

Summary

Lead Appr: WW 2.18.25 Clerk: _____ Lead Clerk: _____ Appr: MNL Input

Print Date: 9/24/2024

611264

Acct ID: 563640 MTL: 092W13DA01100 Date: 12/12/24 Appr: MNL Prop Class: 401 RMV Prop Class: 401

Situs: 11556 MCCLELLAN LN SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 128564 Year: ~~2024~~ 2025

Last Date Appraised: 10/11/2018 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: MCPHERSON, MINDY M Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 32650

RMV Land: 156650 RMV Imp: 9270 RMV Total: 165920 MAV: 32650 MSAV: 0 SAV: 0

Comment: 24-004554 / Dream Silver series 27X56

Notations

25-26: NEW MFH 3BD/2BA

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05545	0

Land

Site: 1 Code Area: 05545 Size: 13504 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 24DSS Value Source: Rural at MKT Description: RMV: 121650 Exception: Y N

Adjustment(s): 6501 Fire Patrol: Description:

Comments: 2002-03 REAPP.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05545 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 6130

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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	0	5022	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05545 Stat Class: 341 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 187 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 11x17 RMV: 3140

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	6	Finished	187	0	0	1991	1991	FAIR
Exception: Y N								

Accessories

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

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
MTL _____ APPR _____ TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR MA
AREA _____ EFF AREA _____ BED 3
ROOF + HVAC +
BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT 166
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N

MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N

MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

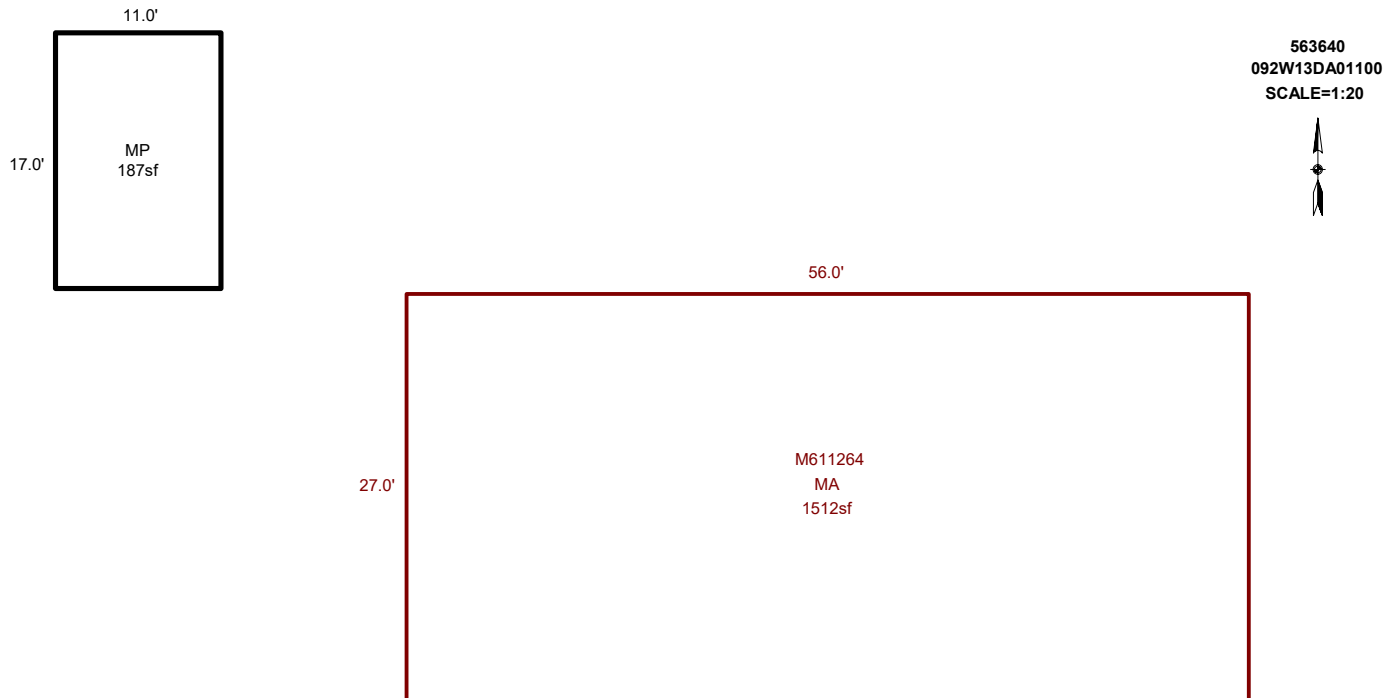
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 563640		Parcel No.: 092W13DA01100	
Property Address: 11556 MCCLELLAN LN SE			
City: Aumsville	County: Marion	State: OR	ZipCode: 97325
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 5/24/18 UPDATED BY JRONDEMA 10/17/18 UPDATED BY CLOBERG 08/06/24 MA 24-004554 UPDATED BY CLOBERG 02/21/25	
GBA1	MP	1.0	187.0	56.0	187.0		
MANF	MA	1.0	1512.0	166.0	1512.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 12/12/24	TAGS L2
	Net LIVABLE	cnt	1	(rounded)	1,512		
	Net BUILDING	cnt	1	(rounded)	187		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563640

