

Acct ID: 528680 MTL: 081W31C000700 Date: 7/1/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401
 Situs: 8732 HOLMQUIST RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 89882 Year: 2025
 Last Date Appraised: 01/03/2018 Appraiser: MATT LORD Retag: Y N Tag info: 2026 - NEW RESIDENCE (MS REPLACEMENT)
 Owner: TOMMY & PHYLLIS NOAKES TR & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 393670
 RMV Land: 337500 RMV Imp: 689350 RMV Total: 1026850 MAV: 393670 MSAV: 0 SAV: 0
 Comment:

Notations
 No notation data available. (117600) TUGGED to have MS for 1/1/26 add MS demand

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05555	0
1	SEPTC	SEPTIC SYSTEM	13500	05555	0

Land

Site: 1 Code Area: 05555 Size: 2.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 284000 Exception: Y N
 Adjustment(s): H2OAR Fire Patrol: Description:
 Comments: 09-10: PER #36- ADD WATER ADJUSTMENT & TREED ADJUSTMENT// 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

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

Bldg: 2 Code Area: 05555 Stat Class: 151 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2782 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 660020
 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
First Floor	5	Finished	2782	3	FB-3	2017	2017	FP - 1, HVAC, ROOF, KIT-, BATH - 3
Garage Attached	5	Finished	672	0	0	2017	2017	ROOF

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	5	408	2017	17018	1

Bldg: 4 Code Area: 05555 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 21260
 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 FAIR	5	1	0	10035	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05555 Stat Class: 351 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x20 RMV: 1950
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

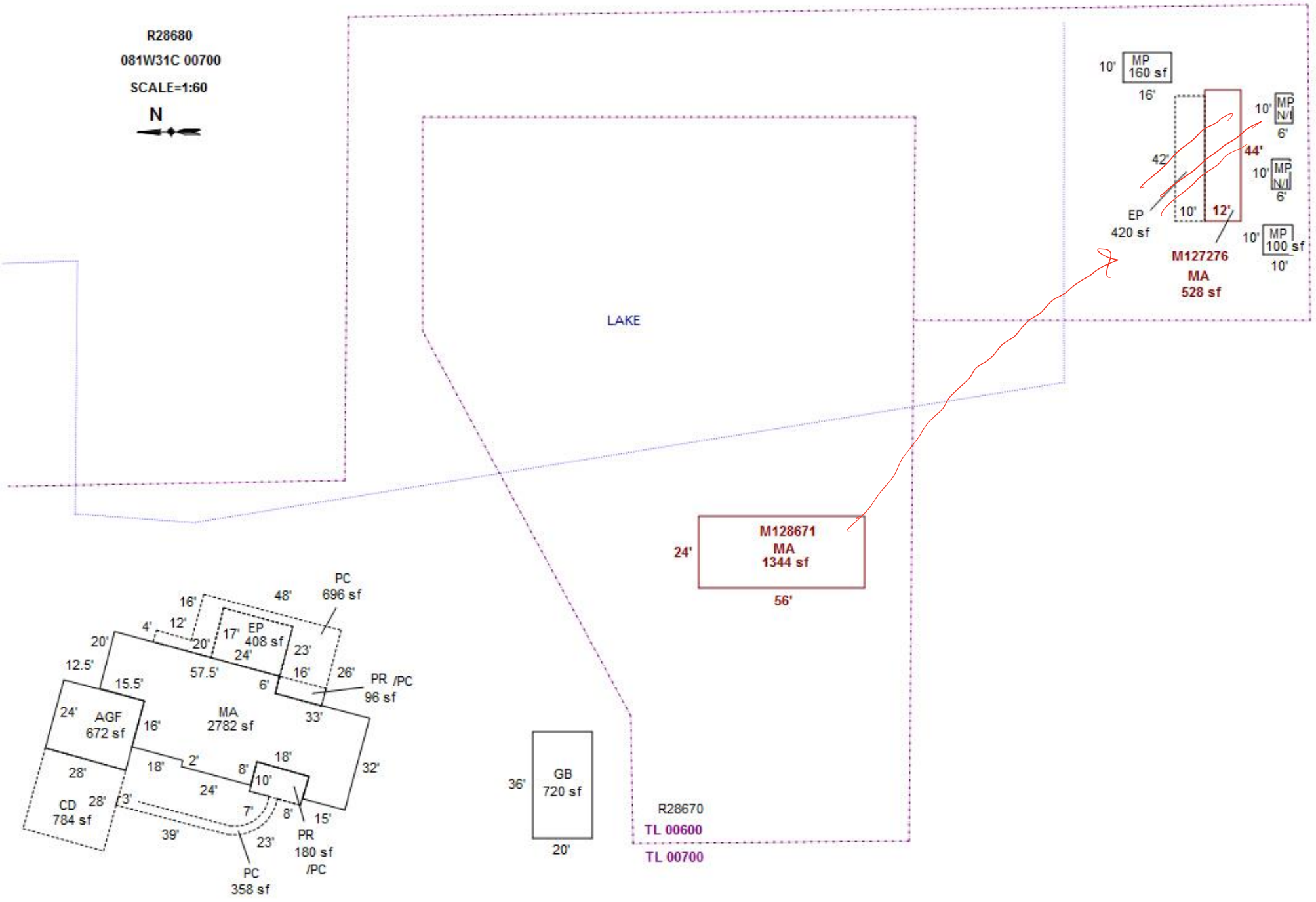
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	720	0	0	1981	1981	Exception: Y N

