

Summary

WW 5.12.25

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MLH 5/13/25

Print Date: 4/16/2025

Acct ID: 528304 MTL: 081W17C000700 Date: 4/25/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 501
Situs: 5720 HOMESTEAD WAY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 51371 Year: 2025

Last Date Appraised: 09/16/2016 Appraiser: CLINT LUKE Retag: Y N Tag info:

Owner: HUBBELL, WILLIAM R & HUBBELL, SANDRA H Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 368644

RMV Land: 607920 RMV Imp: 448170 RMV Total: 1056090 MAV: 334850 MSAV: 33794 SAV: 65333

Comment:

Update Inventory

Input MLH 5/9/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR <i>FAIR</i>	40000	05558	0

Land

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2 Value Source: Farm Homesite Description: RMV: 23600 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 560050

Site: 3 Code Area: 05558 Size: 20.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 544320 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1976 / 560050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 144 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 1906 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 395860
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *2/10*

EVB Roof Paint 1994

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1378	0	FB-1/ HB-1	1982	1982	BATH - 1, BTH - 1, KIT-, ROOF, HVAC+, FP - 1	Exception: Y N
Second Floor	4	Finished	528	2	FB-1	1982	1982	BATH - 1, HVAC+	Exception: Y N
Basement	4	Unfinished	884	0	0	1982	1982		Exception: Y N
Garage Detached	4	Unfinished	880	0	0	1974	1974	ROOF	Exception: Y N

Break out seg

1994

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <i>part of Yt</i>	4	1150	1982	2952	1	Exception: Y N
HOT TUB / SPA	4	0	1982	1185	1	Exception: Y N
YARD IMPROVEMENTS FAIR	4	1	1982	15215	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *2/10*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	240	0	0	1986	1986	<i>Fair</i>	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 484 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 17260
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Solarium change to EP

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	484	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1920 % Complete: 100
 Desc: Machine Shed (MS) *change to 613* Dimensions: 40x48 RMV: 19200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	<i>5</i>	Finished	1920	0	0	2001	2001	<i>FAIR AVE</i> Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 352 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1344 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 28x48 RMV: 14570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Utility Building	5	Finished	1344	0	0	2001	2001	<i>FAIR AVE</i> Exception: Y N

Accessories

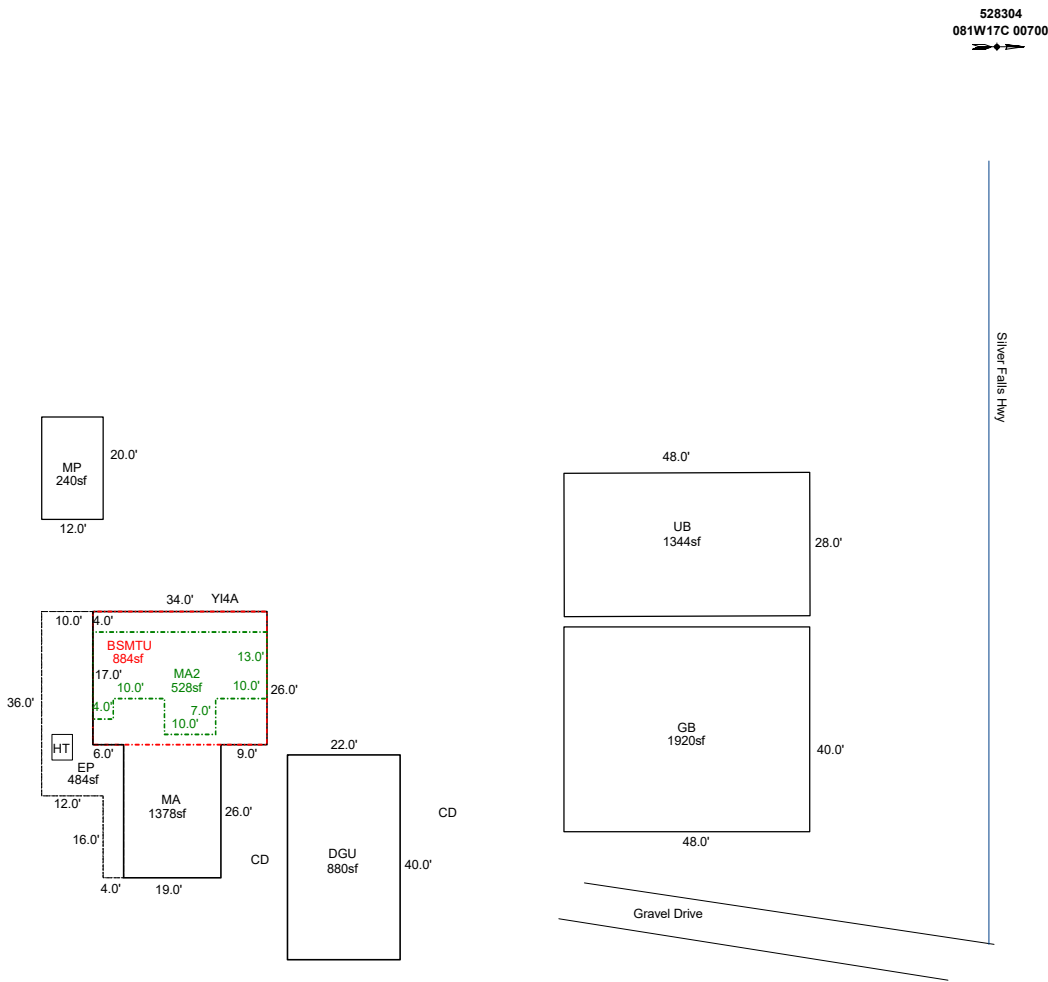
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528304 Parcel No.: 081W17C 00700
 Property Address: 10702 Silver Falls Hwy SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

