

Acct ID: 528670 MTL: 081W31C000600 Date: 7/1/25 Appr: MNC Prop Class: 409 RMV Prop Class: 409
 Situs: 8722 HOLMQUIST RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 89872 Year: 2025

Last Date Appraised: 09/20/2013 Appraiser: MATT LORD Retag: Y (N) Tag info: 2026 - Tags/Permit (MS-MOVING OFF)
 Owner: RHOADES, STEVE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 80880
 RMV Land: 327630 RMV Imp: 7300 RMV Total: 334930 MAV: 80880 MSAV: 0 SAV: 0
 Comment:

Notations Tagged to move MS to TL#700 for 1/1/26
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05555	0

Land

Site: 1 Code Area: 05555 Size: 2.28 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 277630 Exception: Y N
 Adjustment(s): H2OAR Fire Patrol: Description:
 Comments: 09-10: PER #36- ADD WATER ADJUSTMENT & TREE ADJUSTMENT// 02-03: REAPPRAISAL //04-05: CORRECTED BY MAP ROOM, KLEHTO WITHOUT WORK ORDER

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05555 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 6120
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	0	5778	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05555 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 135 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x9 RMV: 570
 Func Obsc: 100 Econ %: 100 Other %: 100 600FZ Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	135	0	0	1981	1981	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05555 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 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
Multi-Purpose Bldg	4	Finished	100	0	0	1981	1981	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05555 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 60 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x6 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
<u>600FZ</u>								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	60	0	0	1981	1981	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05555 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

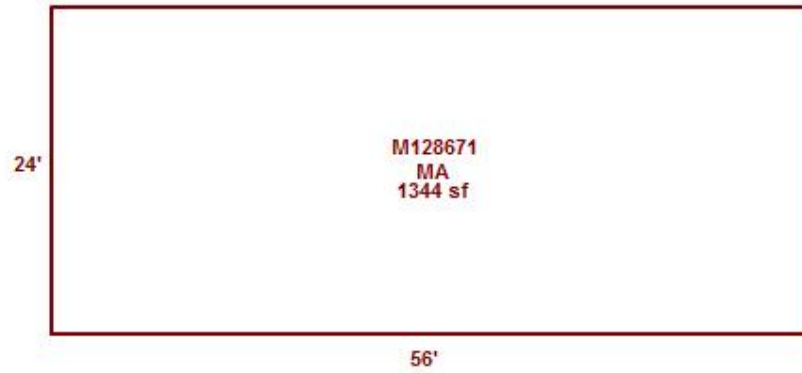
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	144	0	0	1981	1981	Exception: Y N