Accessories

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

R28680
081W31C 00700

SCALE=1:60



M128671
MA
1344 sf
24'
56'

10' MP 160 sf
16'
42'
EP 420 sf
10' 12'
44'
10' MP N/I 6'
10' MP N/I 6'
10' MP 100 sf 10'
M127276
MA
528 sf

PC 696 sf
16'
48'
17' EP 408 sf
23'
24'
20'
4'
12'
20'
23'
28'
PR /PC 96 sf
6'
57.5'
16'
33'
12.5'
20'
15.5'
24' AGF 672 sf
16'
MA 2782 sf
32'
28'
18'
2'
8'
18'
10'
PR 180 sf /PC
7'
8'
15'
39'
23'
PC 358 sf

36'
GB
720 sf
20'

R28670
TL 00600
TL 00700

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

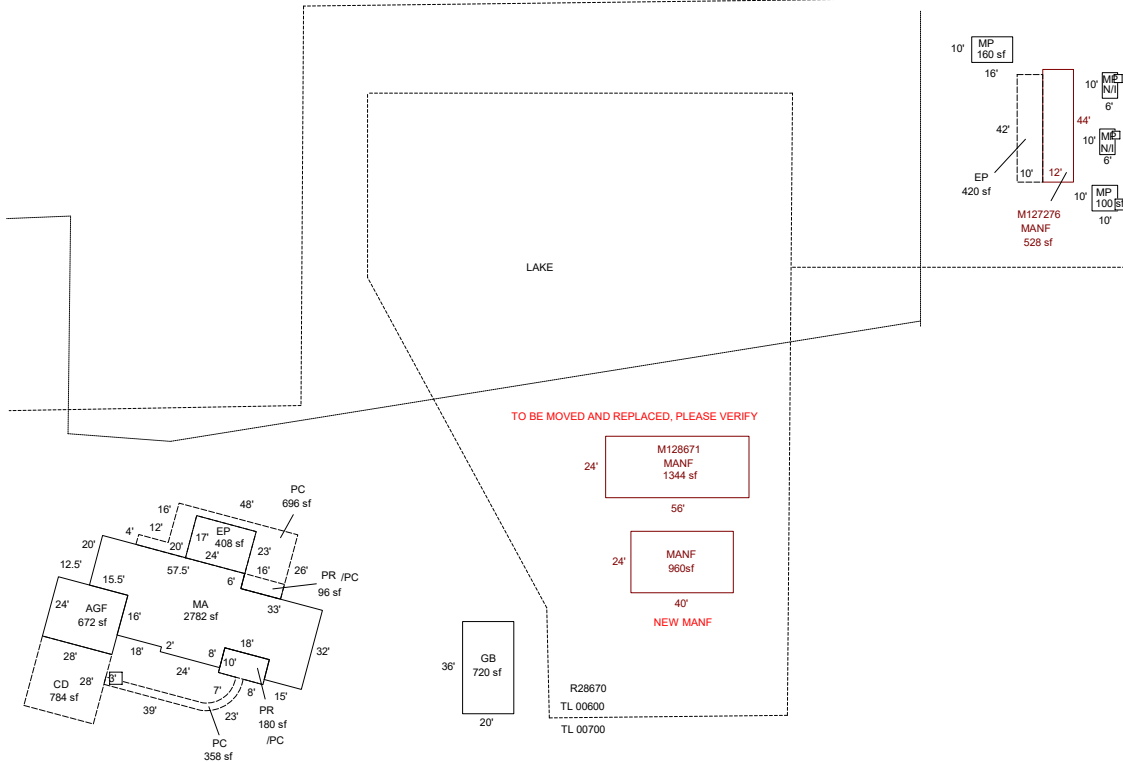
File No.: 528680 Parcel No.: 081W31C 00700
 Property Address: 8822 HOLMQUIST RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

528680
081W31C 00700
SCALE=1:60



MANF TO BE DEMOLISHED AND REPLACED, PLEASE VERIFY



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	160.0	52.0	
	GB	1.0	720.0	112.0	
	MP	1.0	100.0	40.0	980.0
GLA1	MA	1.0	2782.0	273.0	
	MANF	1.0	528.0	112.0	
GAR	AGF	1.0	672.0	104.0	672.0
	MANF	1.0	960.0	128.0	960.0
P/P	PR	1.0	96.0	44.0	
	EP	1.0	420.0	104.0	
	EP	1.0	408.0	82.0	
	PR	1.0	180.0	56.0	
	CD	1.0	784.0	112.0	
	PC	1.0	357.6	175.2	
	PC	1.0	696.0	206.0	2941.6
	Net LIVABLE	cnt	1 (rounded)		5,614
	Net BUILDING	cnt	3 (rounded)		980

COMMENT TABLE 1

Apex by JA 7/27/09
 UPDATED BY JRONDEMA 9/7/17
 UPDATED BY JRONDEMA 2/20/18
 UPDATED BY JRONDEMA 1/31/19
 UPDATED BY CLOBERG 04/22/25 25-000921 MANF

