

Summary Lead Appr: WW 10/20 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 541305 MTL: 092E25D001800 Date: 10/10/25 Appr: Clint Prop Class: 641 INPUT RMV Prop Class: 501
 Situs: 27990 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 56876 10-17-25 Clint Year: 2025

Last Date Appraised: 06/23/2025 Appraiser: CLINT LUKE Tag: Y 0 Tag info: 2027 - FARM/FOREST MAINTENNACE/NOTATION (Condition)

Owner: AERNI, SPRING ROSE Last Sales Date: 06/10/2020 Roll Type: R
 Cycle 0 Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 130240

RMV Land: 454360 RMV Imp: 223990 RMV Total: 678350 MAV: 30950 MSAV: 21820 SAV: 38521

Comment: 25-26 L4 6/23/25 CLUKE
 25-26 L4 10/1/24 CLUKE
 24-25 L4 2/15/24 CLUKE
 24-25 L2 10/2/23 L3 1/4/24 CLUKE
 23-24: L2 2.9.23 CL

Permit For Deer Add Yr Proc

Notations

| RP/MS | Code | Description |
|-------|------|-----------------------|
| RP | DFL | DESIGNATED FORESTLAND |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-----------------------|-------|-----------|-----------|
| 1 | SAN | SA OSD - NO LANDSCAPE | 35000 | 56440 | 0 |

Land

Site: 2 Code Area: 56440 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Forest Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 21960 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2024 (was 1986)
 24-25: Per CL make this 1.0 acre a forest homesite
 22-23: Update soil classes
 20-21: #10 CYCLE C19, NO CHG

Site: 3 Code Area: 56440 Size: 17.95 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 394050 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1986
 2010-11: EDIT REPORT SHOWS THAT THE ACREAGE WAS INCREASED BY MAP ROOM, CLERK DID NOT INCREASE LAND SEG ACREAGE OR SEND LETTER TO OWNER TO ADD ACREAGE TO ACCOUNT// 03-04: REAPPRAISAL

Site: 4 Code Area: 56440 Size: 5.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLX Value Source: Designated Forest Land Description: DFL Class X RMV: 3350 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability Year - 1986
 22-23: Can not apply FSOIL adj - results in Negative RMV
 2010-11: EDIT REPORT SHOWS THAT THE ACREAGE WAS INCREASED BY MAP ROOM, CLERK DID NOT INCREASE LAND SEG ACREAGE OR SEND LETTER TO OWNER TO ADD ACREAGE TO ACCOUNT// 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 108 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1000 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 216320
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 77470 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: |
|---------------------------|-------|---------------|------------|------|-------|--------|------------|----------------------|------------|
| Second Floor | 3 | Finished | 1000 | 1 | FB-1 | 2023 | 2023 | BATH - 1, KIT-, HVAC | Y N |
| Garage Oversized Detached | 3 | Finished | 1700 | 0 | 0 | 2023 | 2023 | ROOF | Y N |

Accessories

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

Y 13 A

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56440 Stat Class: 341 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 144 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 7670
 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 | | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|--|
| Multi-Purpose Bldg | 6 | Finished | 144 | 0 | 0 | 2023 | 2023 | AVG | Exception: Y N | |

Accessories

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

Permits

| Permit Number | Permit ID | Origin | Category | Type | Estimate Value | % Complete | Roll Type | Description |
|---------------|-----------|---------------|------------------|----------|----------------|------------|-----------|--------------------------------------|
| 25-002007 | 83439 | MARION COUNTY | NEW CONSTRUCTION | ADDITION | 8664 | 0 | R | 18 x 15 DECK ATTACHED TO OUTBUILDING |

Farm Notes

2021FARM:

9/27/21: Rec'd self reporting letter. Due to last years wildfires, clearing of burned timber has just begun. They are working w/local Forester, Watershed Management and DEQ to properly manage the forestland. County gave them a form to apply for rehab funding assistance, and they know what steps are needed to clear debris and maintain the osprey nests. Did not fill out DFL app. Inspected by #77 10/11/21 forest use ok.//

21-22: Sent new owner self reporting letter and flyers 9/16/21 with 30 days to respond./cwo/