Parcel No.: 092W13DA01100

Property Address: 11556 MCCLELLAN LN SE

City: Aumsville

County: Marion

State: OR

ZipCode: 97325

Owner:

Client Address:

Appraiser Name:

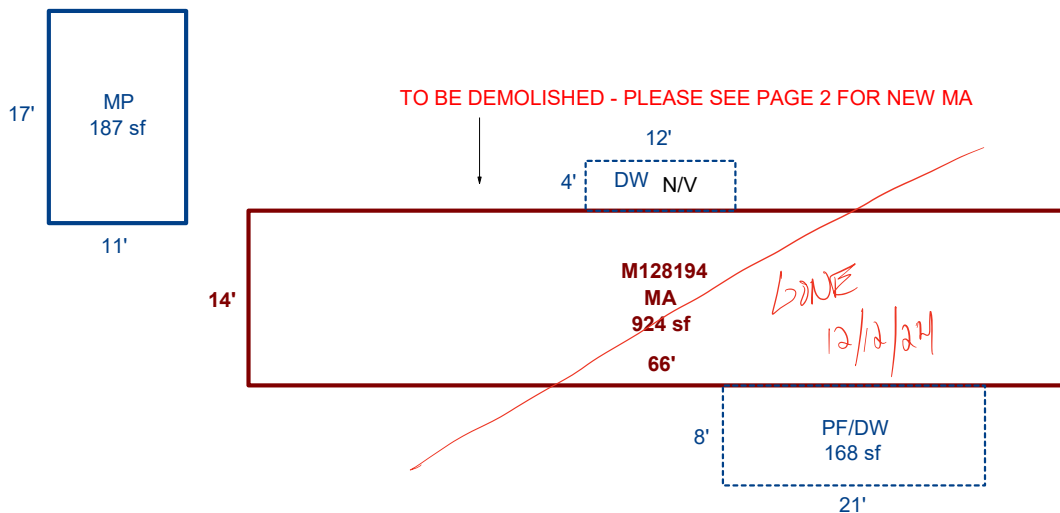
Inspection Date:

SKETCH

563640

092W13DA01100

SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	187.0	56.0	187.0
GLA1	MA	1.0	924.0	160.0	924.0
P/P	PF/DW	1.0	168.0	58.0	168.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/24/18
 UPDATED BY JRONDEMA 10/17/18
 UPDATED BY CLOBERG 08/06/24 MA 24-004554

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	924
Net BUILDING	cnt	1	(rounded)	187

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563640

Parcel No.: 092W13DA01100

Property Address: 11556 MCCLELLAN LN SE

City: Aumsville

County: Marion

State: OR

ZipCode: 97325

Owner:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

563640
092W13DA01100
SCALE=1:20



56

6 | 1 26⁴

MA
1512st

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MANF	MA	1.0	1512.0	166.0	1512.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/24/18
 UPDATED BY JRONDEMA 10/17/18
 UPDATED BY CLOBERG 08/06/24 MA 24-004554

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE

cnt

1

(rounded)

1,512



R63640 MP 17x11
10/11/2018