

Summary

Lead Appr: WW 11/13 Clerk: Lead Clerk: Appr: JJS 11.13.25

Print Date:
9/29/2025

Acct ID: 343617 MTL: 082W13C002601 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
Situs: 5620 MONTGOMERY FARM LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 36972 Year: 2025

Last Date Appraised: 11/28/2023 Appraiser: CLINT LUKE Tag: Y N Tag info:
Owner: BERNING, TODD M Last Sales Date: 02/28/2025 Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 366500
RMV Land: 374888 RMV Imp: 509080 RMV Total: 883380 MAV: 366500 MSAV: 0 SAV: 0
Comment: 24-25: L4 11.28.23 GRH

OSDs

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

Land

Site: 2 Code Area: 05558 Size: 3.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 324300 Exception: Y N
Adjustment(s): VWFR, GSOIL Fire Patrol: Description:
Comments: 24-25: S.V ADD FAIR VIEW, update land class

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 132 Year Blt: 1880 Eff Year Blt: 1885 Sq.Ft: 1416 % Complete: 100.00
Desc: Multi Story above grade Dimensions: RMV: 48690
Func Obsc: 75 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
First Floor	3	Finished	926	0	FB-1	1880	1885	HVAC, ROOF, KIT, BATH - 1	Exception: Y N
Attic	3	Finished	490	3	0	1901	1885	HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	3	1	1885	2461	1	Exception: Y N

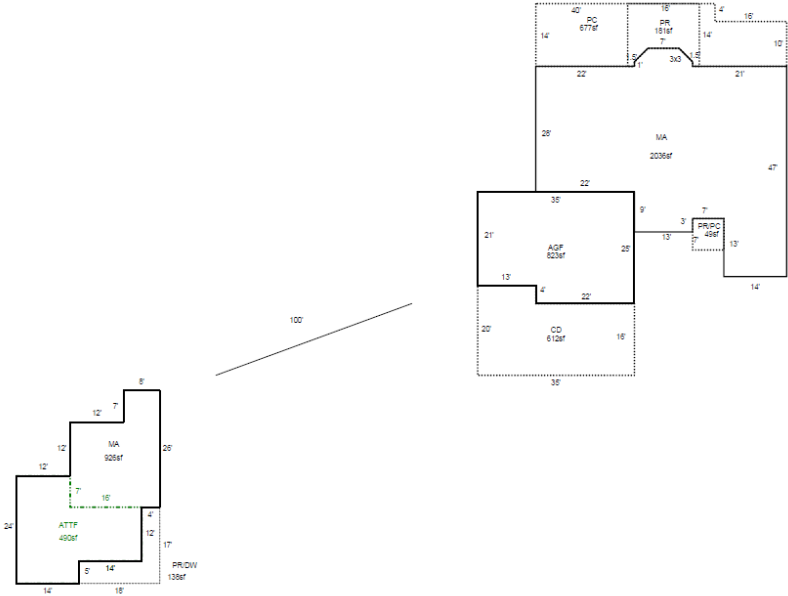
Bldg: 2 Code Area: 05558 Stat Class: 141 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2036 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 460390
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4 +	Finished	2036	3	FB-2	2008	2008	ROOF, FP - 1, KIT+, HVAC+, BATH+, BATH - 2	Exception: Y N
Garage Attached	4 +	Finished	823	0	0	2008	2008	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	2008	29532	1	Exception: Y N



SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13C 02601

File No R343617

Property Address 5620 Montgomery Farm Ln SE

City Aumsville

State OR

Zip 97325

Owner

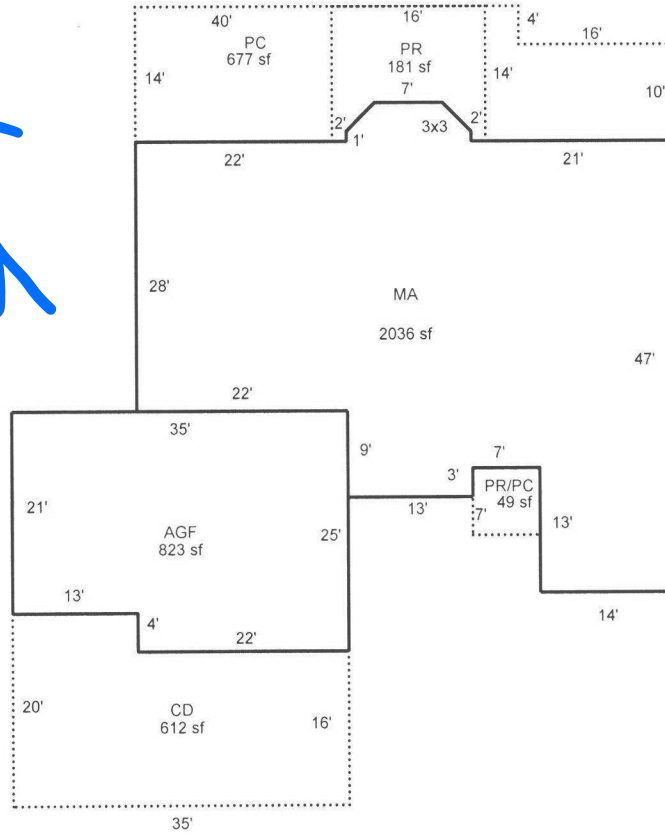
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R343617
082W13C 02601
Scale=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2036	216	2036
AGU	AGF	1.00	823	120	823
DW	CD	1.00	612	110	
	PR/PC	1.00	49	28	661
PR	PR	1.00	181	64	181
PC	PC	1.00	677	144	677

Comment Table 1

Apex by RW 04/04/08
UPDATED BY CHRIS 5/15/19

Comment Table 2

Comment Table 3

SSS 11.725 SV LC

Net LIVABLE Area

(rounded w/ factors)

2036

AREA CALCULATIONS