Accessories

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

R28670
081W31C 00600
SCALE=1:20



081W31C 00600
401 01D F09E
00550050

R28670

00550050

MICHAEL, PHYLLIS R *2.28 AC*

~~4.01~~ 2.69 Acres

8798 HOLMQUIST RD SE

E

1/30/02

8722

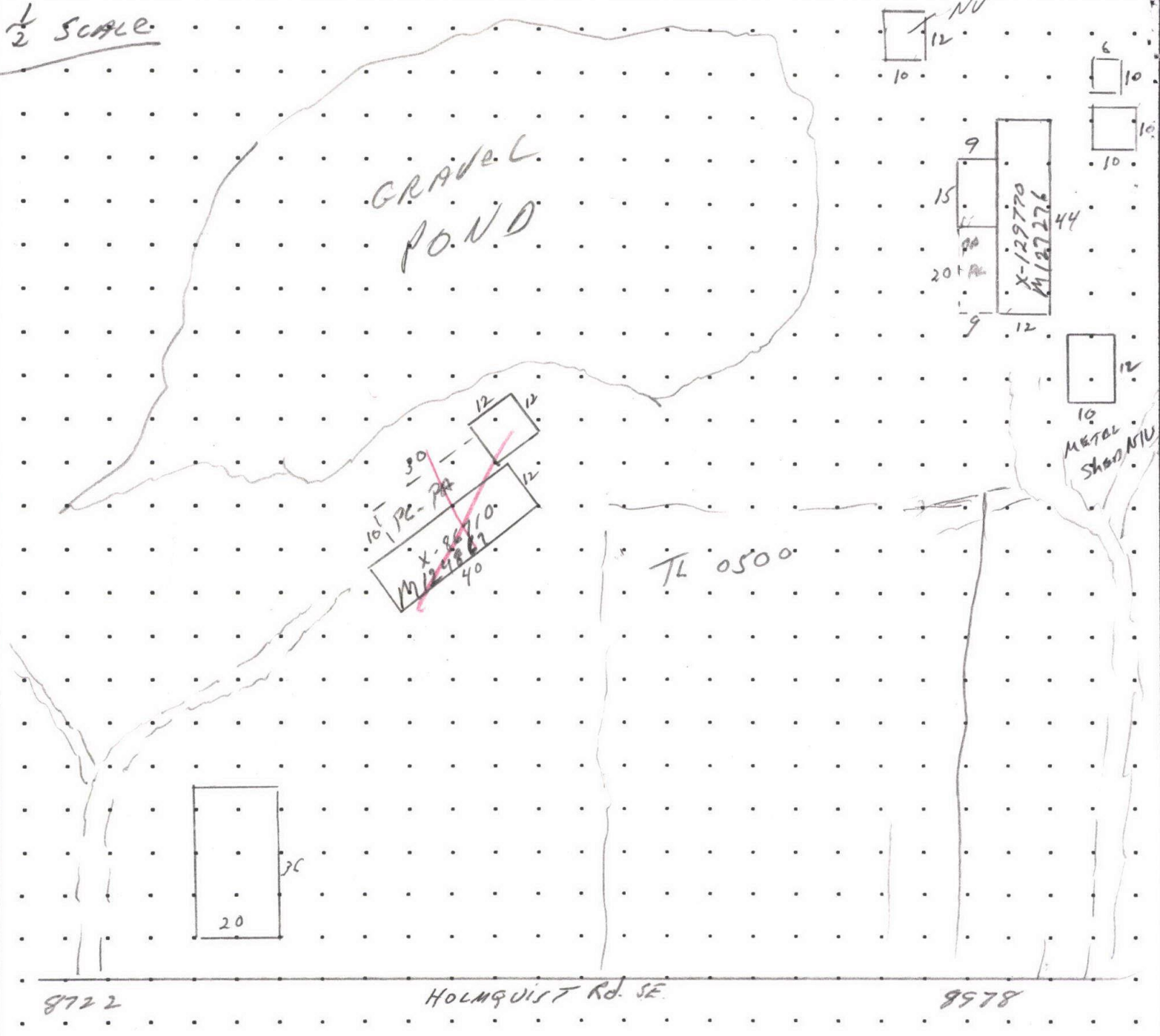
R28670 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 56339-679

MAP NO: 81W-31C

TAX LOT: 00600

$\frac{1}{2}$ SCALE



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
128-92	[Signature]	$\frac{1}{2}$ SCALE			

M 127276

CALCULATIONS:

SCALE: 1" = 20'

