

Acct ID: 528729 MTL: 081W31AA00700 Date: 2/26/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 10253 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 95511 Year: 2025

Last Date Appraised: 11/13/2017 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: WALLEN, CLAY JOHNATHON Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 197280
 RMV Land: 227330 RMV Imp: 110940 RMV Total: 338270 MAV: 197280 MSAV: 0 (30) SAV: 0
 Comment: _____

Notations 25/26 Sales verification
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05558	0

Land
 Site: 1 Code Area: 05558 Size: 0.94 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: _____ RMV: 187330 Exception: Y N
 Adjustment(s): bois soil Fire Patrol: _____ Description: _____
 Comments: 18-19: PER #94 CHG OSD / 1.0 AC DISQ FARM USE 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures
 Bldg: 2 Code Area: 05558 Stat Class: 107 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 5780
 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	5778	1

Bldg: 4 Code Area: 05558 Stat Class: 468 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1736 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: _____ RMV: 72300
 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
First Floor	6	Finished	1736	2	FB-2	1992	1992	KIT-, HVAC+, SKIRT, ROOF, BATH - 2

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY <u>Paved YI</u>	6	2220	1992	2814	0

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 600 % Complete: 100
 Desc: General Purpose Building (GB) DBP Dimensions: 30x20 RMV: 10960
 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	600	0	0	2006	2006	FAIR <u>AVL Roof</u>

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 2730 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: _____ RMV: 20710
 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	2730	0	0	1993	1993	FAIR ✓

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 355 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 220 % Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: 22x10 RMV: 1190
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

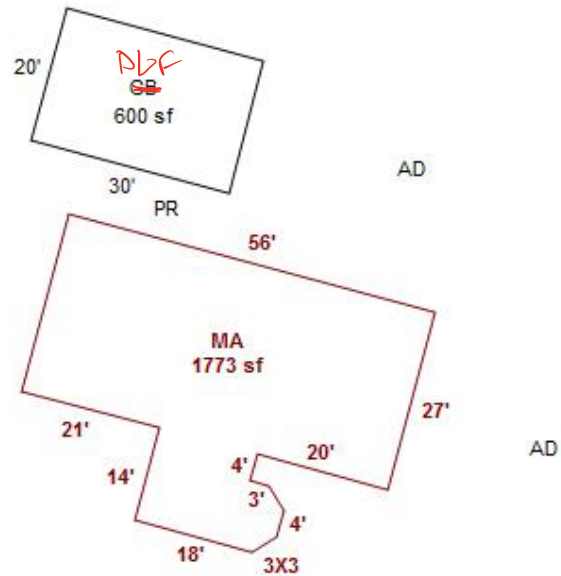
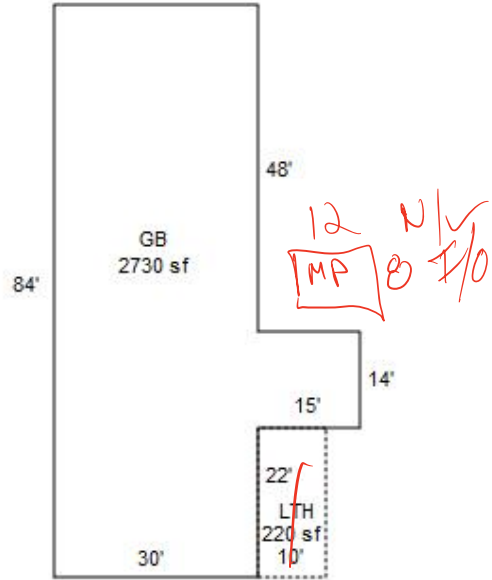
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	220	0	0	2014	2014		Y N

