

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Print Date: 5/9/2025

Acct ID: 534924 MTL: 091W18C001400 Date: 6/10/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 11612 TEGEN LN SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 75022 Year: 2025

Last Date Appraised: 05/20/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: RIVERS, LISA ANN Roll Type: R
 Cycle Tag Sales Verification Other: Farm check Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 228505
 RMV Land: 252450 RMV Imp: 436380 RMV Total: 688830 MAV: 174520 MSAV: 53985 SAV: 112922
 Comment: 24-25: L4 MDL 5.20.24 SV LEVEL 2 1.28.21 CL10//

✓ sufficient stacking

Notations 25-26 Stacking OK

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05545	0

Land

Site: 1	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 106760	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2012 / 2012-13: LLA FROM R34920 AND R64503 MOVED .99 ACRES OF SA LANDS TO THIS PROPERTY// 02-03; REAPPR.						
Site: 3	Code Area: 05545	Size: 0.99 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 105690	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1980 / 00550040/ 02-03: REAPP						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 05545	Stat Class: 141 +	Year Blt: 2009	Eff Year Blt: 2009	Sq.Ft: 2034	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 399020				
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
First Floor	4 +	Finished	2034	3	FB-2	2009	2009	ROOF, HVAC, KIT, BATH - 2	Y N
Garage Attached	4	Finished	462	0	0	2009	2009	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2009	29853	1	Y N

Improvements - Accessory Buildings

Bldg: 4	Code Area: 05545	Stat Class: 351	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 1428	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 34x42	RMV: 25250				
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	1428	0	0	2015	2015	FAIR ✓	Y N

Accessories

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

Bldg: 5	Code Area: 05545	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 20x20	RMV: 8600				
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	400	0	0	2020	2020	FAIR ✓	Y N

Accessories

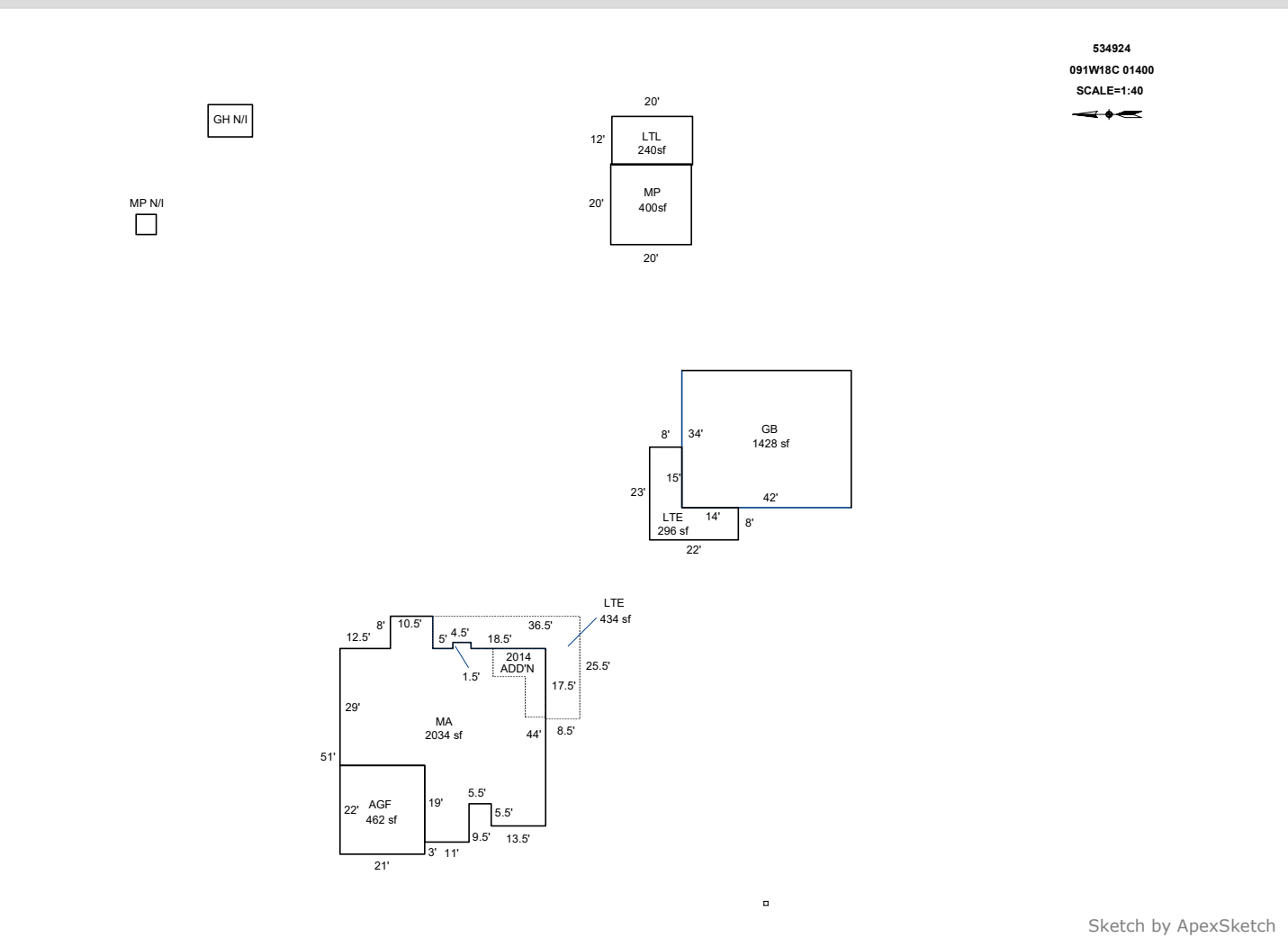
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								
Bldg: 6	Code Area: 05545	Stat Class: 356	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 296	% Complete: 100		
Desc: Lean-to Excellent (LTE)			Dimensions:		RMV: 2620			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Excellent	5	Finished	296	0	0	2015	2015	Exception: Y N
Accessories								
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								
Bldg: 7	Code Area: 05545	Stat Class: 354	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 240	% Complete: 100		
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 890			
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
Lean-to Light Duty	5	Finished	240	0	0	2020	2020	Exception: Y N
Accessories								
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 534924 Parcel No.: 091W18C 01400
 Property Address: 11612 TEGEN LN SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	LTE	1.0	434.0	127.0		APEXED BY NRC 11/12/2009 Edit to delete old res,ep,ep,mp and add MS 3/18/13 - Ja UPDATED BY SRAGSDALE 7/10/14 Added AGF CW 1/5/15 UPDATED BY JRONDEMA 5/7/15 UPDATED BY JRONDEMA 1/28/16 UPD BY WW 5.22.24 UPDATED BY CLOBERG 07/29/25			
	LTE	1.0	296.0	90.0					
	MP	1.0	400.0	80.0	1130.0				
GBA2	GB	1.0	1428.0	152.0	1428.0				
GBA5	LTL	1.0	240.0	64.0	240.0				
GLA1	MA	1.0	2033.5	228.0	2033.5				
						COMMENT TABLE 2	COMMENT TABLE 3		
						MLD 5.20.24 MDL 06/18/25	SV L4 FARM CHECK L3		
Net LIVABLE		cnt	0 (rounded)		2,034				
Net BUILDING		cnt	5 (rounded)		2,798				