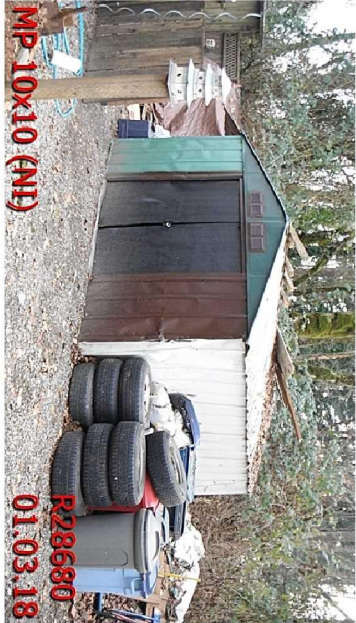
COMMENT TABLE 2

COMMENT TABLE 3



GB 720 Rear

R28680
01.03.18



MP 10x10 (MH)

R28680
01.03.18



GB 720

R28680
01.03.18



MP 10x16

R28680
01.03.18



MA

R28680
01.03.18



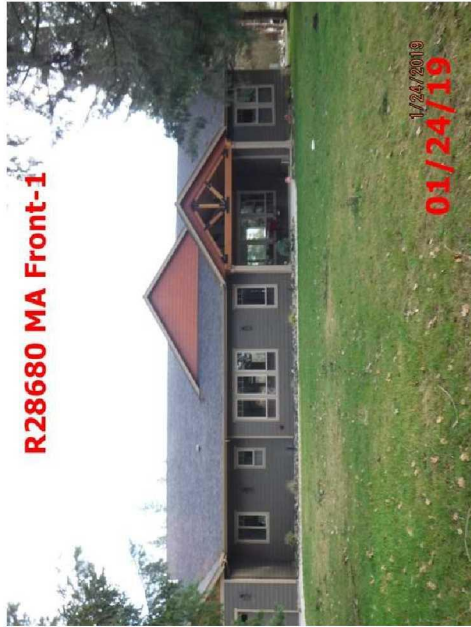
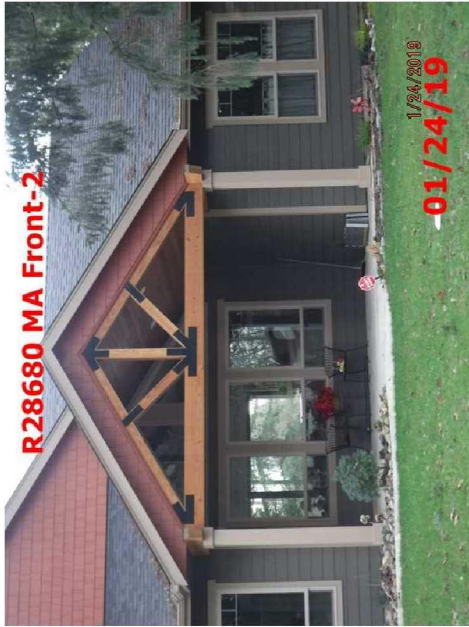
MA (M127276)

R28680
01.03.18



GB 6x10 (X-2)

R28680
01.03.18



~~112518L~~

081W31C 00700

R28680

400 01D F09E

00550050

00550050

MICHAEL, PHYLLIS R ~~2.77 AC~~

2.55

-1.09 Acres

8822 HOLMQUIST RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 1228680

MAP NO: 81W31C

TAX LOT: 700

2782th
NEW
HOUSE
2018

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS: 8822 Hamquist Rd SE

DATE

BY

REMARKS:

BUILDER:

AUMBUK

1-24-19

EIO

R28680 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 56348-000

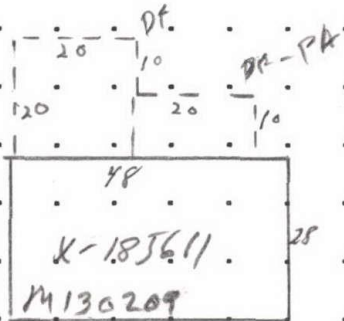
MAP NO: 81W-31C-

TAX LOT: 00700

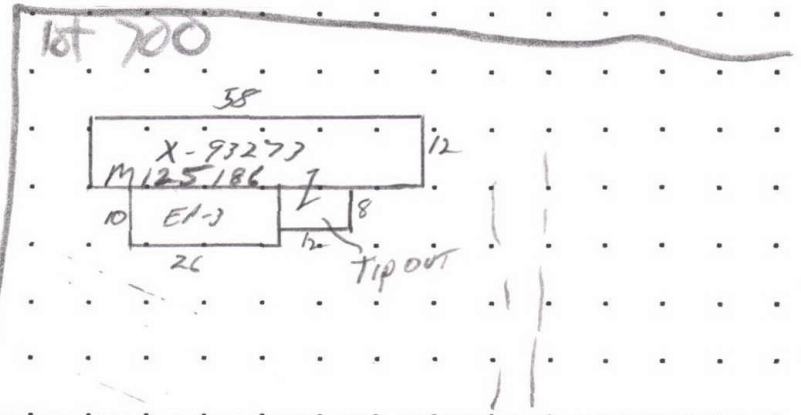
1/2 SCALE



LAKE



lot 800



lot 700

8822 Hocmquist Rd. SE

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
1-28-92	AP # 83				
REMARKS:			BUILDER:		
1/2 SCALE					

