

Summary Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/26/2024

Acct ID: 534045 MTL: 091W050000800 Date: 1/13/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
Situs: 10955 MIX RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 46099 Year: 2024
2025

Last Date Appraised: 01/09/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (MS-MOVING OFF)

Owner: WATERS, BRIAN & WATERS, RACHEL Roll Type: R

Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 455428

RMV Land: 366110 RMV Imp: 816970 RMV Total: 1183080 MAV: 256310 MSAV: 34728 SAV: 80911

Comment: 24-25: L2 MDL 1.9.24 TAG
23-24: 2.13.23 CL
22-23: CL L2 12/21/21

Notified Mindy

Notations

25-26 MFS #130478 moving to Linn County / MOVED

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	31000	05555	0

Land

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 17740 Exception: Y N
 S
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 550050

Site: 3 Code Area: 05555 Size: 5.40 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: 87080 Exception: Y N
 S
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 550050

Site: 4 Code Area: 05555 Size: 13.60 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: 230290 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05555 Stat Class: 456 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1392 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 37040
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

MOVED TO Linn County

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1392	2	FB-2	1988	1988	KIT-, ROOF, SKIRT, HVAC, BATH - 2, KIT	Y N

Accessories

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

Bldg: 5 Code Area: 05555 Stat Class: 142 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 4320 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 721540
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 164390 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	3062	2	FB-1/ HB-1	2020	2020	BATH - 1, BTH - 1, ROOF, HVAC, KIT	Y N
Attic	4	Finished	1258	1	FB-1	2020	2020	BATH - 1, HVAC	Y N
Garage Attached	4	Finished	996	0	0	2020	2020	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2020	27621	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05555 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 880 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x22 RMV: 11320

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
General Purpose Bldg	5	Finished	880	0	0	1998	1998	AVG	

Accessories

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

Bldg: 3 Code Area: 05555 Stat Class: 352 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 3024 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 42x72 RMV: 44610
 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
Utility Building	5	Finished	3024	0	0	2013	2013	FAIR	

Accessories

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

Bldg: 4 Code Area: 05555 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2460
 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	5	Finished	120	0	0	2004	2004	AVG	

Accessories

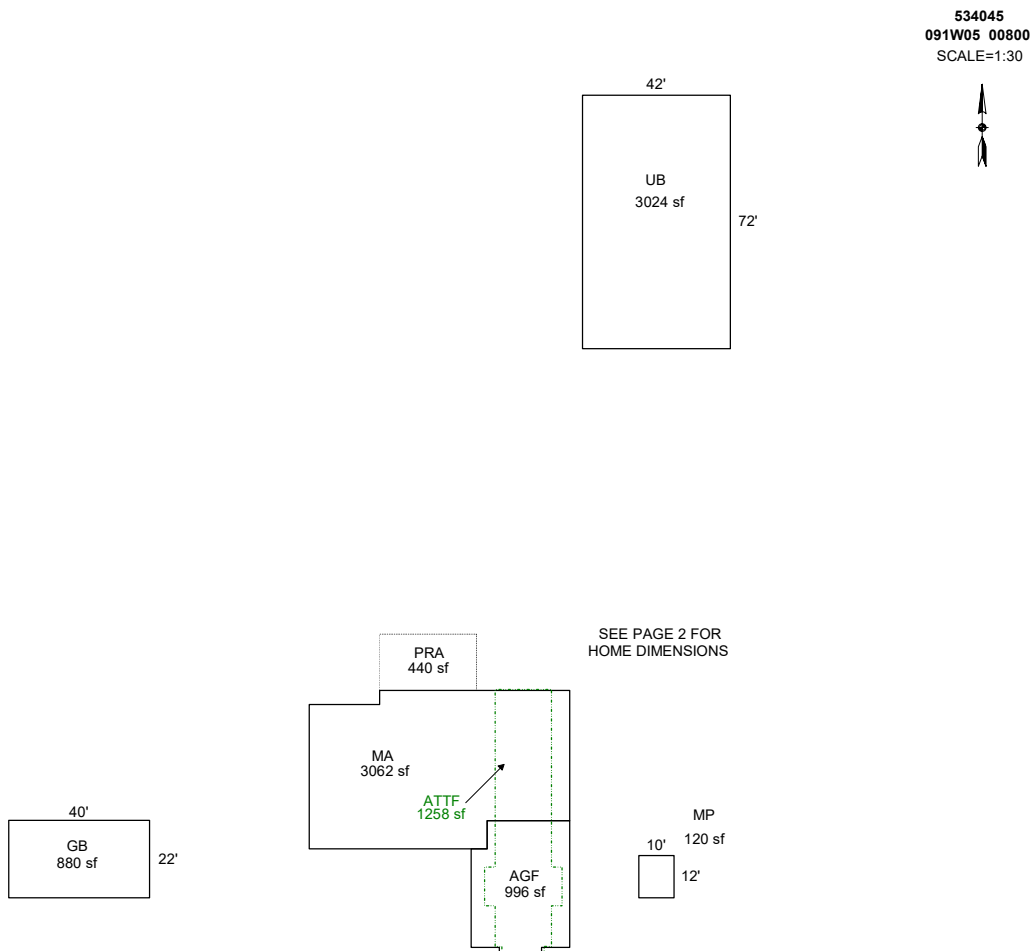
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 534045 Parcel No.: 091W05 00800
 Property Address: 10955 MIX RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