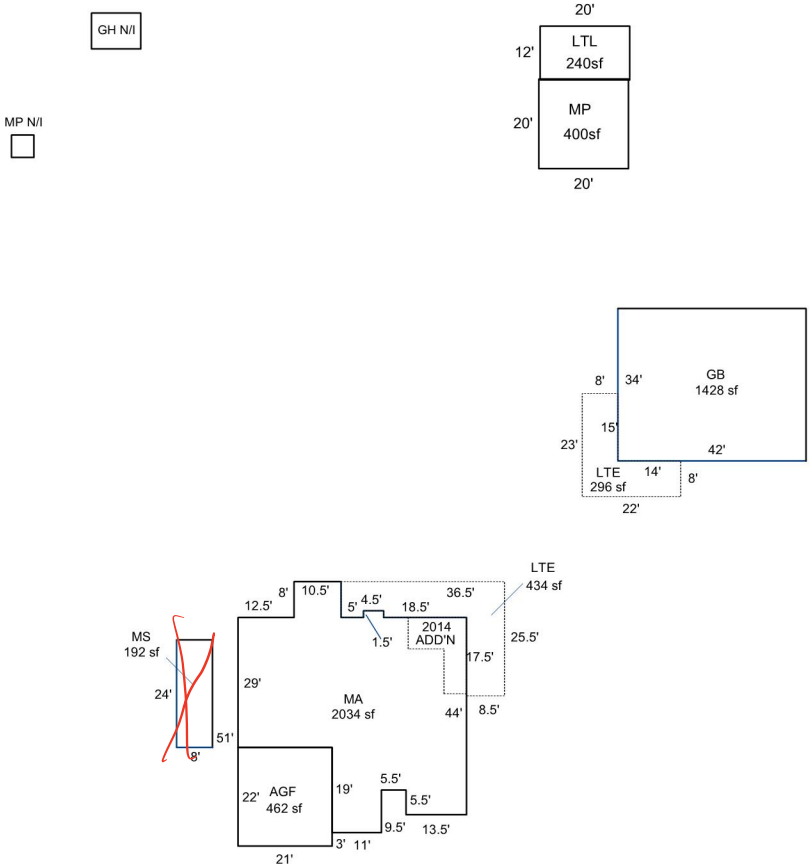
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SKETCH

534924
091W18C 01400
SCALE=1:40
N
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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	192.0	64.0	
	LTE	1.0	434.0	127.0	
	LTE	1.0	296.0	90.0	
	MP	1.0	400.0	80.0	1322.0
GBA2	GB	1.0	1428.0	152.0	1428.0
GBA5	LTL	1.0	240.0	64.0	240.0
GLA1	MA	1.0	2033.5	228.0	2033.5

COMMENT TABLE 1

APEXED BY NRC 11/12/2009
 Edit to delete old res,ep,ep,mp and add MS 3/18/13 - Ja
 UPDATED BY SRAGSDALE 7/10/14
 Added AGF CW 1/5/15
 UPDATED BY JRONDEMA 5/7/15
 UPDATED BY JRONDEMA 1/28/16
 UPD BY WW 5.22.24

COMMENT TABLE 2

MLD 5.20.24

COMMENT TABLE 3

SV L4

Net LIVABLE	cnt	1	(rounded)		2,034
Net BUILDING	cnt	6	(rounded)		2,990





R34924 34x42 GB
2021-01-28 L2



R34924 20x20 MP 12x20 LTL
2021-01-28 L2



R34924 MA S Side
2021-01-28 L2



R34924 MA Front
2021-01-28 L2



