

Acct ID: 535009 MTL: 092W01C001600 Date: 1/13/25 Appr: MNL Prop Class: 551 451 RMV Prop Class: 451  
 Situs: 9486 LEWIS DR SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 21615 Year: 2025

Last Date Appraised: 05/12/2021 Appraiser: MATT LORD Retag: (Y) N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: ASHWELL, SUSAN Roll Type: R

Cycle: (A) Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 82140

RMV Land: 268250 RMV Imp: 129260 RMV Total: 397510 MAV: 20340 MSAV: 61800 SAV: 134962

Comment: LEVEL 4 5.12.21 CL10// 24-005394 RPL. SFD 3BD 2BA

25-26: USFD 60% ADD FC

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

Chris 2/20/25 L4 no farm use seen, looks like personal garden. Please send inquiry letter

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05555	0

Land

Site: 1 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 111340 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 550050

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 116910 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: Liability year - 1984 / 550050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05555 Stat Class: 121 Year Blt: 1950 Eff Year Blt: 1974 Sq.Ft: ~~935~~ % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 76260  
 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	935	1	FB-1	1950	1974	HVAC, KIT-, BATH - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	2	96	1974	1584	1	Y N
PATIO	2	72	1974	297	1	Y N
ROOF EXTENSION OR PATIO COVER	2	72	1974	1566	1	Y N

Bldg: 4 Code Area: 05555 Stat Class: 138 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 41200  
 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
Garage Detached	3	Unfinished	560	0	0	2001	2001	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05555 Stat Class: 355 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 200 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 20x10 RMV: 730  
 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
Lean-to Heavy Duty	4	Finished	200	0	0	2001	2001		Y N

Accessories

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

Bldg: 3 Code Area: 05555 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 128 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 1460  
 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	4	Finished	128	0	0	2001	2001	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 05555 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 440 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x22 RMV: 9610  
 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
Finished Office	6	Finished	220	0	0	2005	2005	FAIR Exception: Y N
Multi-Purpose Bldg	6	Finished	220	0	0	1999	1999	Exception: Y N

**Accessories**

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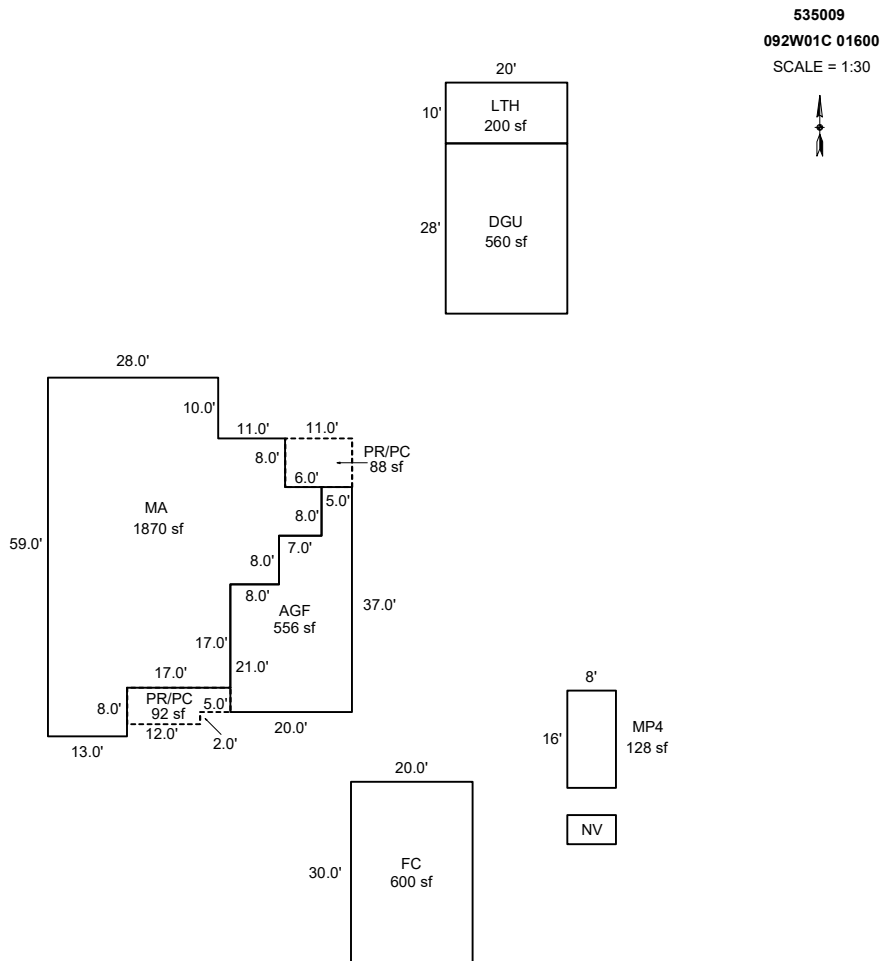
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535009 Parcel No.: 092W01C 01600  
 Property Address: 9486 Lewis Dr SE  
 City: Aumsville County: Marion State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