Accessories

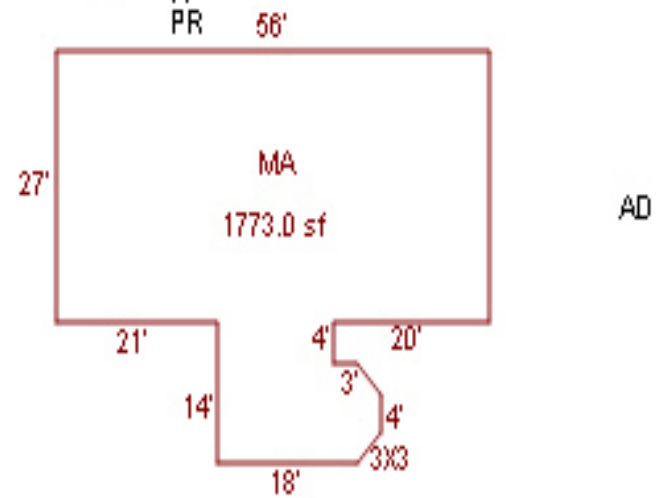
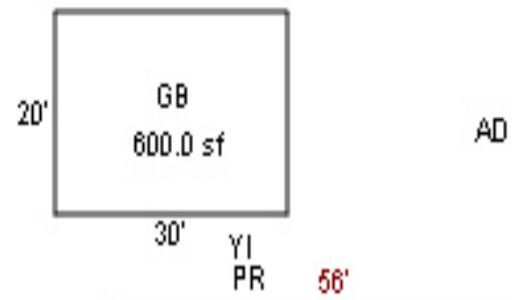
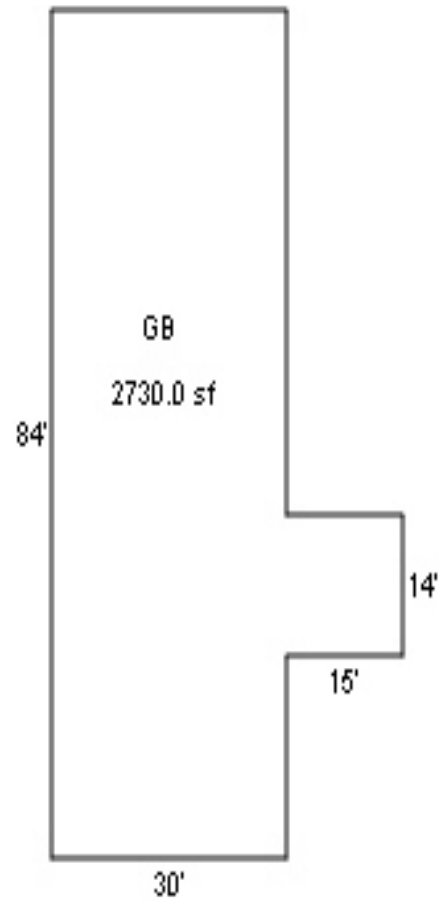
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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SCALE=1:40





