

Acct ID: 560076 MTL: 082W13DA01300 Date: 9-12-25 Appr: Luca Prop Class: 401 RMV Prop Class: 401  
 Situs: 9288 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 139178 Year: 2025  
 Last Date Appraised: 01/04/2024 Appraiser: CLINT LUKE Retag: Y Tag info: 2024 - NEW CONSTRUCTION (Full Building)  
 Owner: KLOPP, JAMES P Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 133770  
 RMV Land: 181000 RMV Imp: 157420 RMV Total: 338420 MAV: 133770 MSAV: 0 SAV: 0  
 Comment: 24-25: L2 01.04.24 GRH

*input 12-1-25 Luca*

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05558	0

**Land**

Site: 1 Code Area: 05558 Size: 16117 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 141000 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 19-20: CYCLE WORK #29 CHG OSD, LAND SCH// 2002-03 REAPPRAISAL.

*NC*

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 131 - Year Blt: 1915 Eff Year Blt: 1990 Sq.Ft: 1227 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 142080  
 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	3 -	Finished	1227	2	FB-2	1915	1990	HVAC, ROOF, KIT, BATH - 2	Y N

*AVG GOOD*

*✓*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1990	15986	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 320 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1800  
 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	Exception
Multi-Purpose Bldg	6	5	Finished	320	0	0	1960	AVG	Y N

*60% GOOD*

*(PHOTO SHOWS FIN INTERIOR)*

*✓*

**Accessories**

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

Bldg: 3 Code Area: 05558 Stat Class: 354 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 200 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 160  
 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
Lean-to Light Duty	5	Finished	200	0	0	1960	1960	AVG	Y N

*50%*

*✓*

**Accessories**

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 720 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 13380  
 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	720	0	0	2023	2023	AVG	Y N

*GRH NOTED WHEN PICKED UP THAT BLDG IS STEEL FRAME BLDG NOT DIRT + GIRT NO WAY 4 41*

**Accessories**

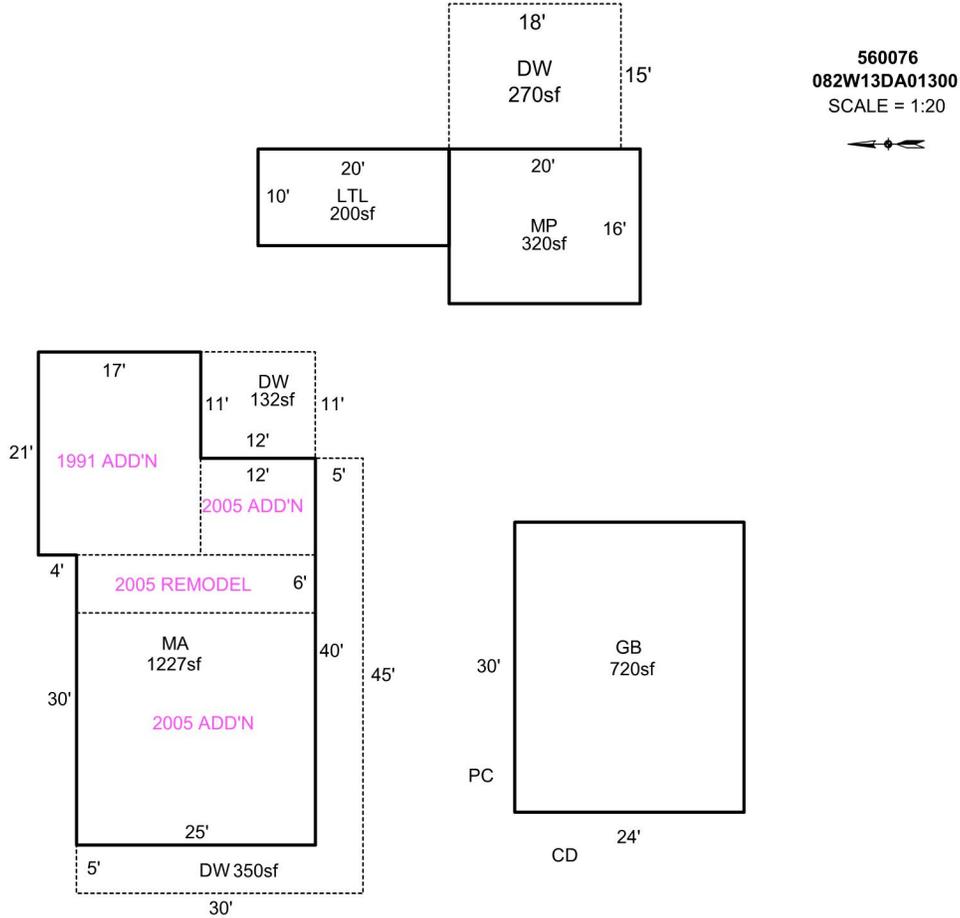
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560076 Parcel No.: 082W13DA01300  
 Property Address: 9288 SILVER FALLS HY SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	320.0	72.0	
	LTL	1.0	200.0	60.0	
	GB	1.0	720.0	108.0	1240.0
GLA1	MA	1.0	1227.0	160.0	1227.0
P/P	DW	1.0	350.0	150.0	
	DW	1.0	132.0	46.0	
	DW	1.0	270.0	66.0	752.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 2/28/18  
 UPD BY PH 12.02.19  
 UPDATED BY CJURAN 12/11/2023 23-007769 GB  
 UPDATED BY CJURAN 01/22/2024

### COMMENT TABLE 2

0919.19 SR #94  
 GRH 01/04/2024

### COMMENT TABLE 3

TAGS  
 TAGS L2

Net LIVABLE cnt 1 (rounded) 1,227  
 Net BUILDING cnt 3 (rounded) 1,240

Since 9-12-25  
 Check L2