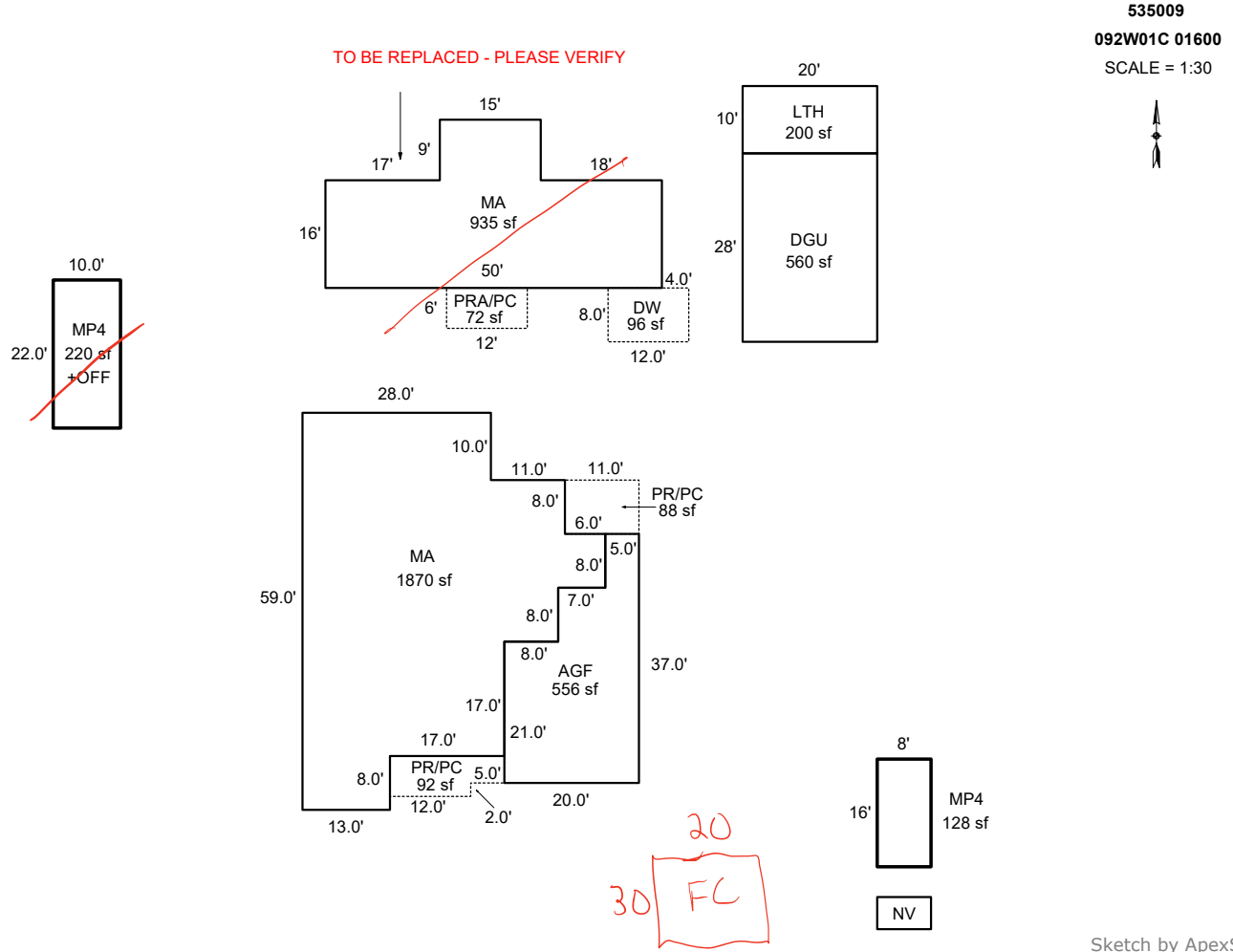
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	200.0	60.0		Apex by RW 06/23/08 UPDATED BY CJURAN 09/07/2021 UPDATED BY CLOBERG 10/07/24 24-005394 MA UPDATED BY CLOBERG 01/30/25	
	MP4	1.0	128.0	48.0			
	FC	1.0	600.0	100.0	928.0		
GLA1	MA	1.0	1870.0	208.0	1870.0		
GAR	DGU	1.0	560.0	96.0			
	AGF	1.0	556.0	114.0	1116.0		
P/P	PR/PC	1.0	88.0	38.0			
	PR/PC	1.0	92.0	46.0	180.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						#36 DB 11/8/16 #10 CL 05/15/2021 MDL 01/13/25	MLS 768004 TAGS L2
Net LIVABLE		cnt	0	(rounded)	1,870		
Net BUILDING		cnt	3	(rounded)	928		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

