

Summary

Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 12/19/2024

Acct ID: 564481

MTL: 091W18C000400

Date: 1/13/25 Appr: MDL

Prop Class: 551

RMV Prop Class: 451

Situs: 11446 BEAN ALLEY RD SE AUMSVILLE OR 97325

MaSaNh: 07 06 000

Unit: 104356

Year: 2025

Last Date Appraised: 02/14/2019

Appraiser: MATT LORD

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: FLORES RODRIGUEZ, VICTOR M

Roll Type: R

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 163279

RMV Land: 394150

RMV Imp: 170630

RMV Total: 564780

MAV: 133380

MSAV: 29899

SAV: 105297

Comment:

24-007680 ABEX 30X30 Horses + feed

Notations 25-26 LB 100% complete

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Chris 2/20/25 L4 farm use ok - Christmas trees

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	05545	0
1	SAF	SA OSD - FAIR	40000	05545	0

Land

Site: 2	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 33140	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 00550040						
Site: 4	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Market Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 33140	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: 23-24: 2nd homesite is where old tavern used to be. MA chg to GB. 2 RV using power and possibly water/sewer.						
Site: 5	Code Area: 05545	Size: 7.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 252870	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 1980 / 00550040						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05545	Stat Class: 132	Year Blt: 1931	Eff Year Blt: 1985	Sq.Ft: 1556	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 158360
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
First Floor	3	Finished	1012	2	FB-1	1931	1985	HVAC, ROOF, BATH - 1, KIT-		
Attic	3	Finished	544	1	0	1931	1985			

Accessories

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

Bldg: 6	Code Area: 05545	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements					Dimensions:	RMV: 1280
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 FAIR	2	1	0	1284	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05545	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 25	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 5x5	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
Pump House	0	Finished	25	0	0	0	0	
								Exception: Y N

Accessories

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

Bldg: 3	Code Area: 05545	Stat Class: 351	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 1040	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 40x26	RMV: 3180
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	4	Finished	1040	0	0	1976	1976	FAIR
								Exception: Y N

Accessories

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

Bldg: 4	Code Area: 05545	Stat Class: 351	Year Blt: 1930	Eff Year Blt: 1912	Sq.Ft: 1114	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions:	RMV: 5670
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	6	Finished	1114	1	FB-1	1930	1912	BATH - 1
								Exception: Y N

Accessories

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

Bldg: 5	Code Area: 05545	Stat Class: 341	Year Blt: 1931	Eff Year Blt: 1987	Sq.Ft: 352	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 16x22	RMV: 2140
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	352	0	0	1931	1987	FAIR
								Exception: Y N