M 125186

CALCULATIONS:

SCALE: 1" = 20'

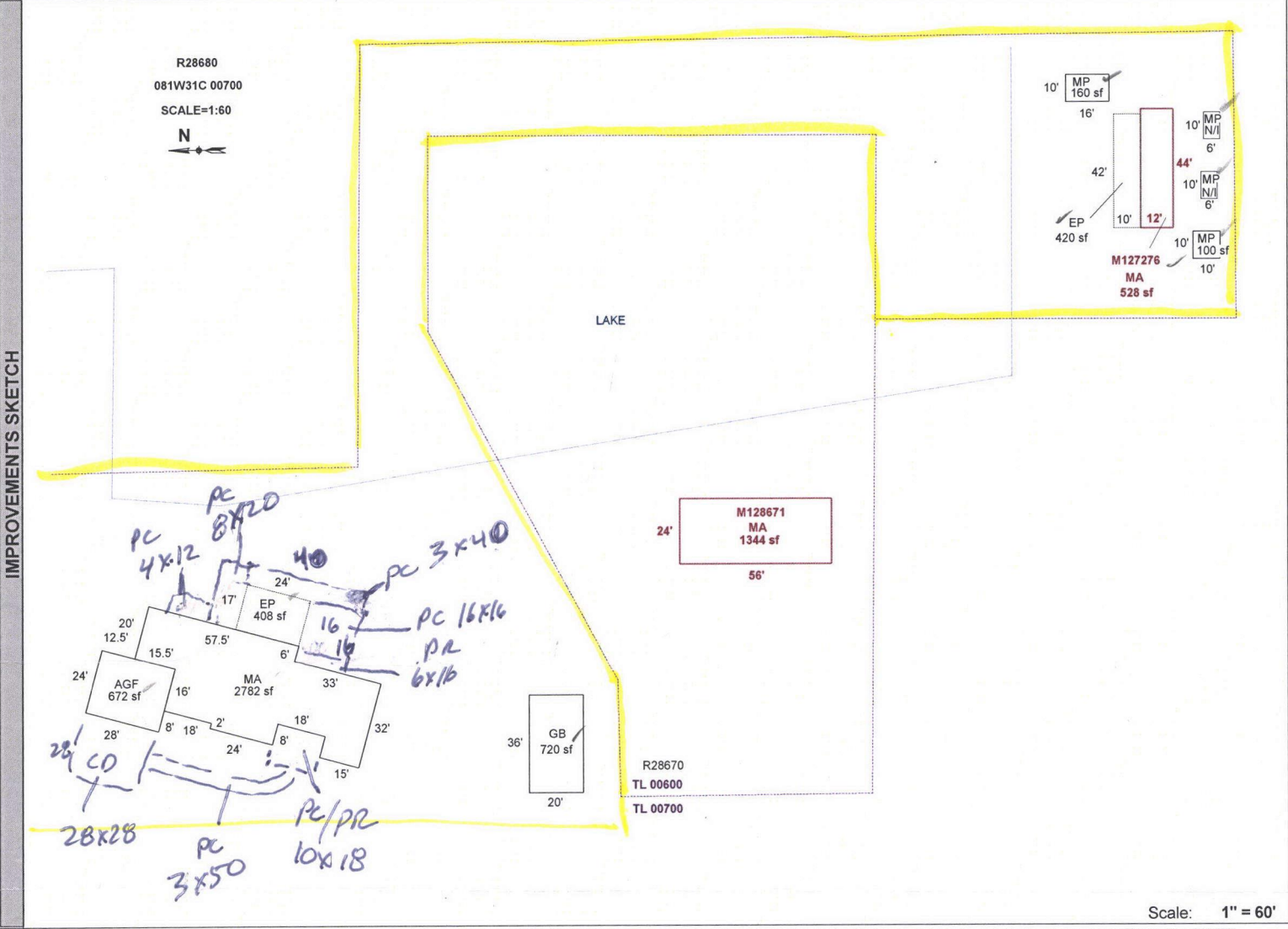
~~MT190204~~

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W31C 00700

File No R28680

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



Scale: 1" = 60'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2782	273	4654
	MA	1.00	528	112	
	MA	1.00	1344	160	
GBA1	GB	1.00	720	112	980
	MP	1.00	100	40	
	MP	1.00	160	52	
GAR P/P	AGF	1.00	672	104	828
	EP	1.00	408	82	
	EP	1.00	420	104	
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 TAG	

R28680 081W31C 00700 Prop Class: 401 Prop Code: F51E Fran: 10 Appr #: 10 Date: 1-24-19
 Situs Address 8732 HOLMQUIST RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner TOMMY & PHYLLIS NOAKES TR & Pictom Other:

RMV Land: 269,440 RMV Imps: 200,280 RMV Total: 469,720 M50 Total: 215,450 For: 2019-2020

Notes: House 100% Comp Add Y15F, Pm TAG

Seg: 2.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F;OVEN-S Adj: RLCM5;COMPL
 Class: 5 Roof: GABLE
 Area: 2782 Eff 2782 Flooring:
 Dimens: x Plumbing: BATH3 Electrical: Qty:
 Found: Heat/AC: FA Bedrooms: 3 % Comp: 100
 Ex Wall: Fireplace: HRTH-P Year: 2017 Eff: 2017 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 155,840
 Exc Code: Comment/Adj: L/S:

