(handwritten: Date: 9-28-25   Appr: Luke)

Acct ID: 544407   MTL: 082W13B000100   Date:_____ Appr:_____ Prop Class: 401   RMV Prop Class: 401

Situs: 8971 EDCLIFF CT SE AUMSVILLE OR 97325   MaSaNh: 01 06 000   Unit: 116719   Year: 2025

Last Date Appraised: 05/24/2019   Appraiser: CLINT LUKE   Retag: Y N   Tag info:

(handwritten: INPO 1Y19-25 Luke)

Owner: JUDY G KALTENBAUGH TR &   Roll Type: R

Cycle   Tag   Sales Verification   Other:_____   Inspection level: 1 2 3   LCB   TTO   INSP   AV: 295260

RMV Land: 320840   RMV Imp: 305090   RMV Total: 625930   MAV: 295260   MSAV: 0   SAV: 0

Comment:

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

Class: Value Source: Rural at MKT   Description: 2bdss   RMV: 270840   Exception: Y N

Adjustment(s):   Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1   Code Area: 05558   Stat Class: 142   Year Blt: 1977   Eff Year Blt: 1960   Sq.Ft: 2754   % Complete: 100

Desc: Multi Story above grade   Dimensions: RMV: 288400

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	2239	4	FB-2	1977	1960	KIT, FP - 1, HVAC, ROOF, BATH - 2	Y N
Attic	4	Finished	323	1	0	1977	1960	HVAC	Y N
Attic	4	Low Cost	192	0	0	1977	1960		Y N

(handwritten: AVE AVE)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	556	1960	7784	1	Y N
PATIO	4	220	1960	847	1	Y N
PATIO	4	751	1960	2891	1	Y N

Improvements - Accessory Buildings

Bldg: 2   Code Area: 05558   Stat Class: 351   Year Blt: 1988   Eff Year Blt: 1988   Sq.Ft: 1296   % Complete: 100

Desc: General Purpose Building (GB)   Dimensions: 36x36   RMV: 6840

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	1296	0	0	1988	1988		Y N

(handwritten: NV)

Accessories

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

Bldg: 3   Code Area: 05558   Stat Class: 351   Year Blt: 1998   Eff Year Blt: 1998   Sq.Ft: 1088   % Complete: 100

Desc: General Purpose Building (GB)   Dimensions: 32x34   RMV: 9850

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	1088	0	0	1998	1998		Y N

(handwritten: 60% FAIR)

Accessories

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

Bldg: 4   Code Area: 05558   Stat Class: 341   Year Blt: Eff Year Blt: Sq.Ft: 64   % Complete: 100

Desc: Multi Purpose Shed (MP)   Dimensions: 8x8   RMV: 0

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

NC ✓

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	64	0	0	0	0		Exception: Y N

Accessories

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

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	5	Finished	64	0	0	0	0		Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: 544407		Parcel No.: 082W13B 00100		
Property Address: 8971 EDCLIFF CT SE				
City: AUMSVILLE	County:	State: OR		ZipCode: 97325
Owner:				
Client:	Client Address:			
Appraiser Name:		Inspection Date:		

SKETCH

544407
082W13B 00100
Scale=1:30

MP 64 sf N/V — 8' × 8'

GB 1296 sf N/V — 36' × 36'

GB 1088 sf — 32' × 34'

PC 220 sf — 10', 22'
DW 556 sf — 22', 10', 8', 24'
MA 2239 sf — 34', 30', 25', 14'
ATTF 323 sf — 31', 12', 5', 7', 7'
ATTL 192 sf — 24', 8', 5'
PC 751 sf — 29', 27', 32', 24', 13', 17', 40', 5', 31', 40', 5'
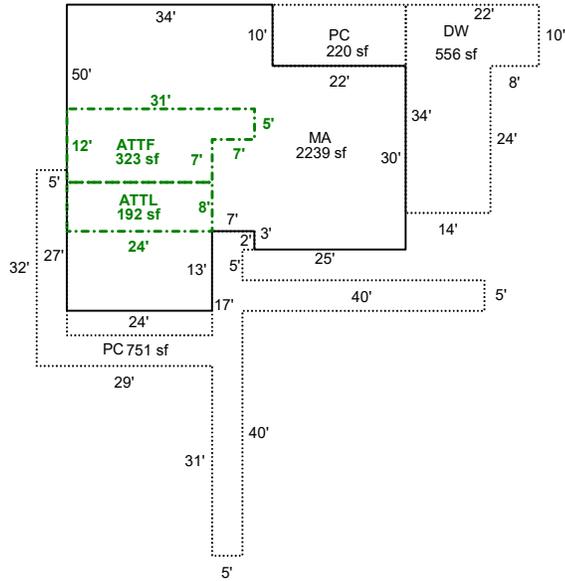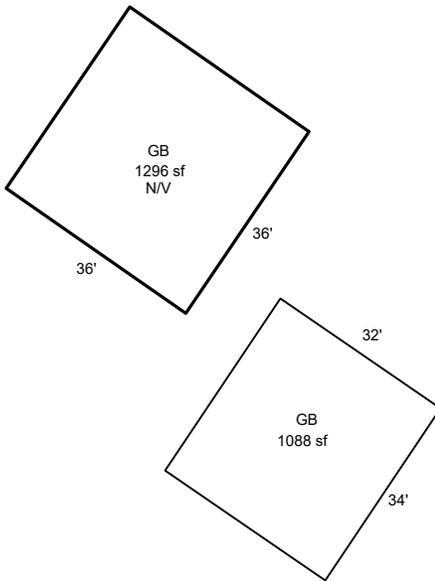
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	
	MP	1.0	64.0	32.0	1360.0
GBA2	GB	1.0	1088.0	132.0	1088.0
GLA1	MA	1.0	2239.0	218.0	2239.0
GLA2	ATTF	1.0	323.0	86.0	323.0
GLA3	ATTL	1.0	192.0	64.0	192.0
YI	PC	1.0	220.0	64.0	
	DW	1.0	556.0	112.0	
	PC	1.0	751.0	312.0	1527.0
	Net LIVABLE	cnt	0	(rounded)	2,754
	Net BUILDING	cnt	3	(rounded)	2,448

COMMENT TABLE 1

APEXED BY NRC 05/14/2009
UPDATED BY CHRIS 10/16/19
UPDATED BY CLOBERG 10/28/25

COMMENT TABLE 2	COMMENT TABLE 3
CLUKE 09/23/25	CYCLE L4

Sketch by ApexSketch