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GB 2730 SF

11/3/17



R28729

GB 30X20

11/3/17



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MA

11/3/17





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401 01D F09

00560050

00560050

LEA,HARVEY L

0.94 Acres

10253 MILL CREEK RD SE

1/30/02

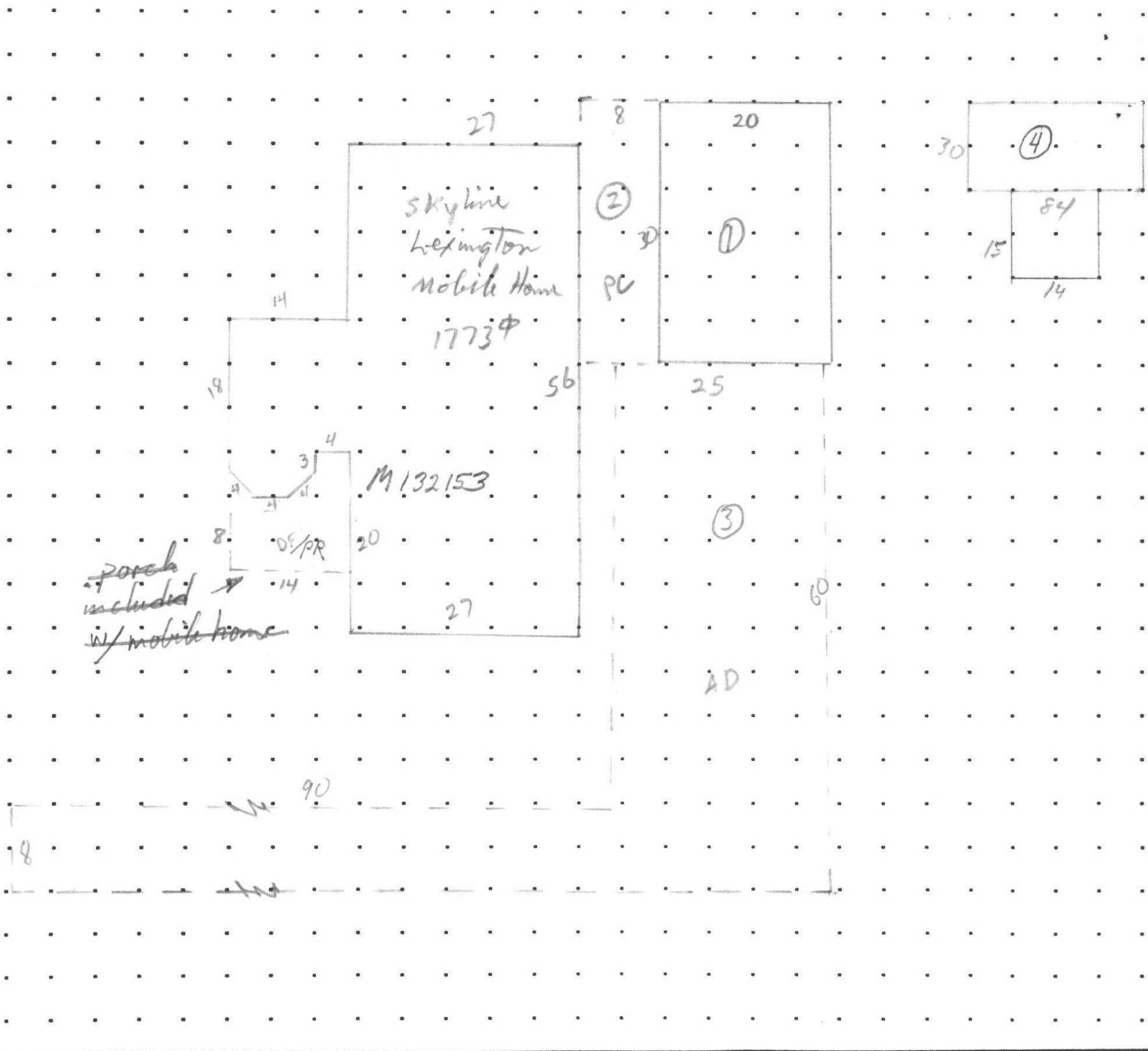
BUILDING DIAGRAM AND OUTBUILDINGS