Seg: 2.2 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5;COMPL
 Class: 5 Roof: GABLE
 Area: 672 Eff 672 Flooring: CONC
 Dimens: 24 x 28 Plumbing: Electrical: Qty:
 Found: CONC Heat/AC: Bedrooms: 3 % Comp: 100
 Ex Wall: LAP Fireplace: Year: 2017 Eff: 2017 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 26,940
 Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.1 Y13A YARD IMPS & PORCH
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: Eff: RMV: 4,000
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: NOT VERIFIED BUT MUST BE FOR THE MANUF. ON THIS ACCT L/S:

Seg: 2.3 EP RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5;COMPL
 Class: 5 Roof Style: GABLE
 Area: 408 Eff: 408 Flooring:
 Dimens: 17 x 24 Plumbing: Electrical: % Comp: 100
 Found: CONC Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: 2017 Eff: 2017 RMV: 11,460
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 3.1 GB GENERAL PURPOSE BLDG
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
 Class: 4 Roof Style:
 Area: 720 Eff: 720 Flooring:
 Dimens: 36 x 20 Plumbing: Electrical: % Comp:
 Found: POST Heat/AC: Bedrooms: Func:
 Ex Wall: 10FT;PLYWD Fireplace: Year: Eff: 1981 Value: 2,040
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S:

Y15F
FRONT
 CD 28x28 784 PC 4x12 48
 PC 3x50 150 8x20 160
 3x40 120
 PC 10x18 180 16x16 256
 PR 10x18 180 6x16 96
 PR 6x16 96
680

PC TOTAL 150
 180
 680 / 1010

R28680 081W31C 00700 Prop Class: 401 Prop Code: F09E Fran: 10 Appr #: 102 Date: 1/3/18
Situs Address 8732 HOLMQUIST RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner TOMMY & PHYLLIS NOAKES TR & Pictom Other: _____

RMV Land: 152,120 RMV Imps: 4,000 RMV Total: 156,120 M50 Total: 46,760 For: 2018-2019

Notes: Add seg.s. Re-tag for 1/1/19 (move tag from R28670 to this account.

17-004419

Accessory Improvements

Seg: 1.1	YI3A	YARD IMPS & PORCH		
Method: F;LS		Roof Cover:	Int Comp:	Adj:
Class:		Roof Style:		
Area: 1	Eff: 1	Flooring:		
Dimens:	x	Plumbing:	Electrical:	% Comp: _____
Found:		Heat/AC:	Bedrooms:	Adj: _____
Ex Wall:		Fireplace:	Year: Eff:	RMV: 4,000
AddFactor1:		AddFactor2:	AddFactor3:	
Exc Code: _____	Comment/Adj: <u>N/C</u>			L/S: _____

Out Buildings

Vaulted Great Rm

Dbl Vanity x 2

WIC

Butler's Pantry

Outdoor FP

Work Order Processing Form

Page 1 of 2

Acct #: R28680 Map/Tax: 081W 31C 700 Year: 2018 - 2019

Log #(s) Involved: 20180199

Account Details

Zone: AR Prop Class: 401 Nbhd Code: SCEN, RUR Franchise Area: 10
 Code Area: 00550050 Prop Code: F09E Part Total: Yes or (No) Fire Patrol: Yes or (No)

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type/Soil Class	# of Acres	Land Sch	Adjustments
<u>R 28680</u>		<u>RURAL AT Mkt</u>	<u>2.55</u>	<u>005</u>	<u>40,000</u>
<u>"</u>		<u>OSD</u>		<u>OSDF, RUR</u>	<u>\$ 4000</u>

Total Acres: 2.55

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>R28680</u>	<u>I1</u>	<u>YARD IMP'S/PATCH</u>			
<u>"</u>	<u>I2</u>	<u>RESIDENTIAL</u>			
<u>"</u>	<u>F3</u>	<u>GEN PURPOSE BLDG</u>			

Values

Land: Sys CMC Imp: 200,440 MAV: 79,090 Exception Code: LLA

Remarks: (* soil class change) R28680 WAS 2.77 ac; MOVES 1.22 ac TO R28678 LEAVING 2.55
NO CHANGE TO IMP'S

Completed by: GTO Date: 7-13-18
 Reviewed by: MAF (31) Date: 7/23/18 / Clerk: Chus Date: 7/24/18

Work Order Processing Form

Page 2 of 2

Acct #: R28680 Map/Tax: 081W31C 00700 Year: 2018 - 2019

Log #(s) Involved: GFS 20170284

Account Details

Prop Class: 401 Nbhd Code: SCEN.RUR Franchise Area: 10

Code Area: 00530050 Maint Area: _____ Zone: AR Prop Code: F51E

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>R28680</u>		<u>RURAL AT MARKET</u>	<u>1.04</u>	<u>005</u>	<u>WATER F. RUR. TREATED 10,000</u>
<u>R28680</u>		<u>OSD</u>		<u>OSDF.RUR</u>	<u>SEPTIC 2</u>
<u>R28670</u>		<u>RURAL AT MARKET</u>	<u>1.73</u>		
		<u>TOTAL LGL AC</u>	<u>2.77</u>		

Improvements Added

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>R28670</u>	<u>I6, S1</u>	<u>GB4 36X20</u>			

Ending Values

Land: SYSALL Imp: 210,780 ^{MAV} Exception: 87,900 Exception Code: LLA

Remarks: ROW taking reduces acreage of this taxlot from 1.09 to 1.04 AC and LLA takes 1.73 AC from R28670 and gives it to this taxlot. Apex has already been updated.

