

Summary

Lead Appr: WW 12/4

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 563379

MTL: 082W130001100

Date: 9-29-25

Appr: Gwe

Prop Class: 451

RMV Prop Class: 451

Situs: 5415 HOWELL PRAIRIE RD SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 115383

Year: 2025

Last Date Appraised: 05/31/2019

Appraiser: CLINT LUKE

Retag: Y

Tag info:

Owner: ZELMA TUPPER TR

Roll Type: R

Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP

AV: 225820

RMV Land: 392950

RMV Imp: 187750

RMV Total: 580700

MAV: 225820

MSAV: 0

SAV: 0

Comment:

INPUT 11-25-25 Gwe

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: 7.16 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Rural Restrictive

Description:

RMV: 342950

Exception: Y N

Adjustment(s): 2HD 6.25 4HD 0.91

Fire Patrol:

Description:

Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT, CORRECTED ACREAGE 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 132

Year Blt: 1910

Eff Year Blt: 1965

Sq.Ft: 1288

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 180510

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	848	1	FB-1	1910	1965	KIT-, HVAC+, ROOF, BATH - 7	Y N
Attic	3	Finished	440	2	0	1910	1965	HVAC+	Y N
Garage Detached	3	Unfinished	672	0	0	1961	1965	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	692	1965	1597	1	Y N
DECK	3	160	1965	2499	1	Y N
DECK	3	168	1965	2624	1	Y N
ROOF EXTENSION OR PATIO COVER	3	160	1965	3294	1	Y N
ROOF EXTENSION OR PATIO COVER	3	168	1965	3459	1	Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 05558

Stat Class: 341

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 120

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x12

RMV: 1670

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	5	Finished	120	0	0	1998	1998	FAIR	Y N

Accessories

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

Bldg: 3

Code Area: 05558

Stat Class: 353

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 760

% Complete: 100

Desc: Machine Shed (MS)

Dimensions: 20x38

RMV: 5570

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
Machine Shed	5	Finished	760	0	0	1998	1998	FMR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13 01100

File No R63379

SUBJECT

Property Address 5415 HOWELL PRAIRIE RD SE

City AUMSVILLE

State OR

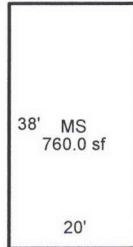
Zip 97325

Owner

Client

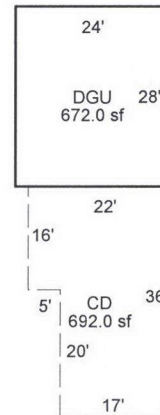
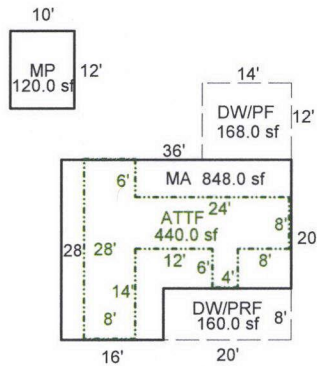
Appraiser Name

IMPROVEMENTS SKETCH



R63379
082W13 01100

FOR ASSESSMENT PURPOSES ONLY
DISTANCE BETWEEN BUILDINGS NOT TO SCALE
SCALE=1:30



Scale: 1" = 25'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	848.00	128.0	848.00
GLA2	ATTF	1.00	440.00	132.0	440.00
GBA1	MS	1.00	760.00	116.0	760.00
GAR	DGU	1.00	672.00	104.0	672.00
YI1	DW/PRF	1.00	160.00	56.0	
	MP	1.00	120.00	44.0	
	CD	1.00	692.00	116.0	
	DW/PF	1.00	168.00	52.0	1140.00
Net LIVABLE Area		(rounded w/ factors)			1288
Net BUILDING Area		(rounded w/ factors)			760

Comment Table 1

APEXED BY NRC 05/14/2009
UPD BY PH 09.10.19

Comment Table 2

Comment Table 3

6/10/5-31/19 Cycle L2
6/10/9-29-25 Cycle L4