

Summary

Lead Appr: vw 11/24 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563214 MTL: 082W13C002600 Date: 9-16-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401

Situs: 5625 MONTGOMERY FARM LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112347 Year: 2025

Last Date Appraised: 04/01/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: JIMENEZ ARIAS, JOSE ALFREDO Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 419330

RMV Land: 387230 RMV Imp: 572370 RMV Total: 959600 MAV: 419330 MSAV: 0 SAV: 0

Comment: 24-25 L4 4/1/24 CLUKE

IMPAT 11-19-25 CLUKE

Notations

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 05558 Size: 6.77 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 337230 Exception: Y N

S Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 05558 Stat Class: 142 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2959 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 562330

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	4 +	Finished	2360	3	FB-3	2008	2008	ROOF, HVAC, FP, HT, BATH, KITCH, BATH - 3	Y N
Attic	4 +	Finished	599	0	HB-1	2008	2008	BTH - 1, HVAC	Y N
Garage Attached	4	Finished	948	0	0	2008	2008	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2008	29532	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 1966 Eff Year Blt: 1975 Sq.Ft: 575 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 25x23 RMV: 2960

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
General Purpose Bldg	5	Finished	575	0	0	1966	1975	AVG	Y N

Accessories

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

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 256 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x16 RMV: 2150

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
Multi-Purpose Bldg	6	Finished	256	0	0	1981	1981	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 354 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 449 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: RMV: 360

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
Lean-to Light Duty	4	Finished	449	0	0	1975	1975		

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 312	Year Blt: 1963	Eff Year Blt: 1975	Sq.Ft: 744	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 31x24			RMV: 4280
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
Loft Barn	4	Finished	744	0	0	1963	1975	FAIR	

Accessories

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

Bldg: 6	Code Area: 05558	Stat Class: 354	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 225	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 25x9			RMV: 290
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
Lean-to Light Duty	4	Finished	225	0	0	1990	1990		

Accessories

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

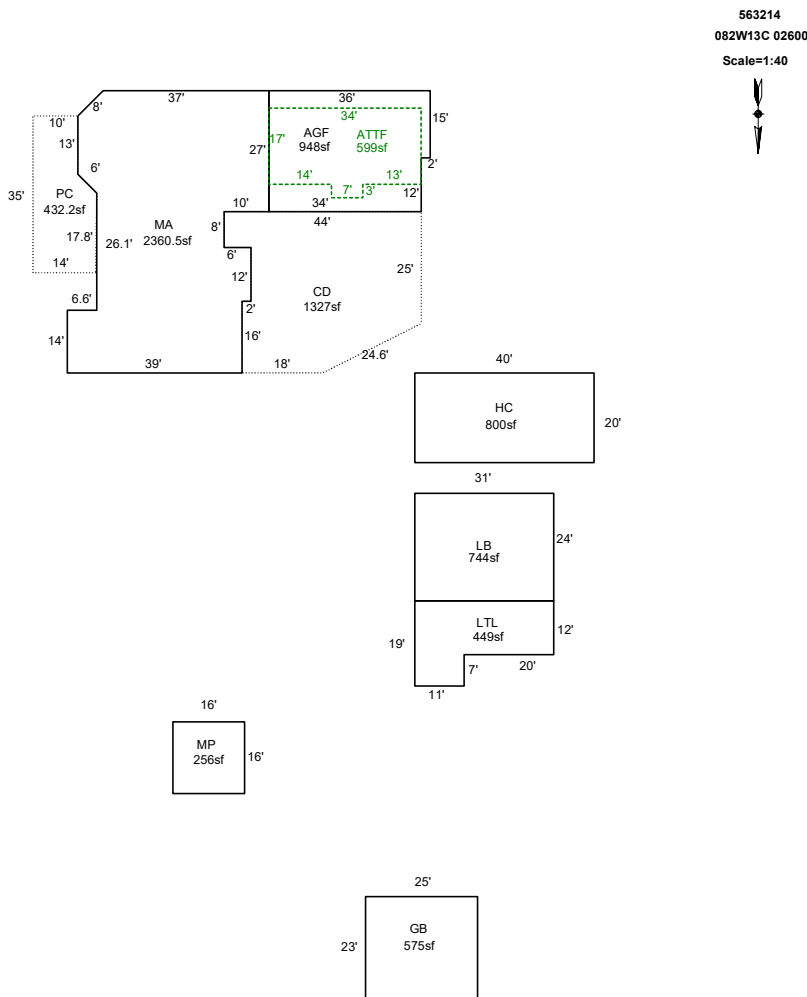
HC 5 20x40 60% Y0
Avg

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563214 Parcel No.: 082W13C 02600
 Property Address: 5625 Montgomery Farm Ln SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex by RW 04/04/08 UPDATED BY CHRIS 5/14/19 UPDATED BY CLOBERG 10/24/25	
GBA1	GB	1.0	575.0	96.0			
	MP	1.0	256.0	64.0			
	HC	1.0	800.0	120.0	1631.0		
GLA1	MA	1.0	2360.5	230.7	2360.5		
GLA2	ATTf	1.0	599.0	108.0	599.0		
AGU	AGF	1.0	948.0	126.0	948.0		
DW	CD	1.0	1327.0	155.6	1327.0		
LTH	LB	1.0	744.0	110.0	744.0		
LTL	LTL	1.0	449.0	100.0	449.0		
PC	PC	1.0	432.2	95.8	432.2	COMMENT TABLE 2	COMMENT TABLE 3
						JS29 05/09/19 CLUKE 09/16/25	CYCLE L2 CYCLE L4
	Net LIVABLE	cnt	0	(rounded)	2,959		
	Net BUILDING	cnt	3	(rounded)	1,631		