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 Client: Client Address:  
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## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	MP4	1.0	220.0	64.0	548.0
GLA1	MA	1.0	935.0	150.0	
	MA	1.0	1870.0	208.0	2805.0
GAR	DGU	1.0	560.0	96.0	
	AGF	1.0	556.0	114.0	1116.0
P/P	PRA/PC	1.0	72.0	36.0	
	DW	1.0	96.0	40.0	
	PR/PC	1.0	88.0	38.0	
	PR/PC	1.0	92.0	46.0	348.0
	Net LIVABLE	cnt	2 (rounded)		2,805
	Net BUILDING	cnt	3 (rounded)		548

### COMMENT TABLE 1

Apex by RW 06/23/08  
 UPDATED BY CJURAN 09/07/2021  
 UPDATED BY CLOBERG 10/07/24 24-005394 MA

### COMMENT TABLE 2

#36 DB 11/8/16  
 #10 CL 05/15/2021

### COMMENT TABLE 3

MLS 768004

ACCOUNT # 535009 DATE: 1/13/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR MDL TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA  
 AREA 1870 EFF AREA 1870 BED 3  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 60 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE ALF  
 STAT / CLASS 141  
 SIZE 556  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

TYPE FC  
 STAT / CLASS \_\_\_\_\_  
 SIZE 20x30  
 FAIR  
 AVERAGE ✓  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

YR BLT 2024  
 EFF YR 2024  
 % COMP 60  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR 2022  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: except

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: \_\_\_\_\_

COMMENT: \_\_\_\_\_

COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

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: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

COMMENT: \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

Additions		New Homes					
% Item	% Sum	No Basement		Basement			
		% Item	% Sum	% Item	% Sum		
3%	0%	Plans/Survey	3%	0%	3%		
2%		Excavation	2%		4%		
3%		Foundation	3%		10%		
35%	45%	Framing	14%	20%	16%	35%	
8%	50%	Trusses	7%	30%	7%	40%	
7%	60%	Roofing	7%	35%	7%	45%	
7%	65%	Windows/Ext Doors	7%	45%	6%	55%	
5%	70%	Siding	5%	50%	5%	60%	
4%	75%	Plumbing Rough-In	4%		3%		
3%		Electrical Rough-In	3%	55%	2%		
2%	80%	Heating Rough-In	2%		1%		
		Heating Unit	1%	60%	1%		
3%	Insulation	3%		2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%	
2%	90%	Paint Interior	2%	70%	2%	75%	
2%		Paint Exterior	2%		2%		
		Cabinets	6%	75%	5%	80%	
2%	95%	Electrical Fixtures	3%	80%	2%		
2%		Plumbing Fixtures	4%	85%	3%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%	
2%		Interior Trim Carpentry	7%		95%		6%
		Porch/Entry/Stoop	2%		100%		2%
	Finish Grade	1%	1%				

APPR MSZ Date 1/13/25 YR For 25-26 % COMP 60%  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_



1/13/25