Completed by: S.K. #94 Date: 5/24/18
 Supervisor: TM Date: 6/8/18 / Clerk: Chir Date: 6/8/18

MA 1AGF

Percent Complete Form

Account # R28680

Additions

New Homes

No Basement

Basement

% Item		% Sum		% Item		% Sum	% Item		% Sum
3%	3%		Plans/Survey	3%	3%	✓	3%	3%	
2%	5%		Excavation	2%	5%	✓	4%	7%	
3%	8%		Foundation	3%	8%	✓	10%	17%	
35%	43%		Framing	14%	22%	✓	16%	33%	
8%	51%		Trusses	7%	29%	✓	7%	40%	
7%	58%		Roofing	7%	36%	✓	7%	47%	
7%	65%		Windows/Ext Doors	7%	43%	✓	6%	53%	
5%	70%		Siding	5%	48%	✓	5%	58%	
4%	74%		Plumbing Rough-In	4%	52%	✓	3%	61%	
3%	77%		Electrical Rough-In	3%	55%	✓	2%	63%	
2%	79%		Heating Rough-In	2%	57%		1%	64%	
			Heating Unit	1%	58%		1%	65%	
3%	82%		Insulation	3%	61%		2%	67%	
5%	87%		Drywall (finished)	5%	66%		4%	71%	
2%	89%		Paint Interior	2%	68%		2%	73%	
2%	91%		Paint Exterior	2%	70%		2%	75%	
			Cabinets	6%	76%		5%	80%	
2%	93%		Electrical Fixtures	3%	79%		2%	82%	
2%	95%		Plumbing Fixtures	4%	83%		3%	85%	
3%	98%		Floor Coverings & Countertops	7%	90%		6%	92%	
2%	100%		Interior Trim Carpentry	7%	97%		6%	97%	
			Porch/Entry/Stoop	2%	99%		2%	99%	
			Finish Grade	1%	100%		1%	100%	

APPR <u>102</u>	DATE <u>11/2/18</u>	YR FOR <u>18 - 19</u>	% COMP <u>55%</u>
APPR <u>CU</u>	DATE <u>1/24/19</u>	YR FOR <u>19 - 20</u>	% COMP <u>100</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.

