

Acct ID: 558563 MTL: 081W28C003000 Date: 10-7-25 Appr: CLUC Prop Class: 401 RMV Prop Class: 401
 Situs: 7757 BARBARA LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 116254 Year: 2025
 Last Date Appraised: 12/03/2024 Appraiser: CLINT LUKE Tag: Y 0 Tag info: 2026 - Tags/Permit (Addition)
 Owner: OCCUPANT Last Sales Date: 08/16/2019 Roll Type: R
 Cycle 0 Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 418200
 RMV Land: 320690 RMV Imp: 498570 RMV Total: 819260 MAV: 407290 MSAV: 0 SAV: 0
 Comment: 25-26 L2 12/3/24 CLUC

OSDs

Add'd Financed 6/20/25

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29588	0

Land

Site: 1 Code Area: 29588 Size: 1.89 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 270690 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 25-26 SOIL VERIFIED 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29588 Stat Class: 142 + Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 2922 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 484050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10910 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2370	3	FB-2	1983	1983	ROOF, HVAC+, KIT+, FP - 1, BATH - 2	Y N
First Floor	4 +	Finished	552	0	0	1983	1983	<u>100%</u>	Y N
Attic	4 +	Unfinished	608	0	0	1983	1983		Y N
Garage Detached	4	Unfinished	576	0	0	1983	1983		

Account Number: 558563 Appraiser: _____ Date: 10/31/2025

Sq. Ft.	% Good	% of Whole	
Addition: 552	100%	16%	16%
Basement: 2370	79%	67%	53%
Second Floor: 608	79%	17%	14%
Attic: 576	100%	17%	14%
Total Sq.Ft.: 3530		82%	= Updated % Good

Accessories

overall eyb 1989 per procedure

Description	Class	Size SqFt	Eff
YARD IMPROVEMENTS GOOD	4	1	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29588 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1040 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x26 RMV: 14520
 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	6	Finished	1040	0	0	1998	1998	AVG	Y N

Accessories

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

Acct ID: 558563 MTL: 081W28C003000 Date: **12-3-24** Appr: **EW** Prop Class: 401 RMV Prop Class: 401
 Situs: 7757 BARBARA LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 116254 Year: 2024
 Last Date Appraised: 06/13/2012 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2025 - Tags/Permit (Addition)
 Owner: OCCUPANT Roll Type: R
 Cycle: **0** Tag Sales Verification Other: _____ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 395430
 RMV Land: 267200 RMV Imp: 471750 RMV Total: 738950 MAV: 395430 MSAV: 0 SAV: 0
 Comment:

RMV 12-16-24 EW

Notations **24-004821 Fam Room ADDN 45% Comp RETAG**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	29588	0

Land

Site: 1 Code Area: 29588 Size: 1.89 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 222200 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29588 Stat Class: 142 + Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 2370 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 458030
 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	2370	3	FB-2	1983	1983	BATH - 2, KIT+, HVAC+, FP - 1, ROOF	Y N
Attic	4 +	Unfinished	608	0	0	1983	1983		Y N
Garage Detached	4	Unfinished	576	0	0	1983	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1983	29760	1	Y N

1st Fl 552 2005 NEW

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29588 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1040 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x26 RMV: 13720
 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	6	Finished	1040	0	0	1998	1998	FAIR AVG	Y 0

Accessories

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

Percent Complete Form

Account # 558563

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%		2%	70%	2%	75%
2%	90%	2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR George Date 12-3-24 YR For 25-26 % COMP 45
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



12/3/24



12/3/24



12/3/24

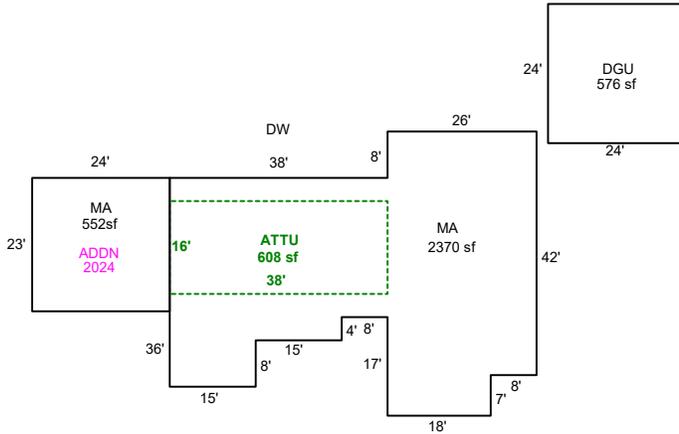
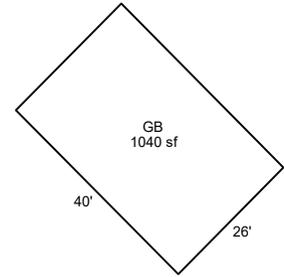
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558563 Parcel No.: 081W28C 03000
 Property Address: 7757 BARBARA LN SE
 City: Aumsville County: Marion State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558563
081W28C 03000
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1040.0	132.0	1040.0
GLA1	MA	1.0	2370.0	250.0	
	MA	1.0	552.0	94.0	2922.0
GAR	DGU	1.0	576.0	96.0	576.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/1/18
 UPDATED BY CLOBERG 09/12/24 24-004821 ADDN

COMMENT TABLE 2

COMMENT TABLE 3

EVER 12-3-24
 EVER 10-7-25
 TRGS L2
 TRGS L4

Net LIVABLE	cnt	2	(rounded)	2,922
Net BUILDING	cnt	1	(rounded)	1,040