

Acct ID: 530356 MTL: 082W240000700 Date: 7/3/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551  
 Situs: 8627 AUMSVILLE HWY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 47212 Year: 2025

Last Date Appraised: 08/19/2014 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: PHILLIPS, STEVEN W Roll Type: R

① Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 ③ 4 LCB TTO INSP AV: 203863  
 RMV Land: 451810 RMV Imp: 282150 RMV Total: 733960 MAV: 164330 MSAV: 39533 SAV: 64648

Comment: *Gate Cows*

**Notations** *25.06 cycle*

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05558	0

**Land**

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 17820 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 560050

Site: 3 Code Area: 05558 Size: 4.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 85520 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1981 / 08-09: EIGHT BENCH PROJ - CHG FROM FOUR BENCH DRY TO TWO BENCH DRY// 560050

Site: 4 Code Area: 05558 Size: 15.74 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 308470 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1981 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL/FOUR HILL TO TWO BENCH DRY// 560050/01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 4.93 TTL ACRES

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 132 Year Blt: 1907 Eff Year Blt: 1952 Sq.Ft: 1682 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 215120  
 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	3	Finished	1010	1	FB-1	1907	1952	HVAC, ROOF, KIT-, BATH - 1	Y N
Attic	3	Finished	672	2	0	1907	1952	HVAC	Y N
Garage Attached	4	Finished	652	0	0	1981	1981	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS <u>GOOD</u> <i>AVB</i>	3	1	1952	21507	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 457 + Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1512 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 51880  
 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	5 +	Finished	1512	3	FB-2	1990	1990	SKIRT, ROOF, HVAC+, KIT-	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1140 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 57x20 RMV: 10230  
 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	6	Finished	1140	0	0	1991	1991	FAIR ✓	

**Accessories**

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

Bldg: 3    Code Area: 05558    Stat Class: 351    Year Blt: 1995    Eff Year Blt: 1995    Sq.Ft: 864    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 36x24    RMV: 4920  
 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	4	Finished	864	0	0	1995	1995	FAIR	

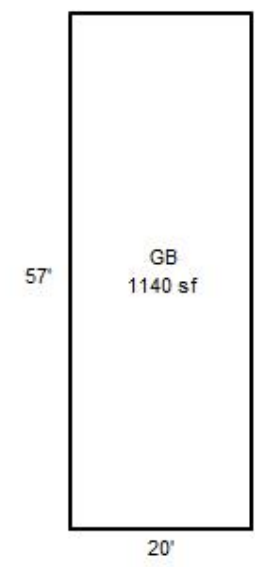
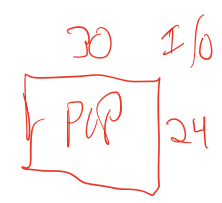
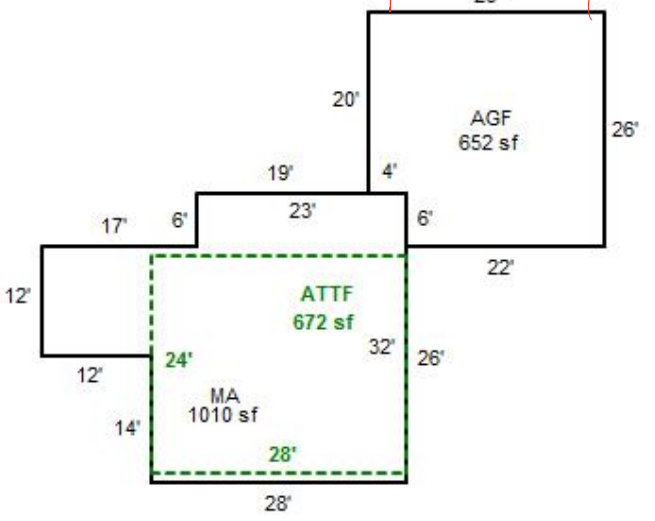
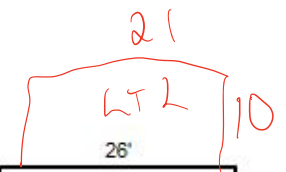
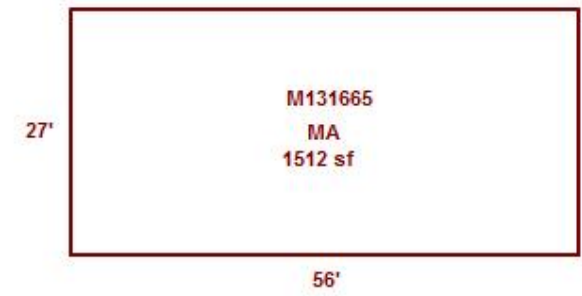
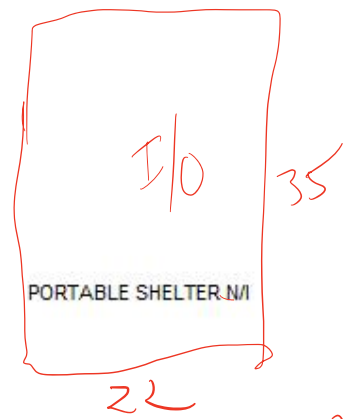
**Accessories**