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ACCT NO: 56393-000

MAP NO: 8/W-314A

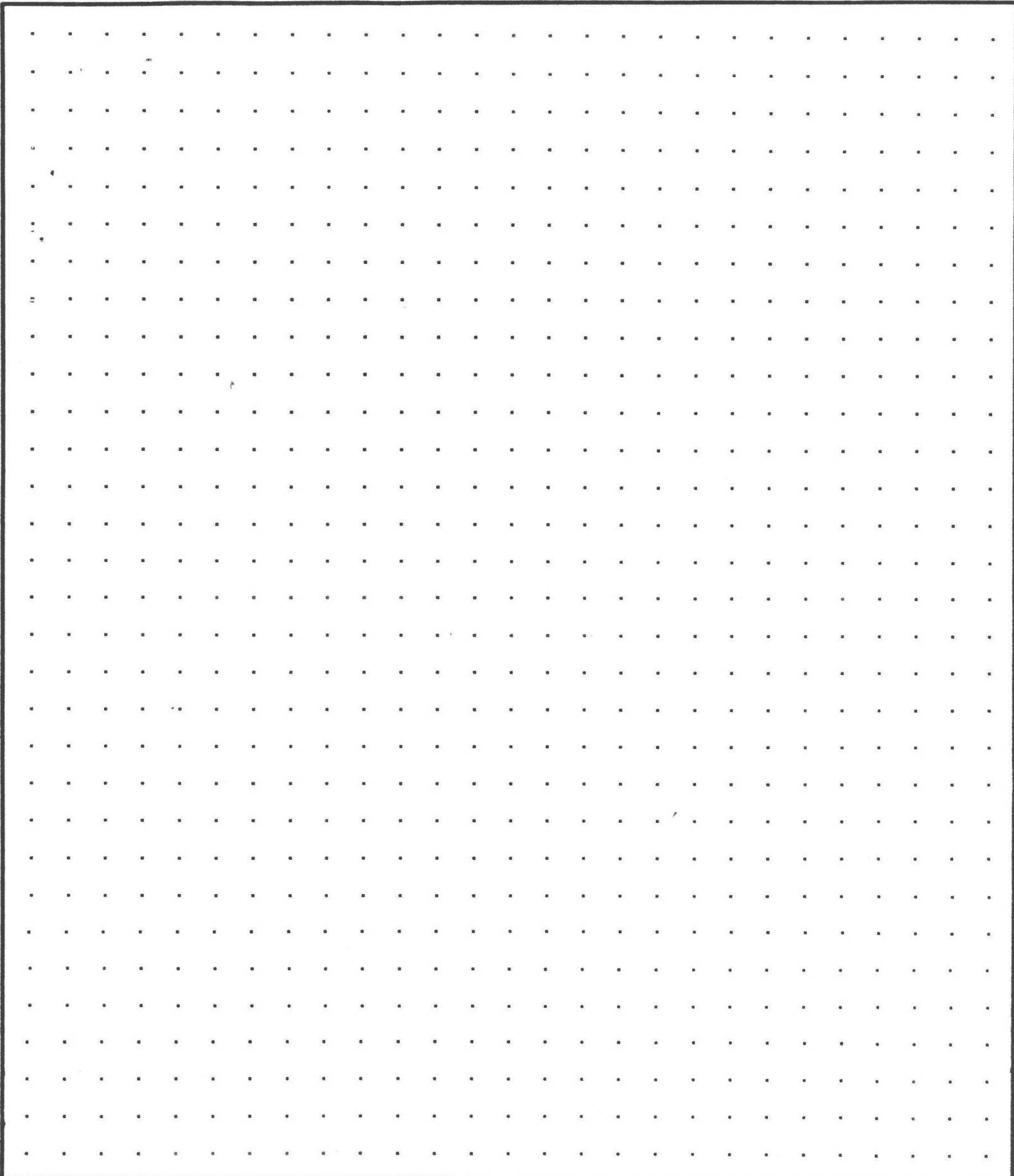
TAX LOT: 00700



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT:	ADDRESS:	SALES
DATE	BY	BUILDER:	Date Amt.
9-23-92	76 DM		
9/24/13	#36	REMARKS:	



CALCULATIONS:

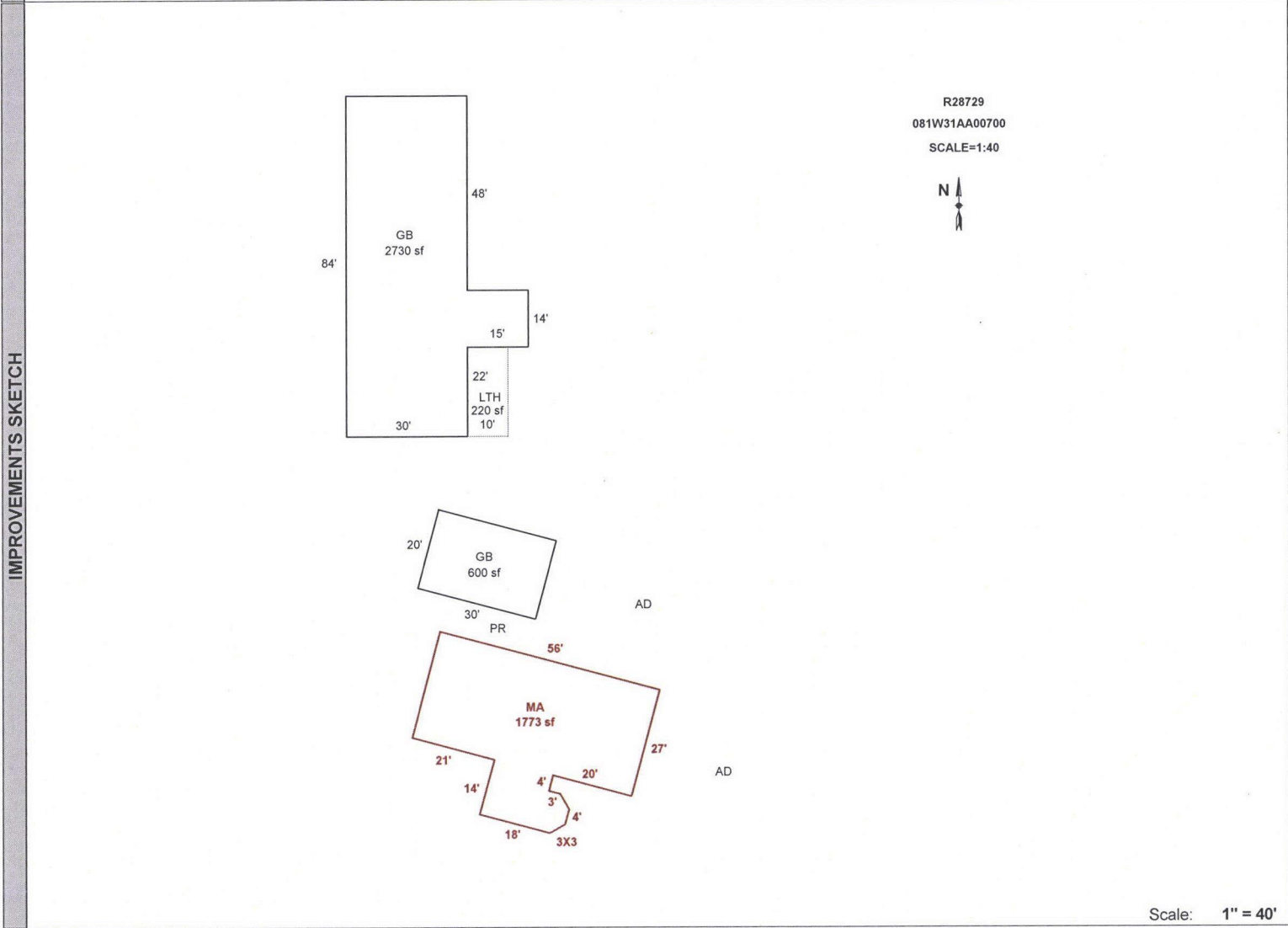
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W31AA00700