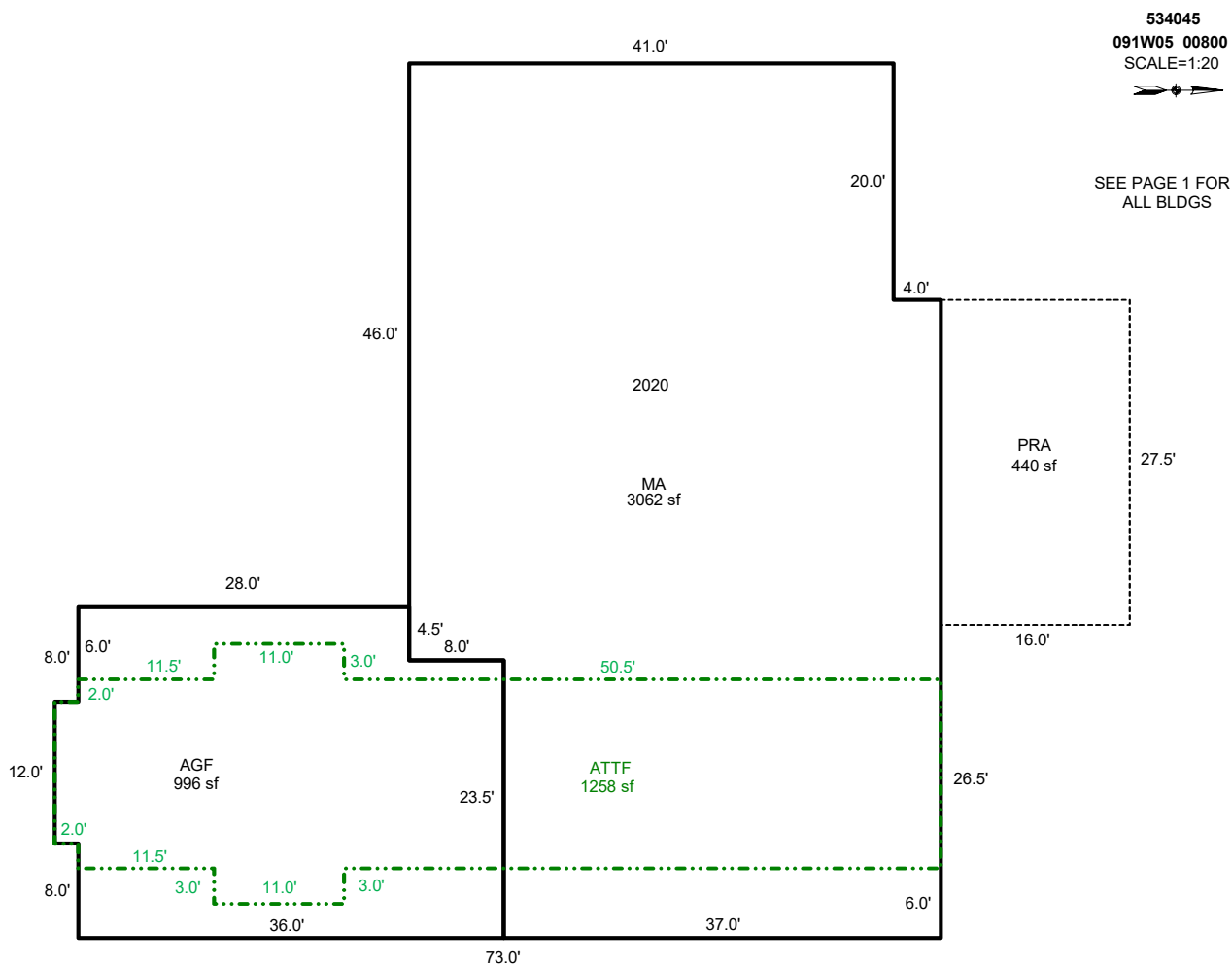
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	GB	1.0	880.0	124.0		Apex by CW 3/7/14 UPD BY PHU 07.29.20 / BP # 20-002693 UPDATED BY CJURAN 01/13/2021 UPDATED BY CLOBERG 02/06/25		
	MP	1.0	120.0	44.0				
	UB	1.0	3024.0	228.0	4024.0			
GAR	AGF	1.0	996.0	132.0	996.0			
GAR2	ATTF	1.0	1258.0	194.0	1258.0			
P/P	PRA	1.0	440.0	87.0	440.0			
Net BUILDING						cnt	3 (rounded)	4,024
						COMMENT TABLE 2	COMMENT TABLE 3	
						MDL 01/13/25	TAGS L3	