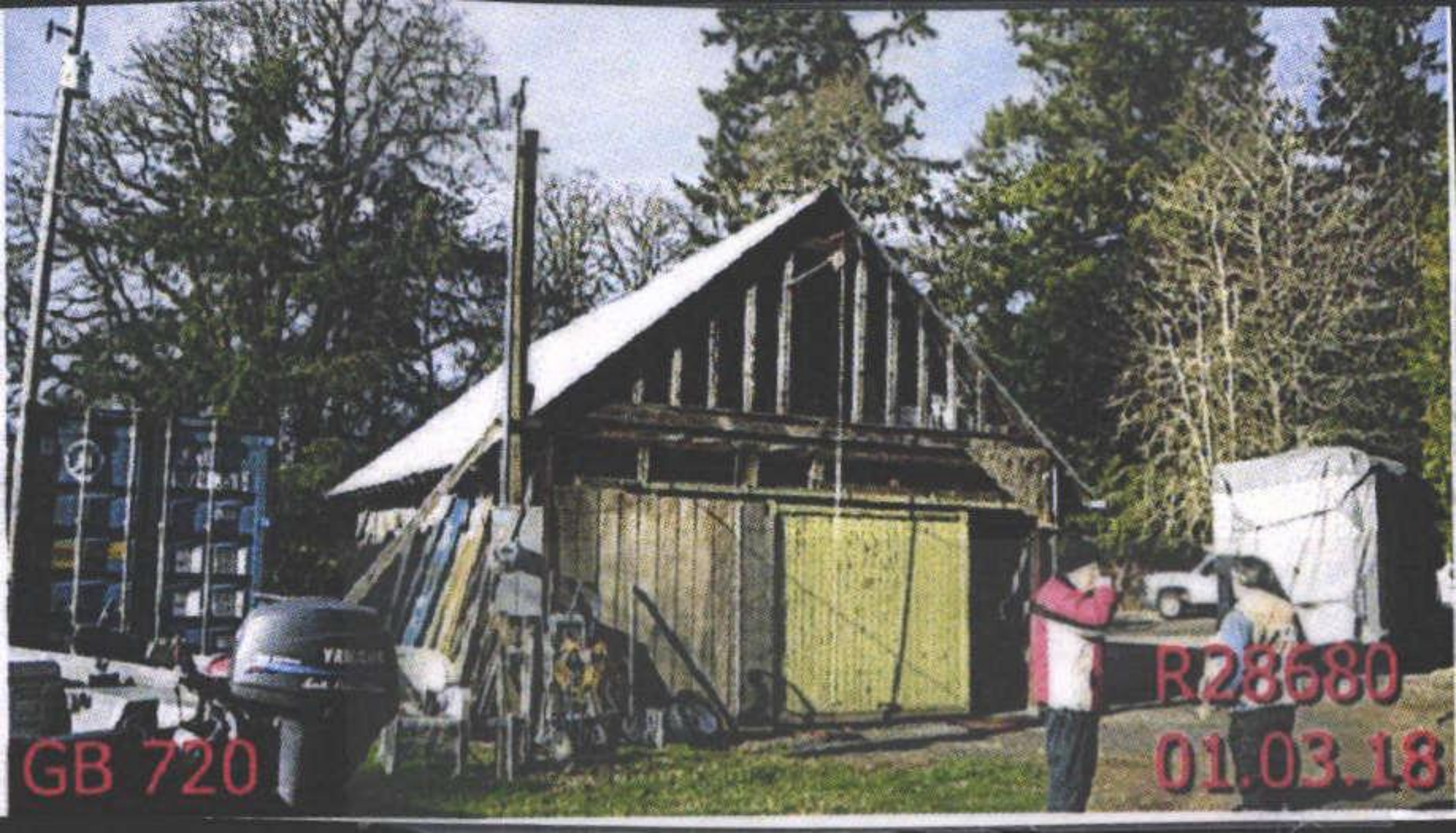
• • • • •
• • • • •

CALCULATIONS:



• • • • •
• • • • •

SCALE: 1" = 20'



GB 720

R28680

01.03.18

A photograph showing the rear view of a long, narrow building with corrugated metal siding and a gabled roof. The building is dark in color. In the background, a blue metal container is visible with the letters 'IN' on its side. The scene is outdoors with trees and a bright sky. The sun is visible in the upper right corner, creating a lens flare effect. The ground in front of the building appears to be gravel or dirt.