File No R28729

SUBJECT	Property Address 10253 MILL CREEK RD SE
	City AUMSVILLE County MARION State OR Zip 97325
	Owner
	Client
	Appraiser Name



Scale: 1" = 40'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY SRAGSDALE 10/7/13 UPDATED BY JRONDEMA 11/30/17	
	GLA1	MA	1.00	1773	202	1773		
	GBA1	GB	1.00	600	100			
		GB	1.00	2730	258			
	LTH	1.00	220	64	3550			
						Comment Table 2	Comment Table 3	
						9/24/13 #36, CYCLE		
						Net LIVABLE Area	(rounded w/ factors)	1773
						Net BUILDING Area	(rounded w/ factors)	3550

R28729 081W31AA00700 Prop Class: 401 Prop Code: F09R Fran: 36 Appr #: 94 Date: 11/3/17
 Situs Address 10253 MILL CREEK RD SE NTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner WINN,JOHN D Pictom Other:

RMV Land: 140,770 RMV Imps: 62,050 RMV Total: 202,820 M50 Total: 155,780 For: 2017-2018

Notes: Update inventory, OSD

Seg: 4.1 MA MFD STRUCT **ABCMP**
 Method: M04 Roof Cover: ~~CONC~~
 Class: 6T Roof:
 Area: 1736 Eff 1736 Flooring:
 Dimens: 56 x 27 Plumbing: BATH2 Electrical: % Comp: _____
 Found: Heat/AC: FA Bedrooms: 2 Func: _____
 Ex Wall: Fireplace: Year: 1992 Eff: 1992 RMV: 29,840
 Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 2.1 YI3A AD & YI3A
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring: % Comp: _____
 Dimens: x Plumbing: Electrical: Func: _____
 Found: Heat/AC: Bedrooms: RMV: 6,000
 Ex Wall: Fireplace: Year: Eff: L/S:
 Exc Code: Comment/Adj: **PA/DW, PA/AC - NIC**

Seg: 2.2 AD AD & YI3A
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2220 Eff: 2220 Flooring: ASPH % Comp: _____
 Dimens: x Plumbing: Electrical: Func: _____
 Found: Heat/AC: Bedrooms: RMV: 3,460
 Ex Wall: Fireplace: Year: Eff: 1992 L/S:
 Exc Code: Comment/Adj: **NIC**

Out Buildings

Seg: 1.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: ~~BKENAM~~ **ARCMP** Int Comp: Adj: FLCM
 Class: 6 Roof Style: **GABLE**
 Area: 600 Eff: 600 Flooring: CONC
 Dimens: 30 x 20 Plumbing: Electrical: 110V % Comp: _____
 Found: POST Heat/AC: Bedrooms: 2006 Func: _____
 Ex Wall: 8FT; ~~BKENAM~~ **VERT** Fireplace: Year: Eff: ~~1999~~ Value: 8,660
 Exc Code: **INV** Comment/Adj: L/S:

Seg: 3.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: **GABLE**
 Area: 2730 Eff: 2730 Flooring: DIRT
 Dimens: x Plumbing: Electrical: 220V % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: 10FT;BKENAM Fireplace: Year: Eff: 1993 Value: 13,240
 Exc Code: Comment/Adj: L/S:

Seg: 4.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 194 Eff: 194 Flooring: % Comp: _____
 Dimens: x Plumbing: Electrical: Func: _____
 Found: Heat/AC: Bedrooms: Year: 1992 Eff: 1992 Value: 850
 Ex Wall: WOOD Fireplace: Year: Eff: L/S:
 Exc Code: Comment/Adj: **NIC**

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Google earth





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GB 2730 SF

11/3/17



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GB 30X20

11/3/17