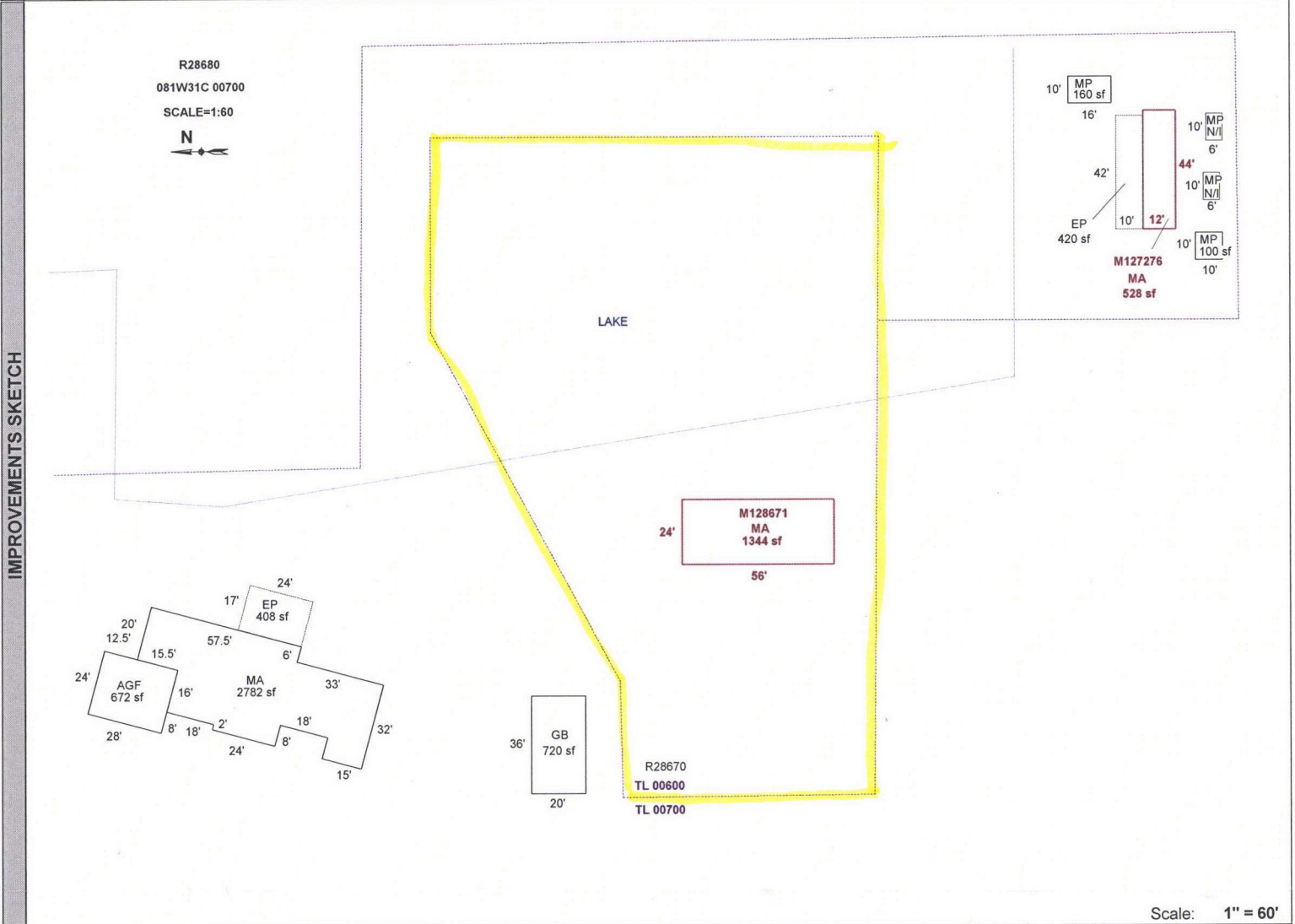
M 124867

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W31C 00700

File No ~~R28680~~ R28670

SUBJECT	Property Address	8822 HOLMQUIST RD SE						
	City	AUMSVILLE	County	MARION	State	OR	Zip	97325
	Owner							
	Client							
	Appraiser Name							



Scale: 1" = 60'

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	2782	273		
	MA	1.00	528	112		
	MA	1.00	1344	160		4654
GBA1	GB	1.00	720	112		
	MP	1.00	100	40		
	MP	1.00	160	52		980
GAR	AGF	1.00	672	104		672
P/P	EP	1.00	408	82		
	EP	1.00	420	104		828
Net LIVABLE Area (rounded w/ factors)						4654
Net BUILDING Area (rounded w/ factors)						980