GB 720 Rear

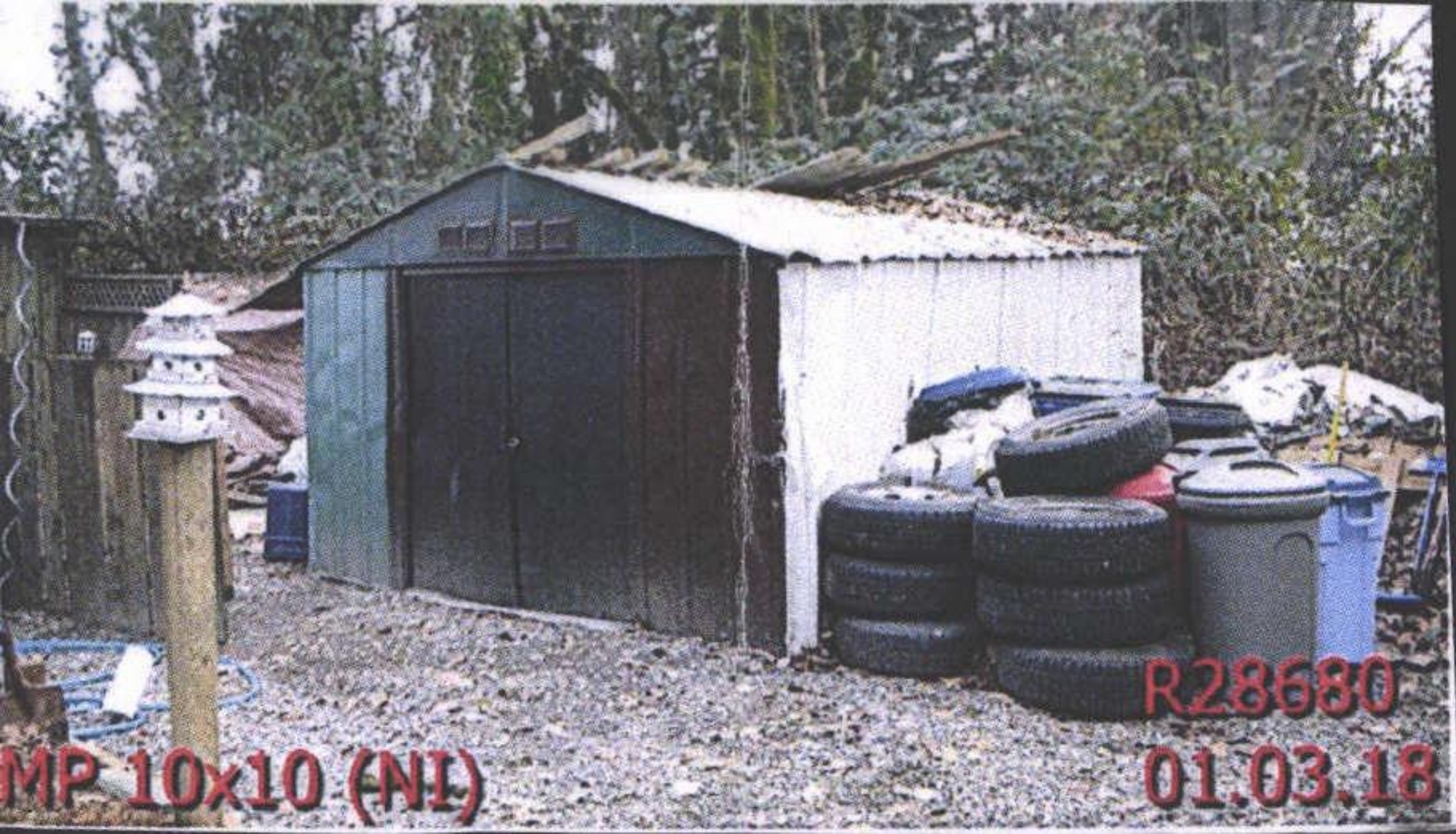
R28680

01.03.18



MP 10x16

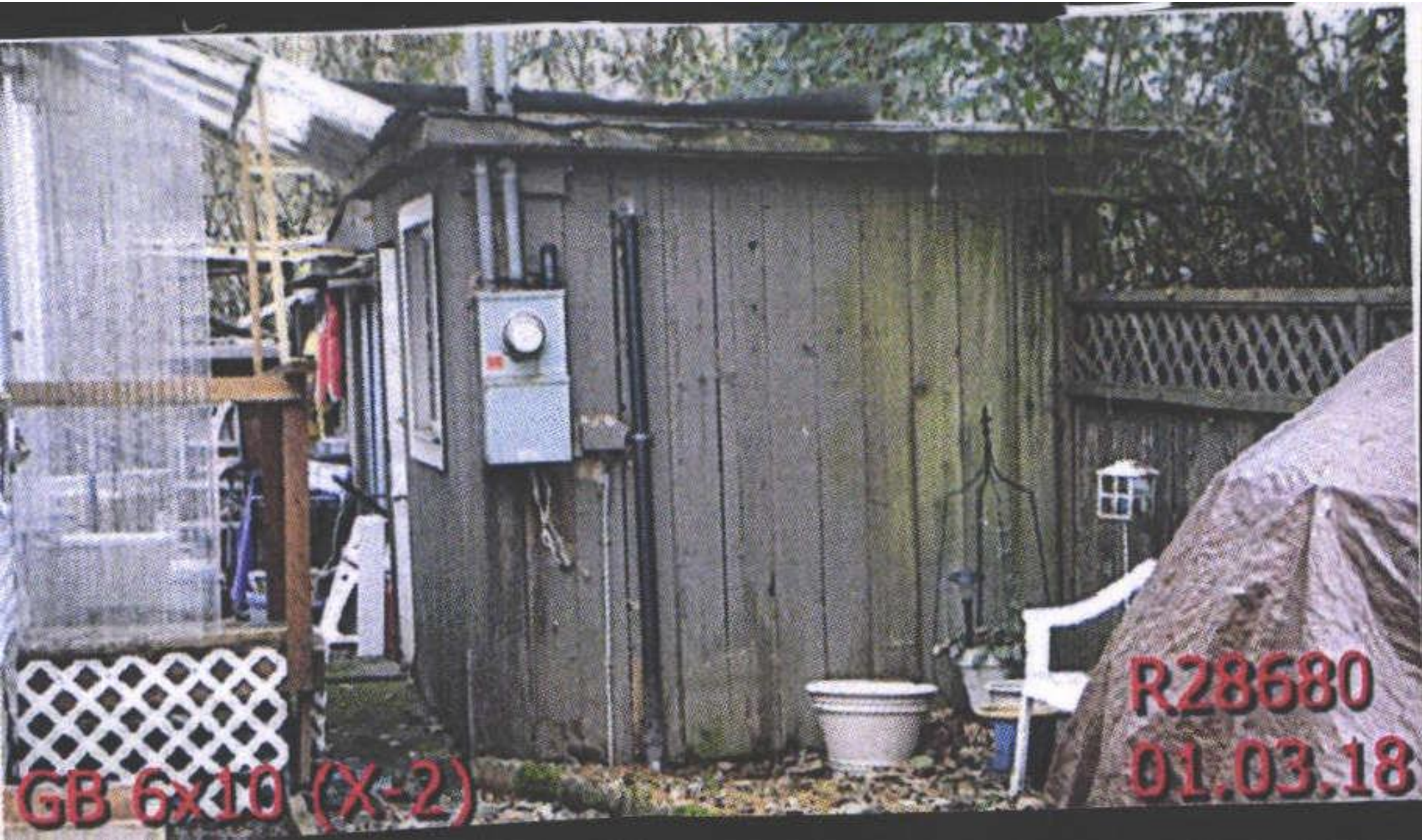
R28680
01.03.18



MP 10x10 (NI)

R28680

01.03.18



GB 6x10 (X-2)

R28680

01.03.18



M127276

9/20/13



MA (M127276)

R28680
01.03.18



4 4'02

Q-10-310-700

SE1ab CHG.21 3021
090 2444 H H H 40 2 (014)



M125186
9/12/13

R28680 Lake



1/24/2019

01/24/19

R28680 MA Rear S End-2



1/24/2019
01/24/19

R28680 MA Rear S End-1



1/24/2019
01/24/19

R28680 MA Rear N End-2



1/24/2019

01/24/19

R28680 MA Rear N End-1



1/24/2019

01/24/19

R28680 AG N End



1/24/2019
01/24/19

R28680 MA Front-3



1/24/2019

01/24/19

R28680 MA Front-2



1/24/2019

01/24/19

R28680 MA Front-1



1/24/2019

01/24/19



4 4 02

Q-1w-31c-600

SEP 14 1964
FBI - MEMPHIS