Accessories

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

LB
30x30
FAIR
2024 YRBLT
5 CLASS

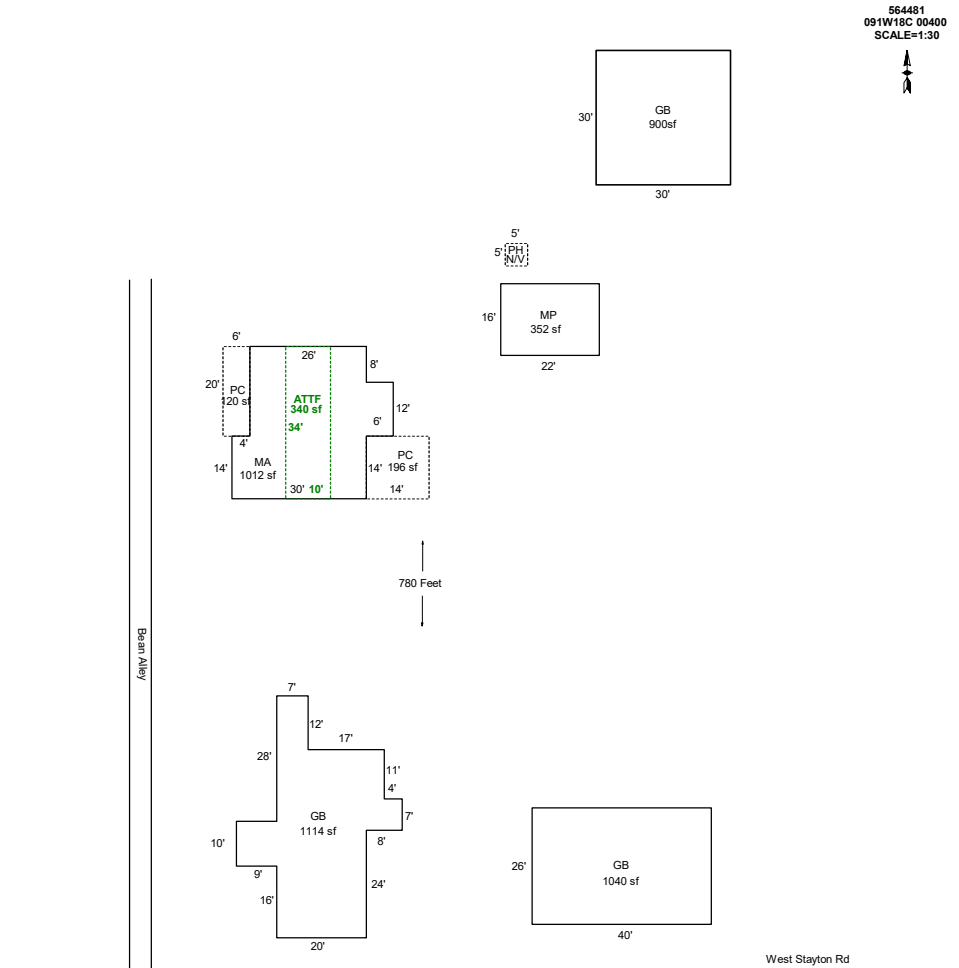
30

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 564481 Parcel No.: 091W18C 00400
 Property Address: 11446 Bean Alley Rd SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1114.0	182.0	
	GB	1.0	1040.0	132.0	
	MP	1.0	352.0	76.0	
	GB	1.0	900.0	120.0	3406.0
GLA1	MA	1.0	1012.0	140.0	1012.0
GLA2	ATTF	1.0	340.0	88.0	340.0
P/P	PC	1.0	196.0	56.0	
	PC	1.0	120.0	52.0	316.0

COMMENT TABLE 1

6/11/13 Jane
 UPDATED BY JRONDEMA 2/20/19
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

2/9/18 T CL10
 MDL 01/13/25

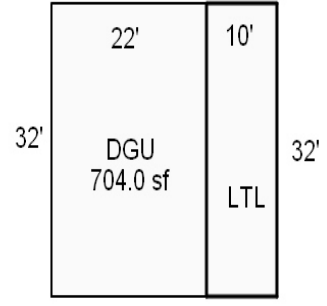
COMMENT TABLE 3

TAGS L3

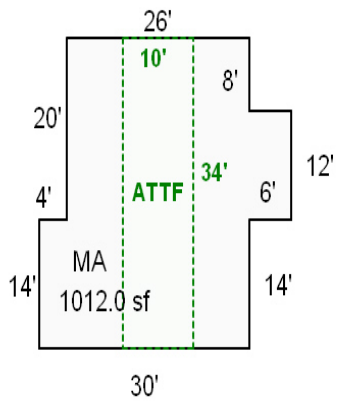
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 Net BUILDING cnt 4 (rounded) 3,406

LB 30

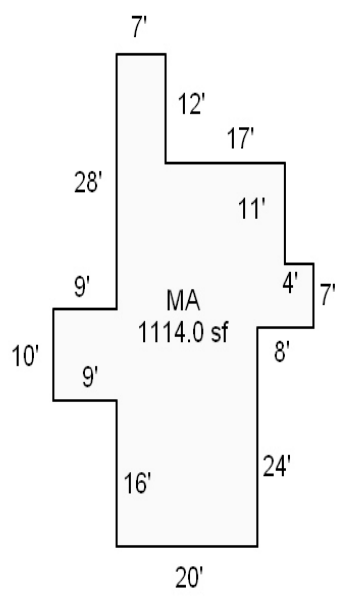
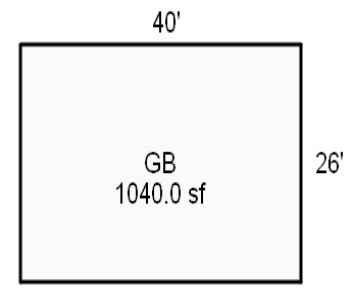
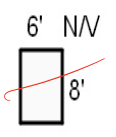
5'
PH 5'



R64481
091W18C 00400
N

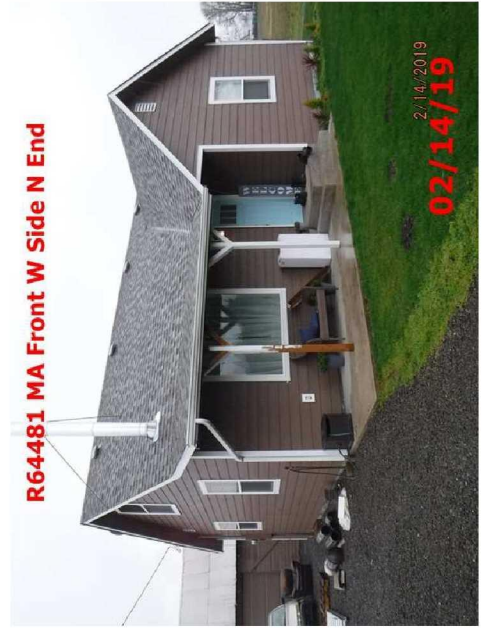


780 Feet



Bean Alley

West Stayton Rd



1/13/25