Comment Table 1	
Apex by JA 7/27/09 UPDATED BY JRONDEMA 9/7/17 UPDATED BY JRONDEMA 2/20/18	
Comment Table 2	Comment Table 3
1/3/18 (102 TAA)	

Work Order Processing Form

Page 1 of 2

Acct #: R28670 Map/Tax: 081W31C 00600 Year: 2018 - 2019

Log #(s) Involved: GFS 20170284

Account Details

Prop Class: 409 Nbhd Code: SCEN. RUR Franchise Area: 10

Code Area: 00550050 Maint Area: F680 Zone: AR Prop Code: FO9E

Part Total: Yes or No Fire Patrol: Yes or No

Final Land Segs

Account From	Liab Yr	Land Type/Soil Class	# of Acres	Land Sch	Adjustments
<u>R28670</u>		<u>RURAL AT MARKET</u>	<u>2.28</u>	<u>00.5</u>	<u>WATER A. RUR</u>
		<u>OSD</u>		<u>OSDA. RUR</u>	<u>TREED/10,000</u>
		<u>TOTAL LGL AC</u>	<u>2.28</u>		

Improvements Added

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type

Ending Values

Land: 54504LLC Imp: 7,740 ^{MAX} Exception: 63,880 Exception Code: LLA

Remarks: GFS 20170284 takes 1.73 AC from this account and gives it to R28680. GB4 36x20 moves from this taxlot to R28680. Apex has already been updated.

Completed by: S.R.#94 Date: 5/24/18
Supervisor: MA Date: 4/8/18 / Clerk: Chris Date: 6/8/18

R28670 081W31C 00600 Appr #: 36 Date 9/20/13 Prop Class 401 Prop Code F09E
 Situs Address 8798 HOLMQUIST RD SE 97325 Franchise Code 36 Year For: 2013-2014
 Owner MICHAEL, PHYLLIS R 14-15

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 184,080 RMV Imp: 7,500 RMV Total: 191,580 M50 Total: 94,450

Accessory Improvements

Seg.Type YI3A Seg. # 1.1 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 3,360
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 4 Area 135 Eff Area 135
 Length 15 Width 9 Foundation FRAME Ex. Wall 8FT;PLYWD Roof Cover METAL
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 670
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 3.1 Method: F09 Class 4 Area 100 Eff Area 100
 Length 10 Width 10 Foundation FRAME Ex. Wall 8FT;PLYWD Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 490
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 4.1 Method: F;N Class 4 Area 60 Eff Area 60
 Length 10 Width 6 Foundation POST Ex. Wall 8FT;METAL;W Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 5.1 Method: F09 Class 4 Area 144 Eff Area 144
 Length 12 Width 12 Foundation POST Ex. Wall PLYWD Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 620
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 6.1 Method: F09 Class 4 Area 720 Eff Area 720
 Length 36 Width 20 Foundation POST Ex. Wall 10FT;PLYWD Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1981
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,360
 Lump Sum _____ Except Code/Year _____ Comments _____

R28670 081W31C 00600 Appr #: 36 Date 9/20/13 Prop Class 401 Prop Code F09E
 Situs Address 8798 HOLMQUIST RD SE 97325 Franchise Code 36 Year For: 2013-2014
 Owner MICHAEL, PHYLLIS R

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 184,080 RMV Imp: 7,500 RMV Total: 191,580 M50 Total: 94,450

Segment						Land
Class						
Dim/Size						
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr						
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code						