2025FARM

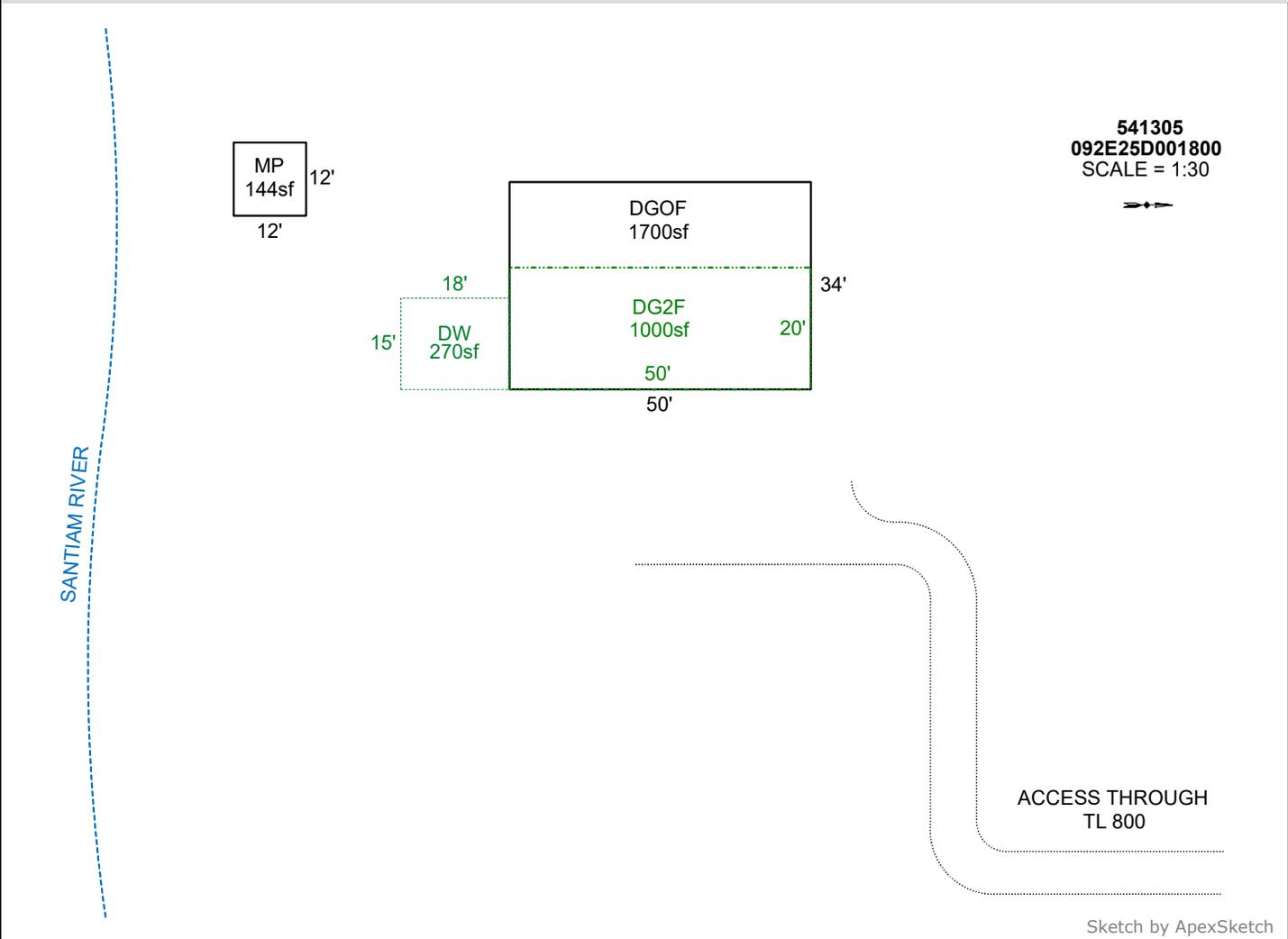
25-26: 6/23/25 L4 CLUKE FOREST: WILDFIRE DAMAGE CLEARED STILL CLEANING UP RETAG 5/1/27 WITH NEXT AERIALS

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541305 Parcel No.: 092E25D001800
 Property Address:
 City: MILL CITY County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | DGOF | 1.0 | 1700.0 | 168.0 | |
| | MP | 1.0 | 144.0 | 48.0 | 1844.0 |
| GBA2 | DG2F | 1.0 | 1000.0 | 140.0 | 1000.0 |
| P/P | DW | 1.0 | 270.0 | 66.0 | 270.0 |

COMMENT TABLE 1

APEX BY CJURAN 10/03/2022 555-22-006851
 UPDATED BY CJURAN 12/12/2023
 UPD BY WW 7.24.24
 UPDATED BY CLOBERG 06/04/25 25-002007 DW

COMMENT TABLE 2

CL 10/02/2023
 CL 1/4/24

COMMENT TABLE 3

TAGS L2
 TAGS L3

Net BUILDING cnt 3 (rounded) 2,844

CL 10/10/25
 TAG 24