

Acct ID: 531179 MTL: 082W36C002300 Date: 11/13/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 8815 WEST STAYTON RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 144935 Year: 2024
2/3/25
2025

Last Date Appraised: 06/25/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: CRAPSER, NICHOLAS M T Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 366041
 RMV Land: 304550 RMV Imp: 682170 RMV Total: 986720 MAV: 350630 MSAV: 15411 SAV: 48917

Comment: 24-25: L3 6.25.24 CWO 24-005624 Forest with 2.5 acres no showing any activity
 23-24: L2 2.17.23 CL
 22-23: L2 12/07/2021 CL
 LEVEL 2 7.20.21 CL10

Notations 25-26 36x60 ABEX 100% Complete

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05555	0

Land

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 29010 Exception: Y N
 S
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009
 24-25: Land classes ok
 22-23 NSFD FOUNDATION ONLY, 21-008131 RETAG // 00-01; UPDATED MARKET VALUE, 550050

Site: 3 Code Area: 05555 Size: 5.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 168000 Exception: Y N
 S
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1974 / 00-01; UPDATED MARKET VALUE, 550050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Site: 4 Code Area: 05555 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 72540 Exception: Y N
 S
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1984 / 00-01; UPDATED MARKET VALUE, 550050

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05555 Stat Class: 142 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3312 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 675430
 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	2731	4	FB-2/ HB-1	2022	2022	BATH - 2, BTH - 1, KIT, HVAC, ROOF	Y N
Attic	4 +	Finished	581	0	0	2022	2022	HVAC	Y N
Garage Attached	4 +	Finished	928	0	0	2022	2022	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2022	27900	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05555 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	Exception
Pump House	0	Finished	64	0	0	2000	2000		Y N

Accessories

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

Bldg: 2 Code Area: 05555 Stat Class: 341 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 432 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x24 RMV: 6740
 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	432	0	0	1994	1994	FAIR	

Accessories

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

ACCOUNT # 531179 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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: _____

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: _____

TYPE 6B
 STAT / CLASS S
 SIZE 36x60
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

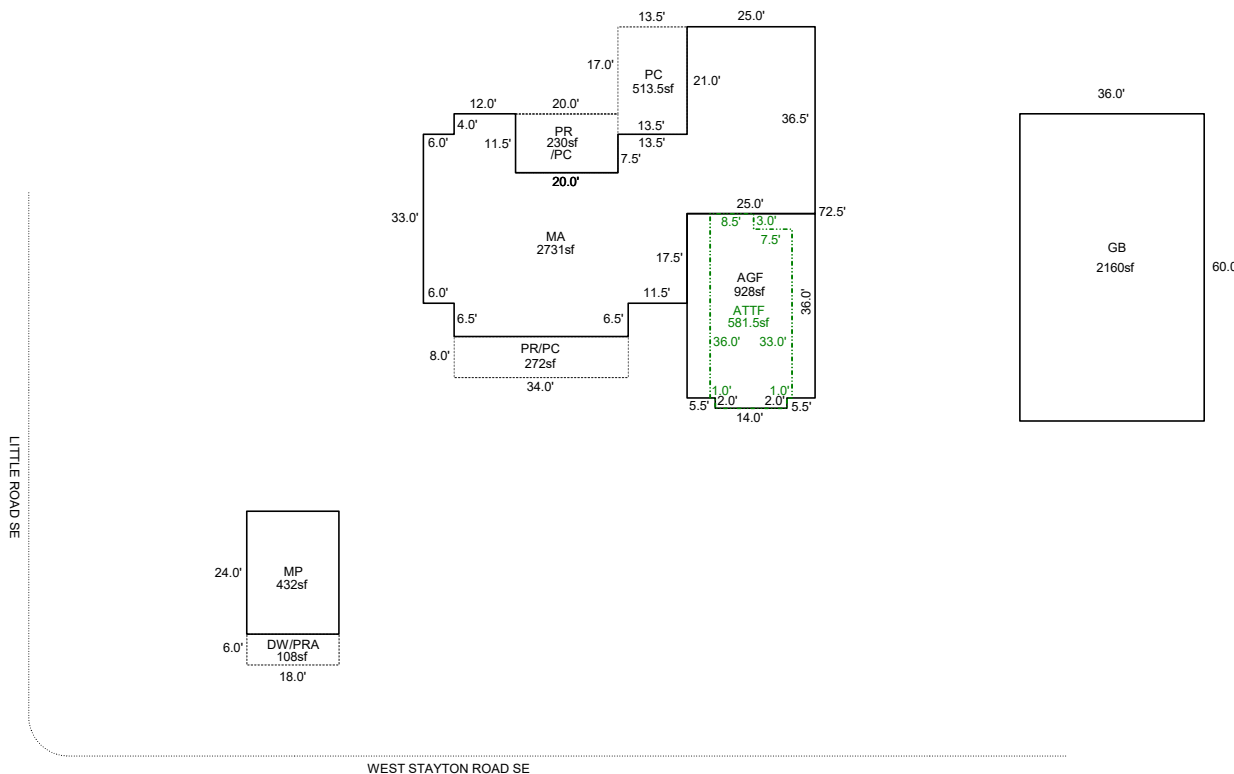
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 531179 Parcel No.: 082W36C 02300
 Property Address: 8815 WEST STAYTON RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