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

LTK  


---

 2017  
 10x21  
 4



082W24 00700

R30356

M131665

551 01DU

A23

00560050

00560050

MCLAUGHLIN,CANDACE & SYVERSON,D

21.54 Acres

8627 AUMSVILLE HY SE

1/30/02

GATED

# BUILDING DIAGRAM AND OUTBUILDINGS

TL 700

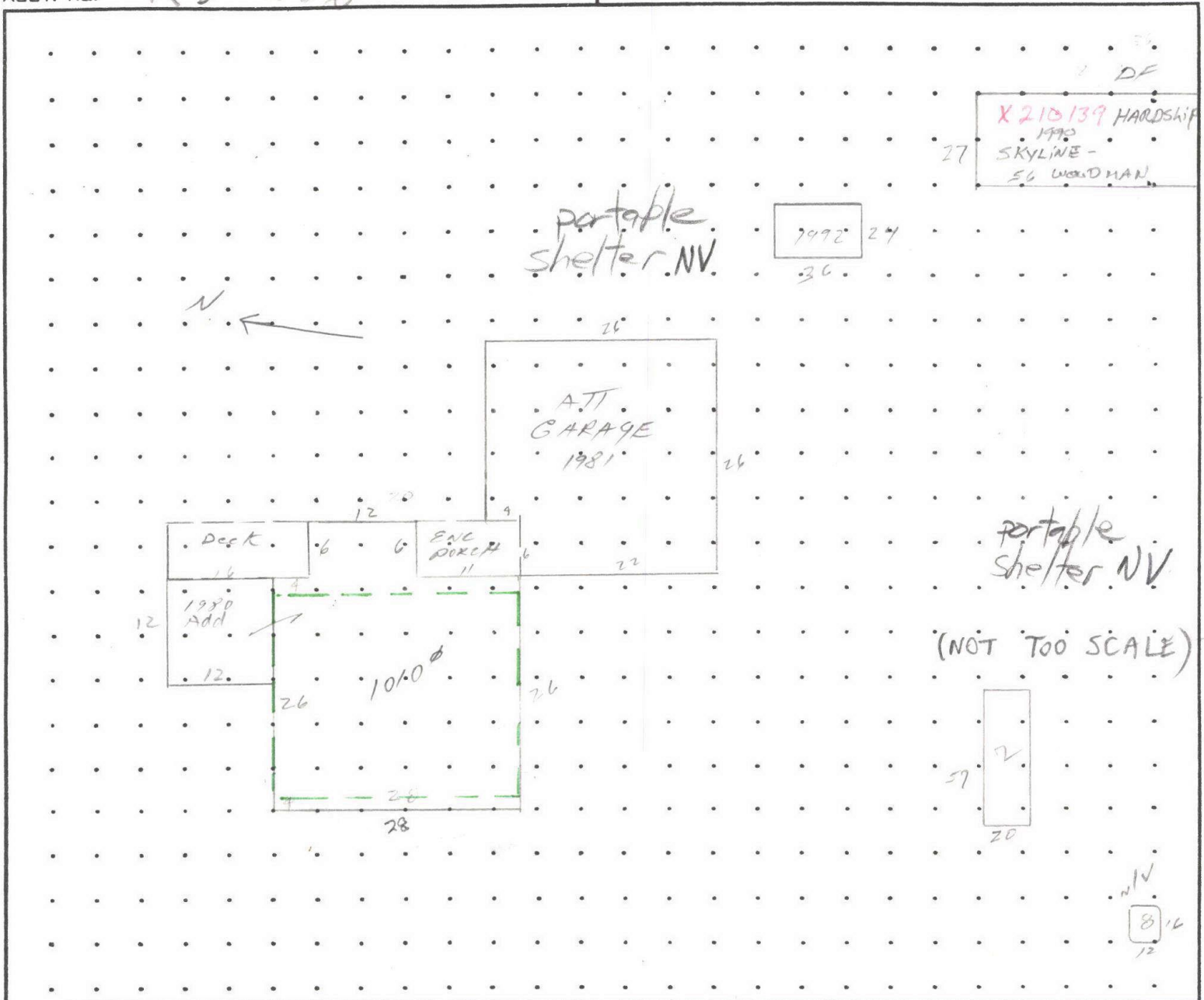
ACCT. NO.