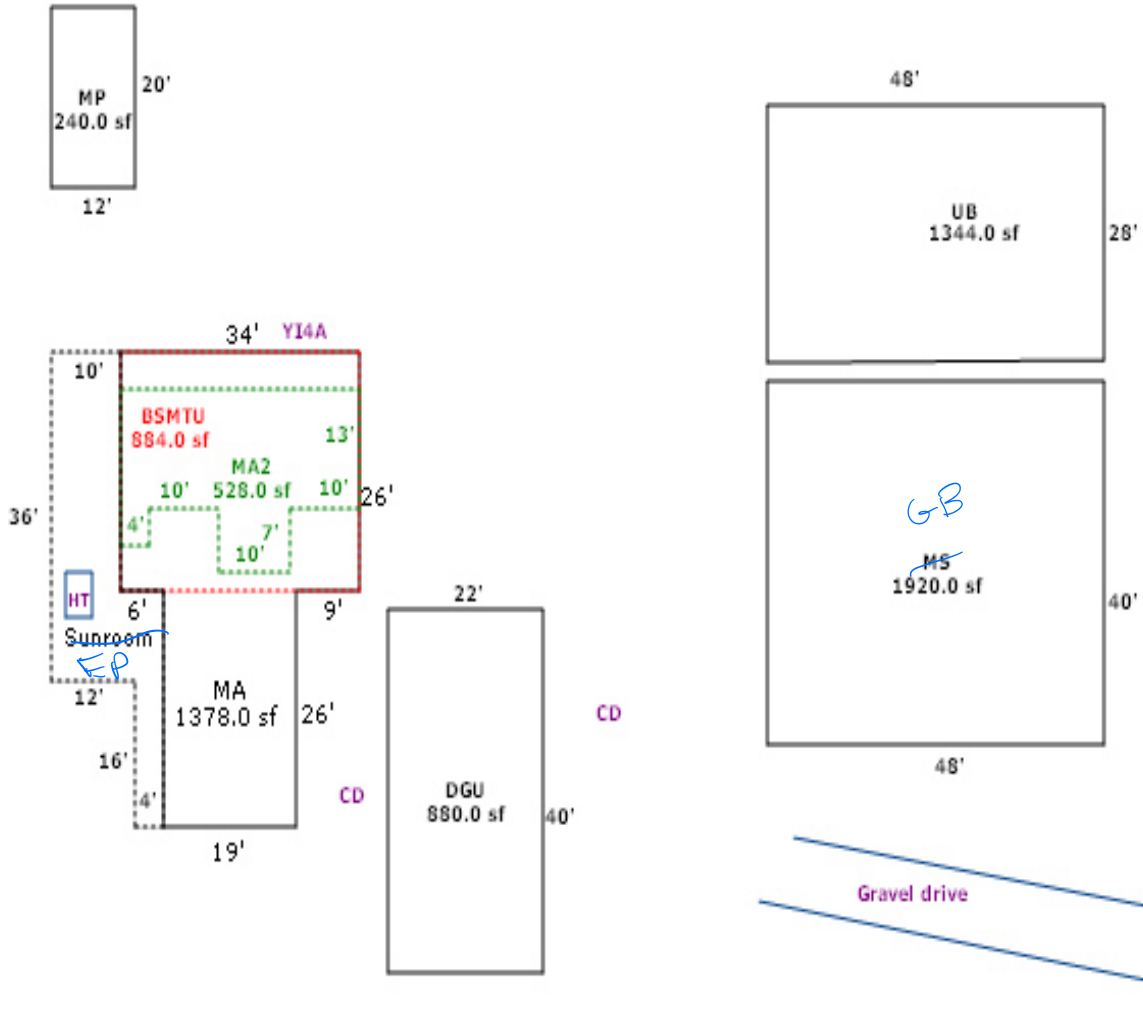


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1378.0	172.0	1378.0	Apex Jane 6/28/10 UPDATED BY CLOBERG 05/07/25	
GLA2	MA2	1.0	528.0	116.0	528.0		
BSMT	BSMTU	1.0	884.0	120.0	884.0		
GAR	DGU	1.0	880.0	124.0	880.0		
OTH	MP	1.0	240.0	64.0	240.0		
P/P	UB	1.0	1344.0	152.0	1584.0	COMMENT TABLE 2 MLH 04/25/25	
	EP	1.0	484.0	136.0	968.0		
	EP	1.0	484.0	136.0	968.0		
Net LIVABLE		cnt	0 (rounded)		1,906		

R28304
081W17C 00700
N

Silver Falls Hwy



4/25/25 MLH Clean up L4