531179
082W36C 02300
SCALE=1:30



Sketch by ApexSketch

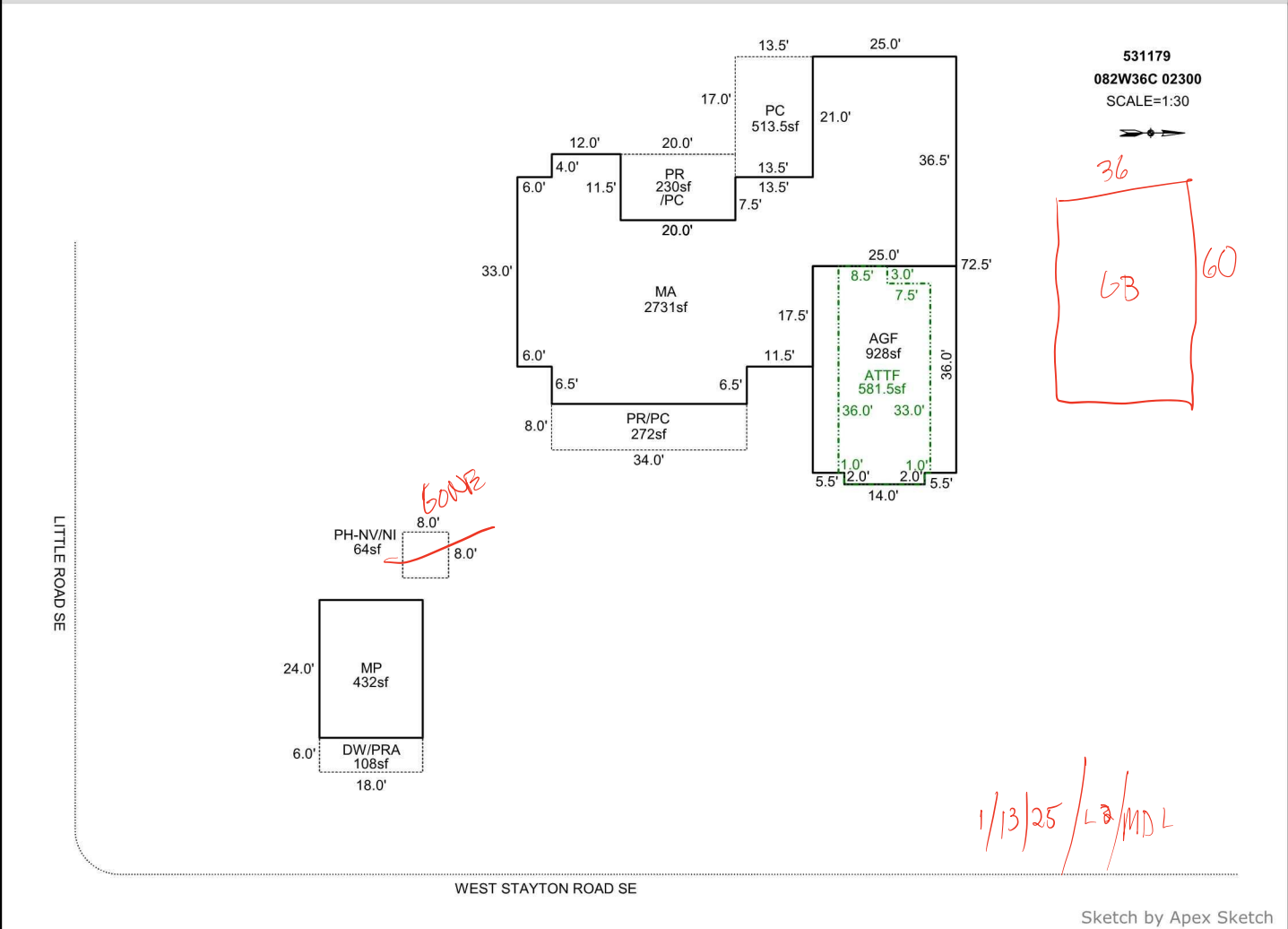
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MP	1.0	432.0	84.0		APEX BY CJURAN 08/30/2021 UPDATED BY CJURAN 10/20/2021 555-21-008131 UPDATED BY CLOBERG 02/12/25					
	GB	1.0	2160.0	192.0	2592.0						
GLA1	MA	1.0	2731.0	297.0	2731.0						
GLA2	ATTF	1.0	581.5	108.0	581.5						
GAR	AGF	1.0	928.0	126.0	928.0						
P/P	DW/PRA	1.0	108.0	48.0		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>07/20/2021 CL #10 MDL 01/13/25</td> <td>CYCLE L2 TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	07/20/2021 CL #10 MDL 01/13/25	CYCLE L2 TAGS L2
	COMMENT TABLE 2	COMMENT TABLE 3									
	07/20/2021 CL #10 MDL 01/13/25	CYCLE L2 TAGS L2									
	PC	1.0	513.5	124.0							
PR/PC	1.0	272.0	84.0								
PR	1.0	230.0	63.0	1123.5							
	Net LIVABLE	cnt	0 (rounded)		3,313						
	Net BUILDING	cnt	2 (rounded)		2,592						

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 City: AUMSVILLE County: State: OR ZipCode: 97325
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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	432.0	84.0	432.0
GLA1	MA	1.0	2731.0	297.0	2731.0
GLA2	ATTF	1.0	581.5	108.0	581.5
GAR	AGF	1.0	928.0	126.0	928.0
P/P	DW/PRA	1.0	108.0	48.0	
	PH-NV/NI	1.0	64.0	32.0	
	PC	1.0	513.5	124.0	
	PR/PC	1.0	272.0	84.0	
	PR	1.0	230.0	63.0	1187.5
	Net LIVABLE	cnt	2 (rounded)		3,313
	Net BUILDING	cnt	1 (rounded)		432

COMMENT TABLE 1

APEX BY CJURAN 08/30/2021
 UPDATED BY CJURAN 10/20/2021 555-21-008131

COMMENT TABLE 2

07/20/2021 CL #10

COMMENT TABLE 3

CYCLE L2



1/13/25