R30356

MAP NO.

24-8-2w

57645-000



8655 AUMSVILLE HWY

(ATTIC) (24x28) F 672

1577

$$\begin{aligned} (26 \times 28 + 6 \times 12) &= 800 \\ + (12 \times 12 + 1 \times 11) &= \frac{210}{1010} \end{aligned}$$

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-26-71	DRJ	800
9-25-75	ALLEN	800
11-16-82	R Peyer	1010
3-10-92	Peyer	
5-3-02	DTY NV	

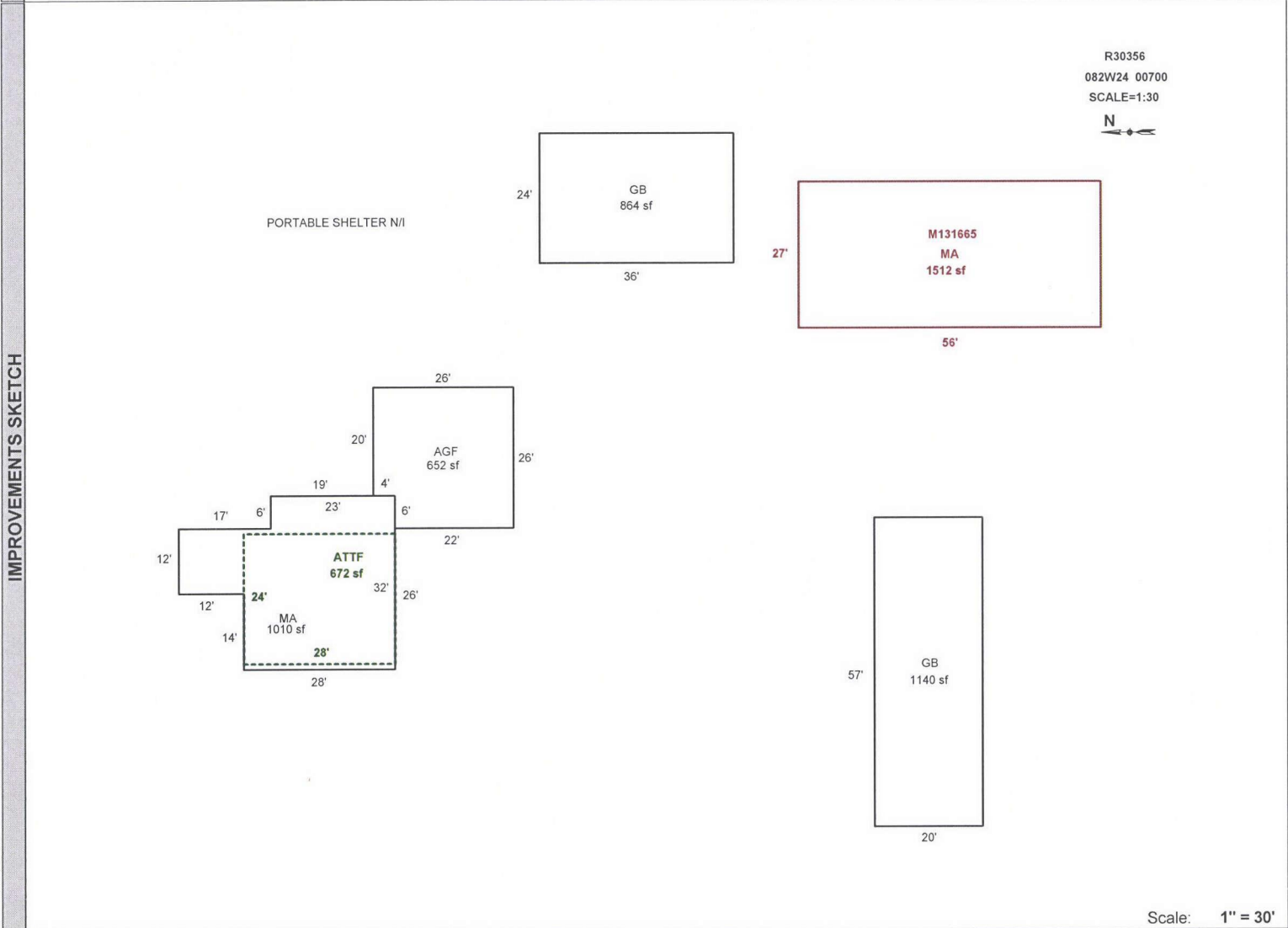
Added FR 79-80 12x12 = 144  
6x11 = 66  
210

