

Acct ID: 530348 MTL: 082W240001200 Date: 12-31-24 Appr: EVICK Prop Class: 551 RMV Prop Class: 451
 Situs: 6743 SHAW HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 47201 Year: 2025

Last Date Appraised: 08/19/2014 Appraiser: CLINT LUKE Retag: Y Tag info: _____
 Owner: RUSSELL WELLS TR **YES FOR FARM USE** Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 184267
 RMV Land: 520160 RMV Imp: 273190 RMV Total: 793350 MAV: 156330 MSAV: 27937 30 SAV: 135267
 Comment: _____

Notations MIS 818624 DOM 78 LP 840,000 SP 780,000

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CASH

OSDs Chris 1/31/25

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05558	0

Land **TAG 5/1/25 TO VERIFY FARM USE**

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 32030 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 2009

24-25: Updated land classes

Site: 3 Code Area: 05558 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 288240 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981

24-25: Update land classes

08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL/FOUR HILL DRY TO TWO HILL DRY// 560050

Site: 4 Code Area: 05558 Size: 1.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 34910 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 560050: 01-02; COMBINED CLEARABLE PASTURE AND FARM WOODLOT, 5.18 ACRES TOTAL

Site: 5 Code Area: 05558 Size: 3.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 114980 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 560050: 01-02; COMBINED CLEARABLE PASTURE AND FARM WOODLOT, 5.18 ACRES TOTAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 134 Year Blt: 1953 Eff Year Blt: 1965 Sq.Ft: 1806 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: _____ RMV: 264640
 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	3	Finished	1204	2	FB-1	1953	1965	FP - 1, HVAC, ROOF, KIT, BATH - 1	Y N
Attic	3	Finished	602	1	FB-1	1953	1965	HVAC, BATH - 1	Y N
Basement	3	Unfinished	1075	0	0	1953	1965		Y N
Garage Detached	4	Unfinished	528	0	0	1983	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	252	1965	984	1	Y N

Y13A

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 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	
General Purpose Bldg	5	Finished	864	0	0	1995	1995	FAIR	Exception: Y N

70%

AVE

2009

Accessories

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

Bldg: 3	Code Area: 05558	Stat Class: 351	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 576	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x16		RMV: 2650	
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	
General Purpose Bldg	5	Finished	576	0	0	1980	1980	FAIR	Exception: Y N

Poor COND NV

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 8x6		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	48	0	0	0	0		Exception: Y N

GONE

Accessories

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

MP 6 10x14 140 AVE 70% Yo

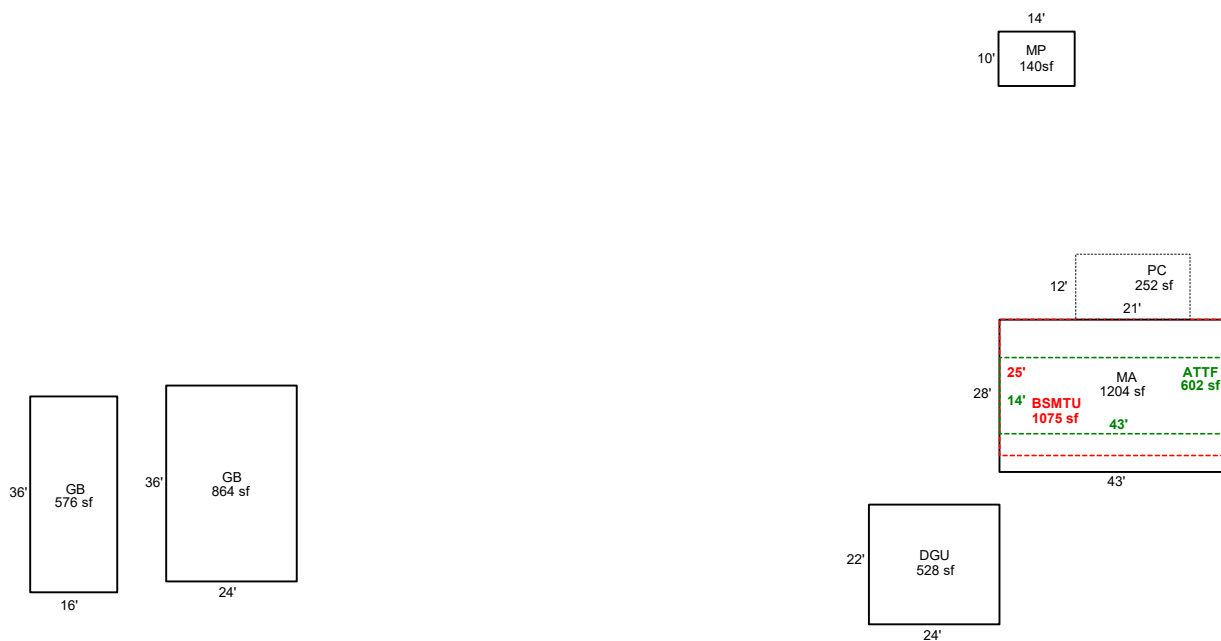
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530348 Parcel No.: 082W24 01200
 Property Address: 6743 SHAW HY SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530348
082W24 01200
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	576.0	104.0	
	MP	1.0	140.0	48.0	1580.0
GLA1	MA	1.0	1204.0	142.0	1204.0
GLA2	ATTF	1.0	602.0	114.0	602.0
BSMT	BSMTU	1.0	1075.0	136.0	1075.0
GAR	DGU	1.0	528.0	92.0	528.0
P/P	PC	1.0	252.0	66.0	252.0
	Net LIVABLE	cnt	0 (rounded)		1,806
	Net BUILDING	cnt	3 (rounded)		1,580

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/15/18
 UPDATED BY CLOBERG 01/07/25

COMMENT TABLE 2

CLUKE 12/31/24

COMMENT TABLE 3

SV L4