

Acct ID: 544408 MTL: 082W13B000300 Date: **9-19-25** Appr: **Gene** Prop Class: 401 RMV Prop Class: 401
 Situs: 8992 EDCLIFF CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116720 Year: 2025
 Last Date Appraised: 08/27/2020 Appraiser: CLINT LUKE Retag: Y Tag info: **11-19-25 Gene**
 Owner: NELSON, LOUISE M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 289600
 RMV Land: 315230 RMV Imp: 301600 RMV Total: 616830 MAV: 289600 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: 3.04 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT **2BDSS** Description: RMV: 265230 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1710 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 289280
 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	1710	3	FB-2/ HB-1	1978	1978	BTH - 1, HVAC ROOF FP - 2, BATH - 2, KIT+	Y N
Garage Attached	4	Finished	579	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2340	1980	5476	1	Y N
CONCRETE DRIVEWAY	4	400	1978	1001	1	Y N
PATIO	4	96	1978	407	1	Y N
PATIO	4	270	1978	1143	1	Y N
PATIO	4	280	1978	1186	1	Y N
ROOF EXTENSION OR PATIO COVER	4	36	1978	804	1	Y N
ROOF EXTENSION OR PATIO COVER	4	280	1978	6252	1	Y N
ROOF EXTENSION OR PATIO COVER	4	400	1978	8932	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 9290
 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	1993	1993		Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 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
Multi-Purpose Bldg	5	Finished	96	0	0	0	0		Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 3030
 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	2003	2003	FAIR	

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100
 Desc: Multi Purpose Shed (MP) 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: Y N
Multi-Purpose Bldg	4	Finished	48	0	0	0	0	Smart	

Accessories

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

Bldg: 6 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) 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: Y N
Multi-Purpose Bldg	4	Finished	96	0	0	0	0	Smart	

Accessories

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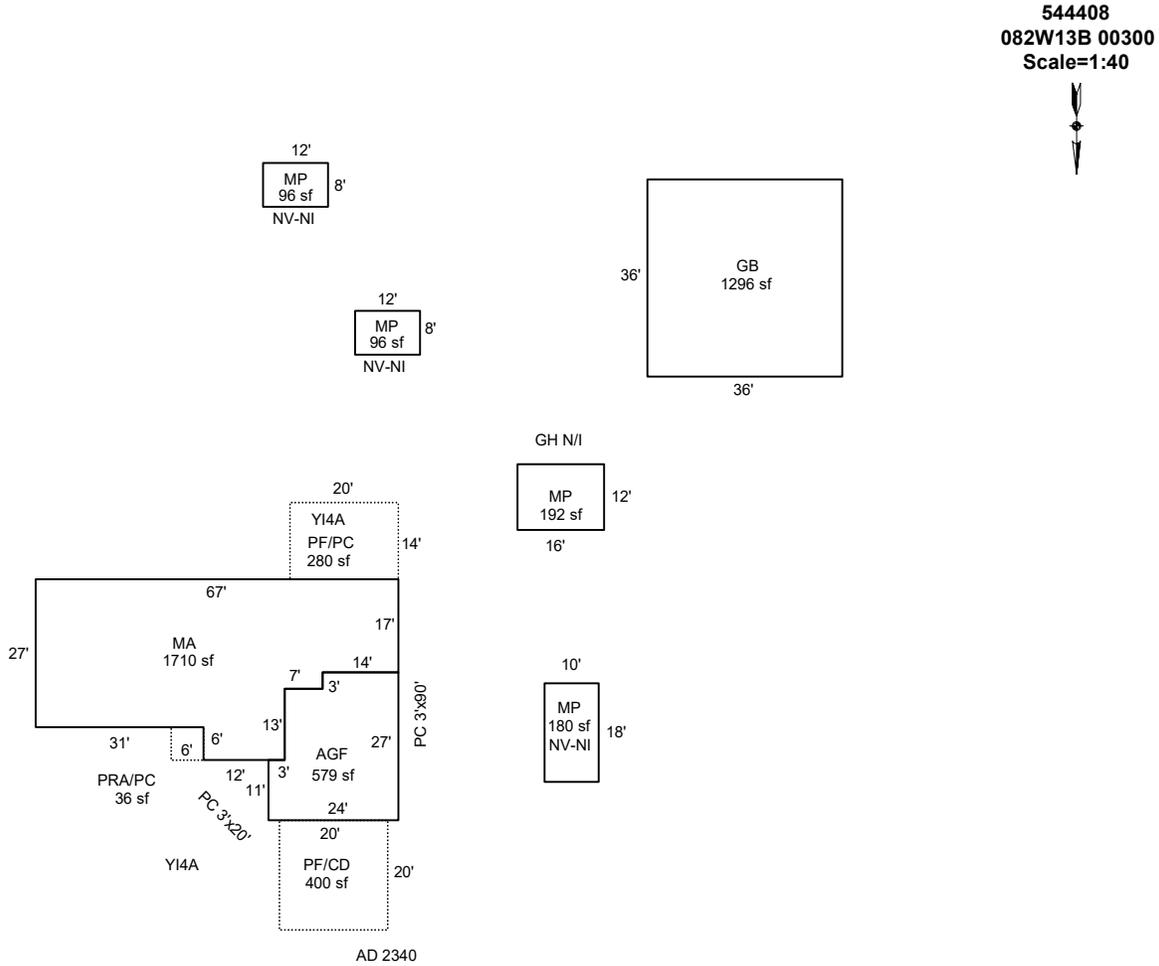
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544408 Parcel No.: 082W13B 00300
 Property Address: 8992 EDCLIFF CT SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	
	MP	1.0	96.0	40.0	
	MP	1.0	96.0	40.0	
	MP	1.0	192.0	56.0	
	MP	1.0	180.0	56.0	1860.0
GLA1	MA	1.0	1710.0	200.0	1710.0
GAR	AGF	1.0	579.0	102.0	579.0
YI	PF/PC	1.0	280.0	68.0	
	PF/CD	1.0	400.0	80.0	
	PRA/PC	1.0	36.0	24.0	716.0
	Net LIVABLE	cnt	0 (rounded)		1,710
	Net BUILDING	cnt	5 (rounded)		1,860

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CHRIS 10/23/19
 UPDATED BY CLOBERG 10/28/25

COMMENT TABLE 2

CL10 05/24/19
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE L2
 CYCLE L4