

Summary

Lead Appr: **VW 11/26** Clerk: Lead Clerk: Appr:

Print Date: 6/25/2025

Acct ID: 563246 MTL: 082W13C003000 Date: **9-16-25** Appr: **CLUKE** Prop Class: 401 RMV Prop Class: 401

Situs: 5725 HUSKEY LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112379 Year: 2025

Last Date Appraised: 04/20/2015 Appraiser: CLINT LUKE Retag: Y **N** Tag info:

Owner: PITT, ROBERT E & PITT, JENNIFER L Roll Type: R

**Cycle** Tag Sales Verification Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 227190

RMV Land: 240000 RMV Imp: 246340 RMV Total: 486340 MAV: 227190 MSAV: 0 SAV: 0

Comment:

Input 11-24-25

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: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 190000 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 131 + Year Blt: 1965 Eff Year Blt: 1970 Sq.Ft: 1580 % Complete: 100

Desc: One Story Only Dimensions: RMV: 239550

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     | 3 +   | Finished      | 1580       | 3    | FB-2  | 1965   | 1970       | ROOF, FP - 1, HVAC+, KIT+, BATH - 2 | Y N            |
| Garage Detached | 3     | Finished      | 700        | 0    | FB-1  | 1965   | 1970       | HVAC+, ROOF, BATH - 1               | Y N            |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: Y N |
|------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS GOOD | 3     | 1         | 1970       | 23433 | 1        | Y N            |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 192 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1050

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      | 192        | 0    | 0     | 1975   | 1975       | FAIR      | Y N            |

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 354 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 96 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: 12x8 RMV: 80

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      | 96         | 0    | 0     | 1975   | 1975       |           | Y N            |

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 600 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 26x24 RMV: 5660

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

100%

Y

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |                |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 4     | Finished      | 600        | 0    | 0     | 2003   | 2003       | FAIR      | Exception: Y N |

AVG

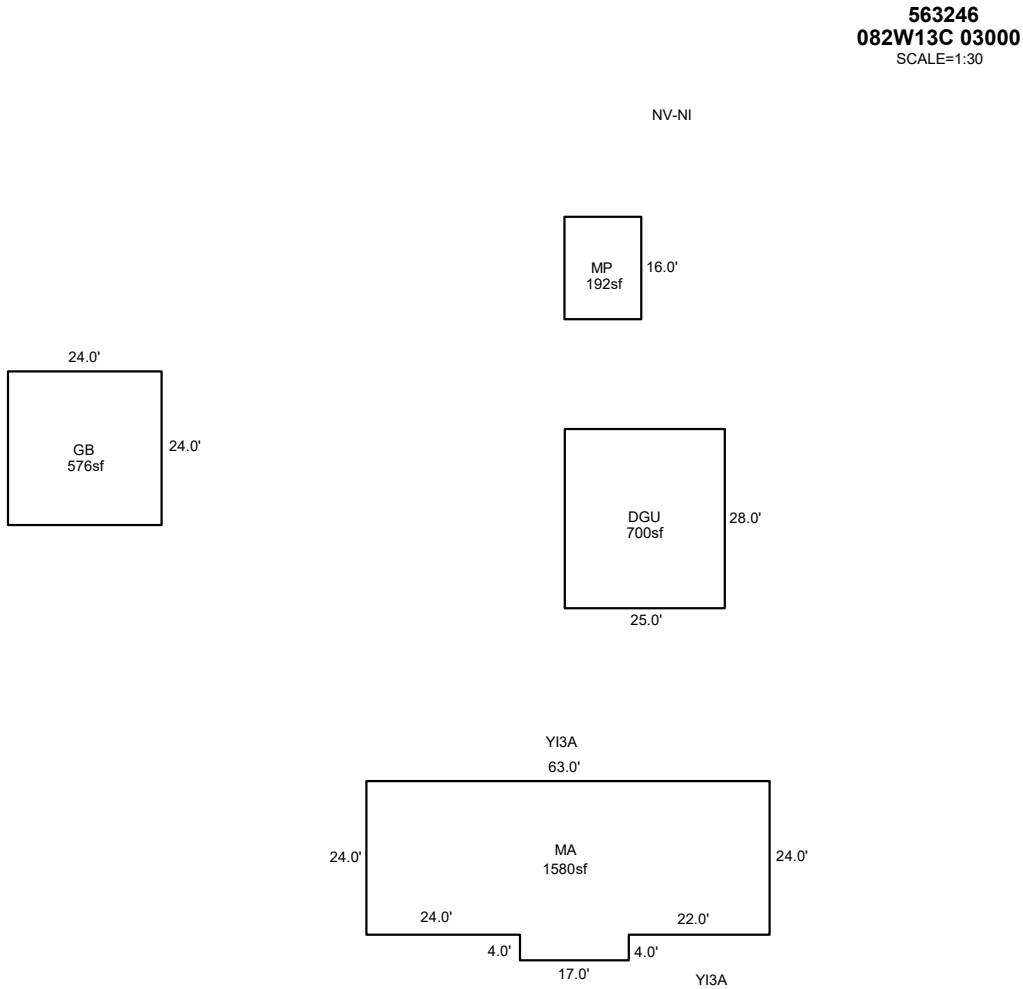
Accessories

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

## SKETCH/AREA TABLE ADDENDUM

| SUBJECT INFO                        |                           |           |                |
|-------------------------------------|---------------------------|-----------|----------------|
| File No.: 563246                    | Parcel No.: 082W13C 03000 |           |                |
| Property Address: 5725 HUSKEY 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 | APEXED BY NRC 07/16/2009<br>UPDATED BY CLOBERG 10/23/25 |                 |
| GBA1                      | MP           | 1.0    | 192.0    | 56.0      |            |                                                         |                 |
|                           | GB           | 1.0    | 576.0    | 96.0      | 768.0      |                                                         |                 |
| GLA1                      | MA           | 1.0    | 1580.0   | 182.0     | 1580.0     |                                                         |                 |
| GAR                       | DGU          | 1.0    | 700.0    | 106.0     | 700.0      |                                                         |                 |
|                           |              |        |          |           |            | COMMENT TABLE 2                                         | COMMENT TABLE 3 |
|                           |              |        |          |           |            | CLUKE 09/16/25                                          | CYCLE L4        |
|                           |              |        |          |           |            |                                                         |                 |
|                           |              |        |          |           |            |                                                         |                 |
|                           |              |        |          |           |            |                                                         |                 |
|                           | Net LIVABLE  | cnt    | 0        | (rounded) | 1,580      |                                                         |                 |
|                           | Net BUILDING | cnt    | 2        | (rounded) | 768        |                                                         |                 |