

Summary

Lead Appr: WW 11/25 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 346576 MTL: 082W13D003600 Date: 9-12-25 Appr: Luise Prop Class: 401 RMV Prop Class: 401

Situs: 5728 DAHL LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 29965 Year: 2025

Last Date Appraised: 12/15/2017 Appraiser: CLINT LUKE Retag: Y Tag info: _____

Owner: BIDWELL LT & BIDWELL, MARK A TRE & Roll Type: R

0 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 421250

RMV Land: 327560 RMV Imp: 657510 RMV Total: 985070 MAV: 421250 MSAV: 0 SAV: 0

Comment: _____

INPUT 11-24-25 Luise

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: 3.13 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 277560 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments: 16-17: PER #94 CHG OSD// 00560050//08-09: DISQ FARM USE //04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 151 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 2367 % Complete: 100

Desc: One Story Only Dimensions: RMV: 617240

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	5	Finished	2367	3	FB-2/ HB-1	2014	2014	HVAC+, ROOF, FP - 1 KITCHEN - 1 BATH - 2	Y N
Garage Attached	5	Finished	702	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS EXCELLENT	5	1	2014	74148	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1260 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 30x42 RMV: 27270

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	1260	0	0	2015	2015	FLOOR	Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 905 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Rural Solar Panel/Array Dimensions: RMV: 13000

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
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No floor data available

Accessories

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

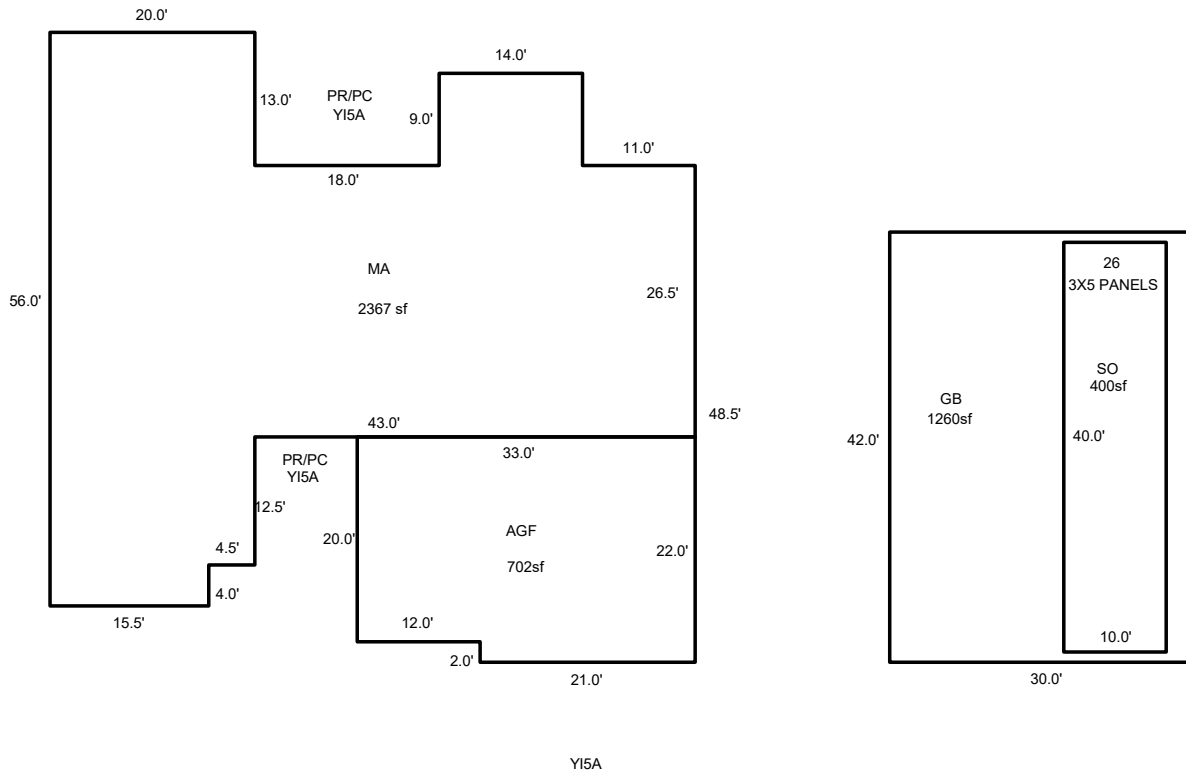
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 346576 Parcel No.: 082W13D 03600
 Property Address: 5728 DAHL LN SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

346576
 082W13D 03600
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	GB	1.0	1260.0	144.0	1260.0
GLA1	MA	1.0	2367.5	256.0	2367.5
GAR	AGF	1.0	702.0	110.0	702.0
OTH	SO	1.0	400.0	100.0	400.0

COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/9/14
 UPDATED BY JRONDEMA 11/6/15
 UPDATED BY JRONDEMA 12/28/17
 UPDATED BY CLOBERG 10/24/25

COMMENT TABLE 2

12.9.15 SR #94 TAGS
 12.15.17 SR #94 TAGS
 CLUKE 09/12/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,368
 Net BUILDING cnt 1 (rounded) 1,260