SKETCH/AREA TABLE ADDENDUM

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3062.0	238.0	3062.0
GAR	AGF	1.0	996.0	132.0	996.0
GAR2	ATTF	1.0	1258.0	194.0	1258.0
P/P	PRA	1.0	440.0	87.0	440.0

COMMENT TABLE 1

Apex by CW 3/7/14
 UPD BY PHU 07.29.20 / BP # 20-002693
 UPDATED BY CJURAN 01/13/2021
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

MDL 01/13/25

COMMENT TABLE 3

TAGS L3

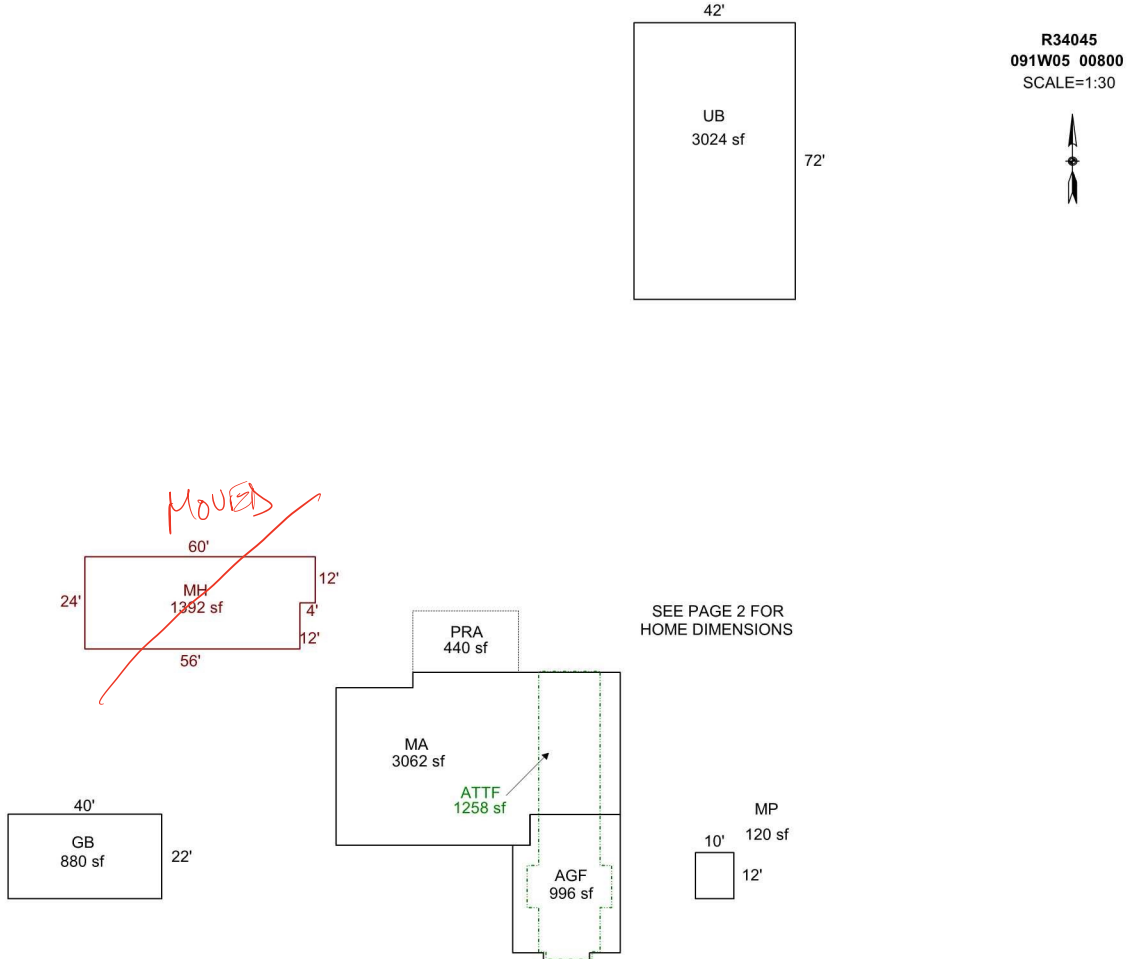
Net LIVABLE cnt 0 (rounded) 3,062

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R34045 Parcel No.: 091W05 00800
 Property Address: 10955 MIX RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	880.0	124.0	
	MP	1.0	120.0	44.0	
	UB	1.0	3024.0	228.0	4024.0
GAR	AGF	1.0	996.0	132.0	996.0
GAR2	ATTF	1.0	1258.0	194.0	1258.0
OTH	MH	1.0	1392.0	168.0	1392.0
P/P	PRA	1.0	440.0	87.0	440.0