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W24 00700

File No R30356

SUBJECT	Property Address <b>8627 AUMVILLE HY SE</b>
	City <b>AUMSVILLE</b> County <b>MARION</b> State <b>OR</b> Zip <b>97317</b>
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1010	144	
		MA	1.00	1512	166	2522
	GLA2	ATTF	1.00	672	104	672
	GBA1	GB	1.00	1140	154	
		GB	1.00	864	120	2004
GAR	AGF	1.00	652	104	652	
		Net LIVABLE Area (rounded w/ factors)		3194		
		Net BUILDING Area (rounded w/ factors)		2004		

Comment Table 1	
DRAWN BY JRONDEMA 3/15/18	
Comment Table 2	Comment Table 3

R30356 082W24 00700 Appr #: 35 Date 8/19/14 Prop Class 551 Prop Code A23  
 Situs Address 8627 AUMSVILLE HY SE 97317 Franchise Code 36 Year For: 2014-2015  
 Owner PHILLIPS, STEVE W 75% &

Notes: Update inventory Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 217,810	RMV Imp: 94,410	RMV Total: 312,220	M50 Total: 115,640		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1010	Eff Area 1010
Length	Width	Roof Cover <u>COMP</u>	Plumbing BATH1	Heat ST	Bedrooms 1
Fireplace	Inter. Comp:				
Year Built 1907	Eff. Year Built 1952	Cond. P F <u>A</u> G E			
Adj Codes RLCM3	Qty _____	% Comp _____	Func _____	Econ _____	RMV: 40,300
Lump Sum _____	Except Code/Year _____	Comments _____			
Seg.Type ATTF	Seg. # 1.2	Method: R05	Class 3	Area 672	Eff Area 672
Length	Width	Roof Cover	Plumbing	Heat BB	Bedrooms 2
Fireplace	Inter. Comp:				
Year Built 1907	Eff. Year Built 1952	Cond. P F <u>A</u> G E			
Adj Codes RLCM3	Qty _____	% Comp _____	Func _____	Econ _____	RMV: 18,810
Lump Sum _____	Except Code/Year _____	Comments _____			
Seg.Type AGF	Seg. # 1.3	Method: R05	Class 4	Area 652	Eff Area 652
Length	Width	Roof Cover <u>COMP</u>	Plumbing	Heat	Bedrooms
Fireplace	Inter. Comp:				
Year Built 1981	Eff. Year Built 1981	Cond. P F <u>A</u> G E			
Adj Codes RLCM4	Qty _____	% Comp _____	Func _____	Econ _____	RMV: 23,180
Lump Sum _____	Except Code/Year _____	Comments _____			

**Accessory Improvements**

Seg.Type <u>Y13F</u>	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1
Length <u>Y13G</u>	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor	Plumbing			
Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp _____	Econ _____	RMV: 3,000
Lump Sum _____	Except Code/Year _____	Comments <u>AJ</u>			

**Out Buildings**

Seg.Type GB	Seg. # 2.1	Method: F09	Class 6	Area 1140	Eff Area 1140
Length 57	Width 20	Foundation FRAME	Ex. Wall CBLOCK	Roof Cover COMP	
Roof Style	Floor CONC	Plumbing			
Heat	Int. Comp.	Elect.	Yr. Blt.	Eff. Yr. Blt: 1966	
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp _____	Func _____	Econ _____	RMV: 4,260
Lump Sum _____	Except Code/Year _____	Comments _____			
Seg.Type GB	Seg. # 3.1	Method: F09	Class 4	Area 864	Eff Area 864
Length 36	Width 24	Foundation POST	Ex. Wall METAL	Roof Cover METAL	
Roof Style	Floor	Plumbing			
Heat	Int. Comp.	Elect.	Yr. Blt.	Eff. Yr. Blt: 1990	
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp _____	Func _____	Econ _____	RMV: 4,860
Lump Sum _____	Except Code/Year _____	Comments _____			

R30356 082W24 00700 Appr #: 36 Date 8/19/14 Prop Class 551 Prop Code A23  
 Situs Address 8627 AUMSVILLE HY SE 97317 Franchise Code 36 Year For: 2014-2015  
 Owner PHILLIPS, STEVE W 75% &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_  
 RMV Land: 217,810 RMV Imp: 94,410 RMV Total: 312,220 M50 Total: 115,640

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	FARM OSD	<del>OSDA.RUR</del>	0.00		
2	FARM HOMESITE	<del>008S</del> <u>OSDF.RUR</u>	1.00		
3	FOUR HILL DRY	008S	4.80		
4	TWO BENCH DRY	008SG	15.74		

Eff Acres Companion Accounts M131665 082W24 00700

Zone: SA

Date 10/9/14 Clerk Chui's **ROUTING SLIP**

**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 OK #36 DB 10/15/14

Reviewed by lead appraiser/comments \_\_\_\_\_





M 131 665

6-3-02

R 303 56





R 30356 6-3-02

R30356

8/19/14

