

Acct ID: 544414 MTL: 082W13B001600 Date: 9-26-25 Appr: EWK Prop Class: 401 RMV Prop Class: 401
 Situs: 8856 JEANNE CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116726 Year: 2025
 Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: PEARCE, CHARLES W & PEARCE, SHARON L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 467150
 RMV Land: 329720 RMV Imp: 392040 RMV Total: 721760 MAV: 467150 MSAV: 0 SAV: 0
 Comment: _____

INPUT 11-19-25 EWK

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land
 Site: 2 Code Area: 05558 Size: 3.63 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural at MKT Description: _____ RMV: 279720 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 10-11: DISQ FARM USE// 2002-03 REAPPRAISAL. 05-06: ENTIRE PROPERTY QUALIFIES FOR FARM DEFERRAL

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 3025 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 346300
 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	3025	6	FB-3/ HB-1	1978	1978	ROOF, FP - 1, HVAC+, BTH - 1, BATH - 3, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	432	1978	1081	1	Exception: Y N
ENCLOSED PORCH	3	216	1978	4990	1	Exception: Y N
PATIO	4	235	1978	995	1	Exception: Y N
PATIO	4	430	1978	1821	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	240	1978	5359	1	Exception: Y N

Y14A
AL
Y14A

Bldg: 2 Code Area: 05558 Stat Class: 108 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 16100
 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 _____
 No floor data available

PART OF Y11

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	7400	1998	16095	1	Exception: Y N

Bldg: 7 Code Area: 05558 Stat Class: 108 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 4750
 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 _____
 No floor data available

PART OF Y11

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	1	96	1978	1750	1	Exception: Y N
GAZEBO	1	112	0	3000	1	Exception: Y N

Improvements - Accessory Buildings
 Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 15000

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	1200	0	0	2003	2003	Fair	

OK

✓

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4300
 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	6	Finished	192	0	0	1998	1998	Fair	

60% Avg

✓

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1330
 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	6	Finished	120	0	0	1985	1985	Fair	

60% Avg

✓

Accessories

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

Bldg: 6 Code Area: 05558 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 2150
 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	6	Finished	240	0	0	1998	1998	Fair	

6

60% Avg

✓

Accessories

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

Bldg: 8 Code Area: 05558 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 540 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 18x30 RMV: 2110
 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
Lean-to Heavy Duty	5	Finished	540	0	0	2003	2003	Fair	

OK

Accessories

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

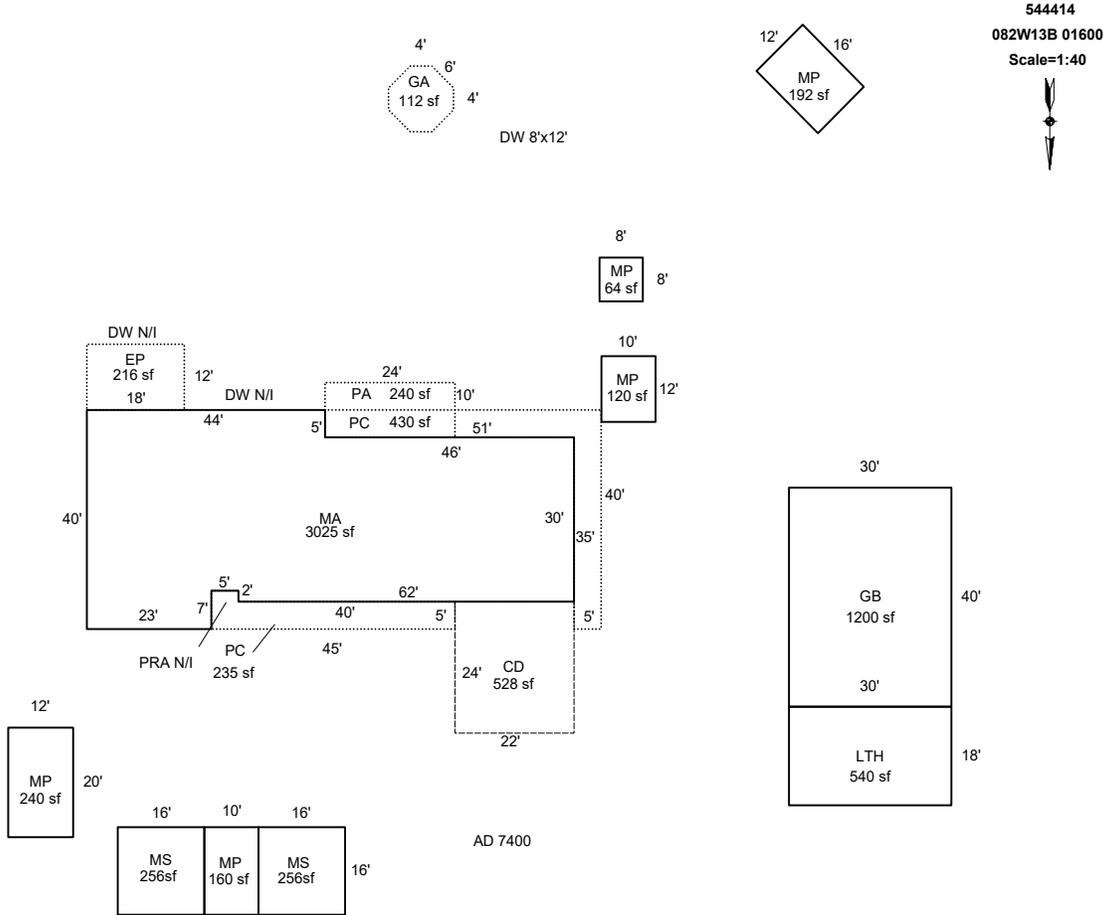
MS 5 16x16 Fair } 60% Yo
MS 5 16x16 Fair }

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544414 Parcel No.: 082W13B 01600
 Property Address: 8856 JEANNE CT SE
 City: AUMSVILLE County: State: OR ZipCode: 973325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	MP	1.0	192.0	56.0	
	MP	1.0	240.0	64.0	
	MP	1.0	160.0	52.0	
	MP	1.0	64.0	32.0	
	MS	1.0	256.0	64.0	
	MS	1.0	256.0	64.0	1288.0
	GBA2	GB	1.0	1200.0	140.0
GBA3	LTH	1.0	540.0	96.0	540.0
GLA1	MA	1.0	3025.0	264.0	3025.0
P/P	CD	1.0	528.0	92.0	528.0
YI	EP	1.0	216.0	60.0	
	PC	1.0	235.0	104.0	
	PC	1.0	430.0	182.0	
	PA	1.0	240.0	68.0	
	GA	1.0	112.0	38.6	1233.0
	Net LIVABLE	cnt	0	(rounded)	3,025
	Net BUILDING	cnt	9	(rounded)	3,028

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CHRIS 10/16/19
 UPDATED BY CLOBERG 10/29/25

COMMENT TABLE 2

CLUKE 09/26/25

COMMENT TABLE 3

CYCLE L4