Land Segments

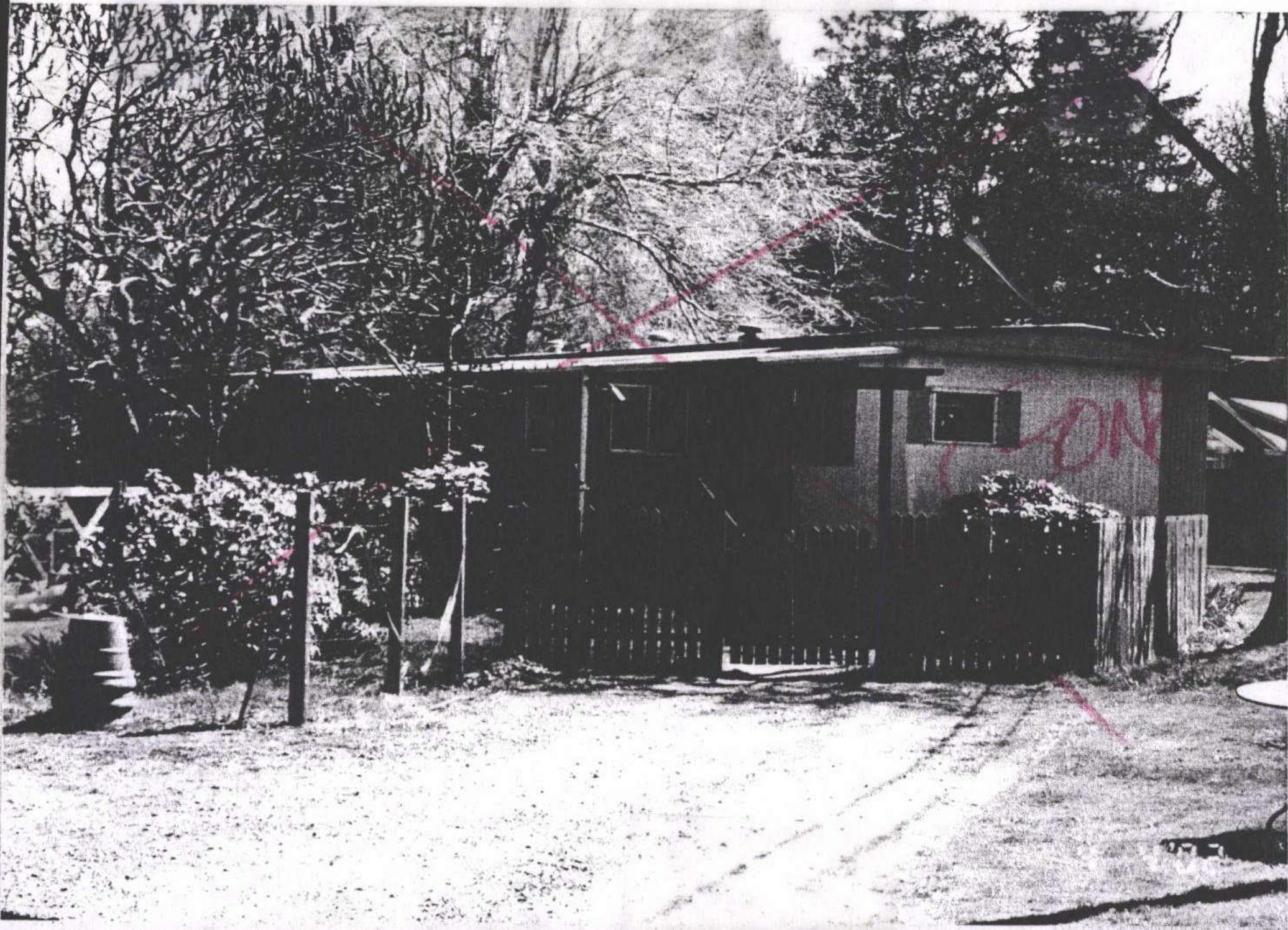
Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	4.01	WATERA.RUR 30000; TREED 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	Companion Accounts	M127276 M128671		081W31C 00600;081W31C 00600	

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____





NY 28 671

4/29/13



MA (MH-128671)

R28670

01.03.18