COMMENT TABLE 1

Apex by CW 3/7/14
 UPD BY PHU 07.29.20 / BP # 20-002693
 UPDATED BY CJURAN 01/13/2021

COMMENT TABLE 2

COMMENT TABLE 3

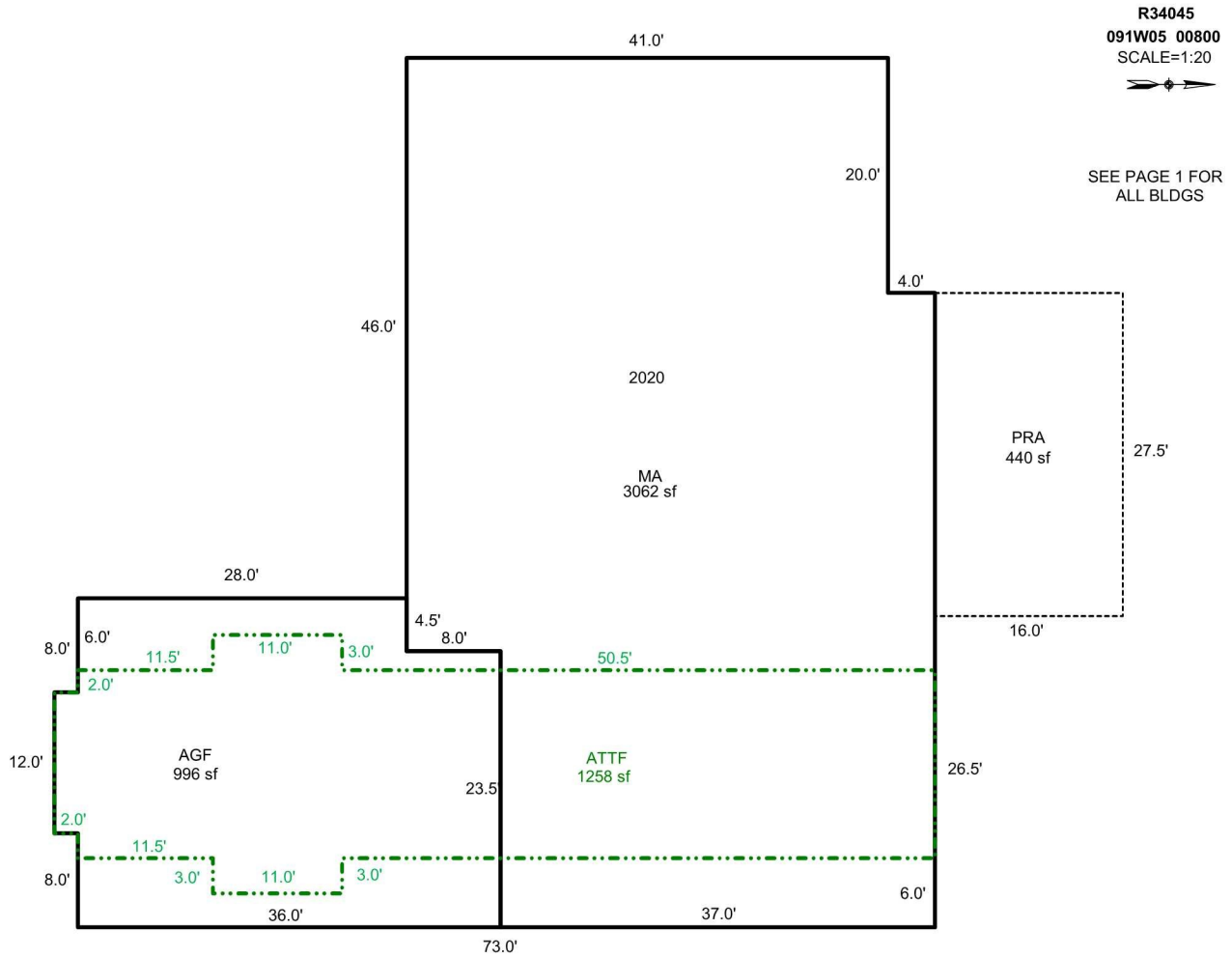
Net BUILDING cnt 3 (rounded) 4,024

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R34045 Parcel No.: 091W05 00800
 Property Address: 10955 MIX RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3062.0	238.0	3062.0
GAR	AGF	1.0	996.0	132.0	996.0
GAR2	ATTF	1.0	1258.0	194.0	1258.0
P/P	PRA	1.0	440.0	87.0	440.0

COMMENT TABLE 1

Apex by CW 3/7/14
 UPD BY PHU 07.29.20 / BP # 20-002693
 UPDATED BY CJURAN 01/13/2021

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,062





045 42x72 UB
1-01-07 L2



045 MA Rear
1-01-07 L2



045 22x40 GB
1-01-07 L2



R34045 MA Rear E End
2021-01-07 L2



045 Manuf MA Front
1-01-07 L2



045 MA Front
1-01-07 L2



045 MA-AGF E Side
1-01-07 L2



534045 MA Rear- (2)
2021-09-28 L2



534045 MA Rear- (1)
2021-09-28 L2



534045 MA Front
2021-09-28 L2



534045 MA-AGF
2021-09-28 L2





1/9/24