

Summary

Lead Appr: WW 11/18 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 11.18.25

Print Date: 9/29/2025

Acct ID: 544004 MTL: 081W29C000800 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401  
Situs: 10656 JAMES WAY DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 106932 Year: 2025

Last Date Appraised: 01/24/2019 Appraiser: CLINT LUKE Tag: Y N Tag info: \_\_\_\_\_  
Owner: RUSSELL WELLS TR Last Sales Date: 01/29/2025 Roll Type: R  
Cycle Tag: Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 246950  
RMV Land: 317020 RMV Imp: 292490 RMV Total: 610110 MAV: 246950 MSAV: 0 SAV: 0  
Comment: \_\_\_\_\_

*OSDs SV, vpd E4B + INV*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29558	0

Land

Site: 1 Code Area: 29558 Size: 2.50 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 267620 Exception: Y N  
Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
Comments: 2002-03 REAPP

Improvements - Residence / Manufactured Structures

*2004 Full Remodel*

Bldg: 1 Code Area: 29558 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1493 % Complete: 100.00  
Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 250450  
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	1493	3	FB-2	1978	1978	ROOF, FP - 1, HVAC+, KIT-, BATH - 2	Y N
Garage Attached	4	Low Cost	529	0	0	1978	1978	ROOF	Y N

Accessories

*YIYA*

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

Bldg: 3 Code Area: 29558 Stat Class: 108 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100.00  
Desc: Residential Other Improvements Dimensions: \_\_\_\_\_ RMV: 0  
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
No floor data available									

Accessories

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

Bldg: 4 Code Area: 29558 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100.00  
Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 26200  
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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1978	24717	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29558 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 480 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 4170  
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	480	0	0	1986	1986	FAIR	Y N

Accessories

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 29558 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 576 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 11670  
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
General Purpose Bldg	5	Finished	576	0	0	2018	2018	FAIR	

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

# SKETCH/AREA TABLE ADDENDUM

Parcel No 081W29C 00800

File No R44004

Property Address 10656 JAMES WY DR SE

City AUMSVILLE

County MARION

State OR

Zip 97325

Owner

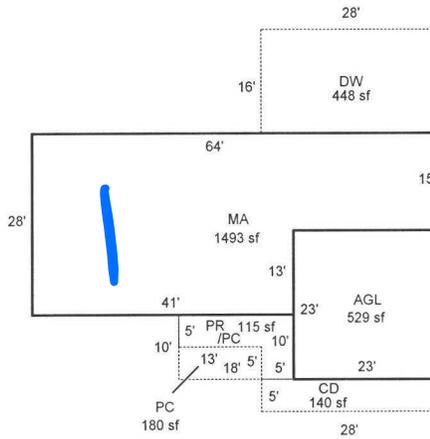
Client

Appraiser Name

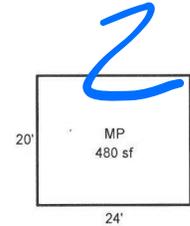
SUBJECT

IMPROVEMENTS SKETCH

R44004  
081W29C 00800  
SCALE=1:30



80' BETWEEN



DRIVEWAY

Scale: 1" = 30'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1493	184	1493
GBA1	MP	1.00	480	88	
	GB	1.00	576	96	1056
GAR	AGL	1.00	529	92	529
P/P	PC	1.00	180	56	
	PR	1.00	115	56	
	CD	1.00	140	66	
	DW	1.00	448	88	883
Net LIVABLE Area			(rounded w/ factors)		1493
Net BUILDING Area			(rounded w/ factors)		1056

### Comment Table 1

DRAWN BY JRONDEMA 12/12/17  
UPDATED BY JRONDEMA 1/31/19

### Comment Table 2

### Comment Table 3

JJS 11.7.25 JV LY