

Acct ID: 541840 MTL: 093E30C000600 Date: 6-23-25 Appr: CLUKE Prop Class: 551 RMV Prop Class: 501
 Situs: 28391 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 101941 Year: 2025
 Last Date Appraised: 08/20/2024 Appraiser: CLINT LUKE Retag: Y Tag info: _____
 Owner: MATSON, BRADLEY & MATSON, NINA Roll Type: R
 Cycle Tag Sales Verification Other: Farm Inspection level: 1 2 3 0 LCB TTO INSP AV: 266593
 RMV Land: 598830 RMV Imp: 621890 RMV Total: 1220720 MAV: 248150 MSAV: 18443 SAV: 56957
 Comment: 24-25 L3 8/20/24 CLUKE

INPUT
 6-24-25
 CLUKE

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	56440	0

Land WOODLOT IS CLOSE ENOUGH Farm Use = WHOLESALE SPECIALTY VEGETABLES

Site: 1 Code Area: 56440 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Homesite Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 23530 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 2018
 25-26: Updated land classes
 18-19: CHG TO SPEC ASSESS HOMESITE AND OSD AS TC IS A RESOURCE ZONE./CW
 2010-11 CYCLE WORK #36 CHANGED GB EYB./

Site: 3 Code Area: 56440 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 35770 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1986 / 12900140: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 6 HILL 03-04: REAPPRAISAL - PER #10, CHG FROM 6HILL TO 4HILL IRR //F07-532 COMB OF FP ACCOUNT R41839 INTO FD ACCOUNT R41840 AFTER SOIL CLASS CHG, REMOVE FP CHARGES

Site: 4 Code Area: 56440 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Woodlot Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 141190 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1986

Site: 5 Code Area: 56440 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 49410 Exception: 0
 Class: 4BISS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 49410 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments:

Site: 6 Code Area: 56440 Size: 1.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Woodlot Description: SIX BENCH RMV: 31530 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1986

Site: 7 Code Area: 56440 Size: 1.56 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: 38550 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1986 / 12900140: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 6 HILL 03-04: REAPPRAISAL - PER #10, CHG FROM 6HILL TO 4HILL IRR //F07-532 COMB OF FP ACCOUNT R41839 INTO FD ACCOUNT R41840 AFTER SOIL CLASS CHG, REMOVE FP CHARGES

Site: 8 Code Area: 56440 Size: 9.30 Acres Use Code: 005 Zone: REST SAV Use: 218850 Exception: 0
 Class: 4BISS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 218850 Exception: Y N
 Adjustment(s): IRR, FSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 151 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2329 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 537020
 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	5	Finished	2329	3	FB-2/ HB-1	1990	1990	KIT, ROOF, HVAC, FP - 1, BTH - 1, BATH - 2	Exception: Y N
Garage Attached	5	Finished	1554	0	0	1990	1990	ROOF	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 56440	Stat Class: 108	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements				Dimensions:		RMV: 8530
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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GARDEN GREENHOUSE	1	240	2002	8531	1	Exception: Y N
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Bldg: 9	Code Area: 56440	Stat Class: 138	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements				Dimensions:		RMV: 16990
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
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Carport Detached	3	Unfinished	396	0	0	2007	2007	ROOF	Exception: Y N
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Accessories

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

Bldg: 10	Code Area: 56440	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:		RMV: 13380
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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YARD IMPROVEMENTS AVERAGE	5	0	0	13380	1	Exception: Y N
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Improvements - Accessory Buildings

Bldg: 2	Code Area: 56440	Stat Class: 351	Year Blt: 1997	Eff Year Blt: 2003	Sq.Ft: 864	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 36x24		RMV: 11530
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
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General Purpose Bldg	5	Finished	864	0	0	1997	2003	FAIR	Exception: Y N
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Accessories

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

Bldg: 3	Code Area: 56440	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 8x6		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
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Multi-Purpose Bldg	5	Finished	48	0	0	0	0		Exception: Y N
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Accessories

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

Bldg: 5	Code Area: 56440	Stat Class: 351	Year Blt: 1987	Eff Year Blt: 2003	Sq.Ft: 780	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 30x26		RMV: 10410
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
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General Purpose Bldg	5	Finished	780	0	0	1987	2003	FAIR	Exception: Y N
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Accessories

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

Bldg: 6	Code Area: 56440	Stat Class: 311	Year Blt: 1997	Eff Year Blt: 2003	Sq.Ft: 1512	% Complete: 100
Desc: Feeder Barn (FB)				Dimensions: 42x36		RMV: 11220
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
Feeder Barn	5	Finished	1512	0	0	1997	2003	FAIR	

Accessories

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

Bldg: 7	Code Area: 56440	Stat Class: 341	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 252	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 14x18		RMV: 7660
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
Multi-Purpose Bldg	6	Finished	252	0	0	2007	2007	AVG	

Accessories

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

Bldg: 11	Code Area: 56440	Stat Class: 355	Year Blt: 1997	Eff Year Blt: 2003	Sq.Ft: 504	% Complete: 100
Desc: Lean-to Heavy (LTH)				Dimensions: 36x14		RMV: 1970
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	5	Finished	504	0	0	1997	2003		

Accessories

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

Bldg: 12	Code Area: 56440	Stat Class: 355	Year Blt:	Eff Year Blt: 2003	Sq.Ft: 504	% Complete: 100
Desc: Lean-to Heavy (LTH)				Dimensions: 42x12		RMV: 1970
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	504	0	0	0	2003		

Accessories

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

Bldg: 13	Code Area: 56440	Stat Class: 357	Year Blt:	Eff Year Blt: 2023	Sq.Ft: 384	% Complete: 100
Desc: Frost Control				Dimensions: 32x12		RMV: 1210
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
Frost Control	4	Finished	384	0	0	0	2023		

Accessories

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