

Summary

Lead Appr: ww 11/7 Clerk: _____ Lead Clerk: _____ Appr: JJS 11.13.25 Print Date: 9/29/2025

Acct ID: 563171 MTL: 081W19B001200 Date: 11.6.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401

Situs: 9334 FRIENDLY ACRES RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 111417 Year: 2025

Last Date Appraised: 09/10/2018 Appraiser: CLINT LUKE Tag: Y N Tag info: _____

Owner: FEDERICO, ROBERT L Last Sales Date: 05/21/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 180690

RMV Land: 328640 RMV Imp: 385800 RMV Total: 714440 MAV: 180690 MSAV: 0 SAV: 0

Comment: _____

UPD TAV

MLS: 825906 Code: 30

Dom: 85 

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1 Code Area: 05558 Size: 2.86 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0

Class: _____ Value Source: Rural at MKT Description: _____ RMV: 278640 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 02-03: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 107 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: _____ RMV: 20420

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	0	19260	1

Exception: Y N

Bldg: 4 Code Area: 05558 Stat Class: 141 - Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 2880 % Complete: 100.00

Desc: One Story Only Dimension: _____ RMV: 336660

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
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First Floor	4 -	Finished	2880	3	FB-2	1996	1996	KIT-, HVAC, ROOF, BATH - 2	Exception: Y N
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Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1440 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 17390

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
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General Purpose Bldg	5	Finished	1440	0	0	2002	2002	FAIR	Exception: Y N
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Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 180 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 18x10 RMV: 1960

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
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Multi-Purpose Bldg	4	Finished	180	0	0	1997	1997	FAIR	Exception: Y N
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Accessories

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

Bldg: 5Code Area: 05558Stat Class: 351Year Blt: 1997Eff Year Blt: 1997Sq.Ft: 1080% Complete: 100.00

Desc: General Purpose Building (GB)Dimensions: 30x36RMV: 9370

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust: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	1080	0	0	1997	1997		

Accessories

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

354 LTL 10x24 Existing 7/0 2002

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W19B 01200

File No R63171

Property Address 9334 FRIENDLY ACRES RD SE

City AUMSVILLE

County MARION

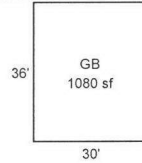
State OR

Zip 97325

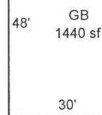
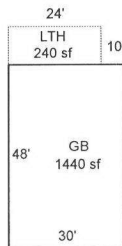
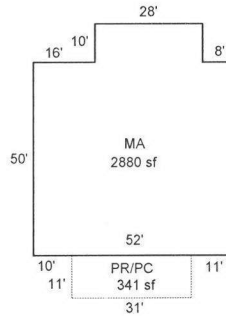
Owner

Client

Appraiser Name



R63171
081W19B 01200
SCALE=1:50



Scale: 1" = 50'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2880	224	2880
GBA1	GB	1.00	1440	156	
	MP	1.00	180	56	
	GB	1.00	1080	132	
	LTH	1.00	240	68	2940
P/P	PR/PC	1.00	341	84	341
Net LIVABLE Area (rounded w/ factors)					2880
Net BUILDING Area (rounded w/ factors)					2940

Comment Table 1

DRAWN BY SH 1-19-10

Comment Table 2

9-10-18 E10 SV

JJS 11.625 SV L4

Comment Table 3