9% good no trend

Accessories

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

**Improvements - Accessory Buildings**

Bldg: 1	Code Area: 05558	Stat Class: 341	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 480	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 24x20		RMV: 2148	
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
Multi-Purpose Bldg	5	Finished	480	0	0	1973	1973	FAIR	

NC Fair Cond

**Accessories**

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

Bldg: 3	Code Area: 05558	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 36	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 6x6		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	Exception: Y N
Pump House	0	Finished	36	0	0	0	0		

**Accessories**

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

Bldg: 4	Code Area: 05558	Stat Class: 352	Year Blt: 2001	Eff Year Blt: 1973	Sq.Ft: 2400	% Complete: 100
Desc: Utility Building (UB) <span style="color: blue;">ms</span>			Dimensions: 40x60		RMV: 5900	
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
Utility Building <span style="color: blue;">ms</span>	5	Finished	2400	0	0	2001	1973	FAIR	

Fair Cond NC

**Accessories**

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

Bldg: 5	Code Area: 05558	Stat Class: 351	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 864	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 24x36		RMV: 6000	
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	6	Finished	864	0	0	2005	2005	FAIR	

NC

**Accessories**

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



ALL PHOTOS 11/25/26





ALL PHOTOS 11/25/24



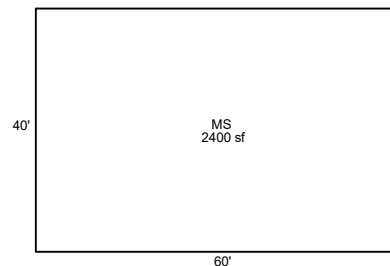
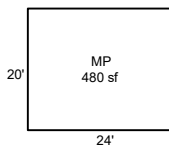
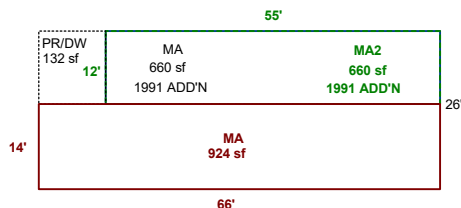
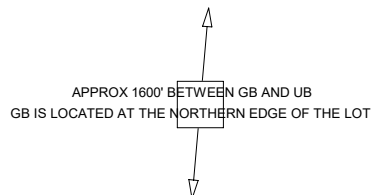
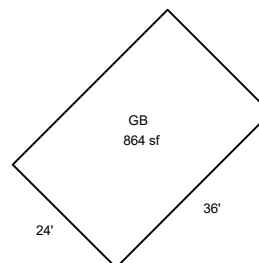
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528290 Parcel No.: 081W18 01000  
 Property Address: 10173 KEENE LN SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

528290  
081W18 01000  
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	480.0	88.0		DRAWN BY JRONDEMA 5/23/16 UPDATED BY CLOBERG 12/26/24	
	MS	1.0	2400.0	200.0			
	GB	1.0	864.0	120.0	3744.0		
GLA1	MA	1.0	660.0	134.0			
	MA	1.0	924.0	160.0	1584.0		
GLA2	MA2	1.0	660.0	134.0	660.0		
P/P	PR/DW	1.0	132.0	46.0	132.0		
						<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						CLUKE 11/25/24	TAGS L2
		Net LIVABLE	cnt	0 (rounded)	2,244		
		Net BUILDING	cnt	3 (rounded)	3,744		