

Acct ID: 528339 MTL: 081W19C001100 Date: **4-2-25** Appr: **ENCE** Prop Class: 401 RMV Prop Class: 401
 Situs: 6735 HAYS LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 56444 **1800 BC** Year: 2025
 Last Date Appraised: 02/21/2020 Appraiser: CLINT LUKE Retag: Y Tag info: **4/3/25 ENCE**
 Owner: REBO, JEFFREY Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **6** LCB TTO INSP AV: 330840
 RMV Land: 277160 RMV Imp: 410880 RMV Total: 688040 MAV: 330840 MSAV: 0 SAV: 0
 Comment: **(50)**

Notations **MLS 822294 DOM 70 LP 799,900 SP 792K ODVA**
 No notation data available.

OSDs **1800 BC**

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

Land

Site: 1 Code Area: 05558 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 237160 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 15-16: PER #36 CHG OSD// 02-03;REAPP //05-06: EDIT LIST- PER #29, FLAT VALUE THE LAND 06-07: F06-0021 CREATES R338204 FROM R28339_

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1702 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 325940
 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	4	Finished	1702	3	FB-2/ HB-1	2013	2013	KIT, HVAC, ROOF, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	480	0	0	2013	2013	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	528	2013	1630	1	Y N
PATIO	4	264	2013	1379	1	Y N
PATIO	4	288	2013	1505	1	Y N
ROOF EXTENSION OR PATIO COVER	4	156	2013	4298	1	Y N
ROOF EXTENSION OR PATIO COVER	4	264	2013	7273	1	Y N

Bldg: 3 Code Area: 05558 Stat Class: 148 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 77950
 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 Oversized Detached	4	Finished	1008	0	0	2014	2014	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 6990
 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
Multi-Purpose Bldg	6	Finished	192	0	0	2013	2013	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **081W19C 01100**

File No **R28339**

SUBJECT

Property Address **6735 HAYS LN SE**

City **Aumsville**

State **OR**

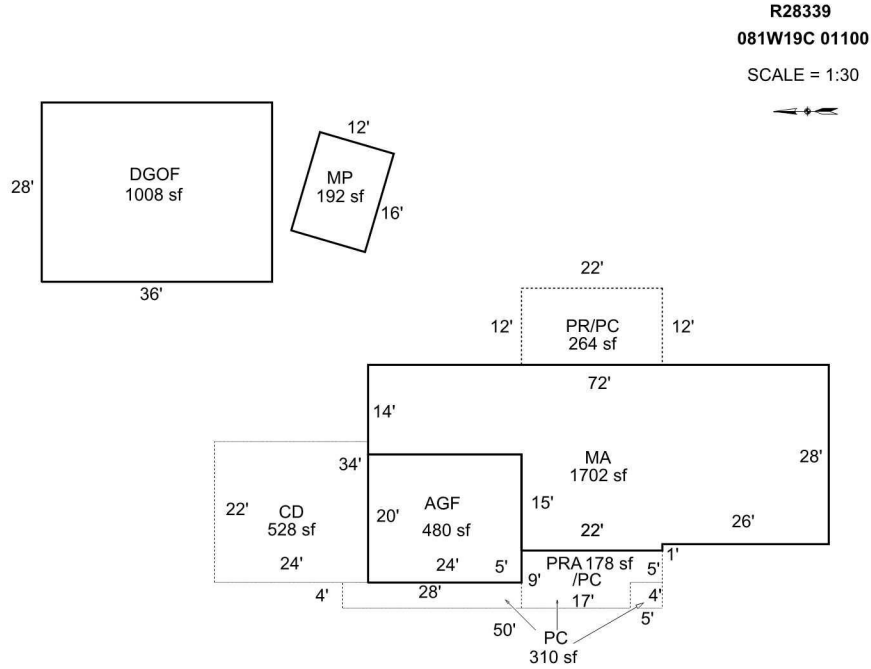
Zip **97325**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1702	202	1702
GBA1	MP	1.00	192	56	192
YI1	CD	1.00	528	92	
	PC	1.00	310	118	
	PRA	1.00	178	62	1016

Net LIVABLE Area (rounded w/ factors) 1702
 Net BUILDING Area (rounded w/ factors) 192

Comment Table 1

DRAWN BY SRAGSDALE 12/3/13
 UPDATED BY SRAGSDALE 5/23/14
 Updated by CW 2/13/15
 UPD BY PH 03.09.20

Comment Table 2

02.21.20 CL #10

4/16/15
CYCLE 14

Comment Table 3

OWNER REQ FOR CORRECTION