

Summary

Lead Appr: WW 12/4

Clerk:

Lead Clerk:

Appr:

Print Date: 9/26/2025

Acct ID: 357781

MTL: 082W14D000401

Date: 11-5-25

Appr: [Signature]

Prop Class: 401

RMV Prop Class: 401

Situs:

MaSaNh: 01 06 000

Unit: 81218

Year: 2025

Last Date Appraised: 12/03/2024

Appraiser: CLINT LUKE

Tag: Y N

Tag info: 2026 - Tags/Permit (Completion)

Owner: KUHNLEIN, DANIEL W

Last Sales Date: 07/23/2021

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 514780

RMV Land: 403730

RMV Imp: 655520

RMV Total: 1059250

MAV: 286050

MSAV: 0

SAV: 0

Comment: 25-26 L2 12/3/24 CLUKE

24-25: L3 12.12.23 GRH

OSDs

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

Land

Site: 1

Code Area: 05558

Size: 3.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 2HD

Value Source: Rural at MKT

Description: TWO HILL DRY

RMV: 353730

Exception: Y N

Adjustment(s): VWGR, GSOIL

Fire Patrol:

Description:

Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 132

Year Blt: 1905

Eff Year Blt: 1937

Sq.Ft: 1440

% Complete: 100.00

Desc: Multi Story above grade

Dimensions:

RMV: 176130

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	
First Floor	3	Finished	1080	2	FB-1	1905	1937	HVAC, ROOF, FP - 1, KIT-, BATH - 1	Exception: Y N
Attic	3	Finished	360	0	0	1905	1937	HVAC	Exception: Y N
Garage Attached	3	Unfinished	432	0	0	1971	1971	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	3	1	1937	19581	1	Exception: Y N

Bldg: 2

Code Area: 05558

Stat Class: 151

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 2997

% Complete: 65.00

Desc: One Story Only

Dimensions:

RMV: 479390

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 228730

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	2997	0	0	2024	2024	ROOF	Exception: Y N
Garage Attached	5	Finished	1460	0	0	2024	2024	ROOF	Exception: Y N

Accessories

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

Percent Complete Form

Account # _____

Additions

% Item % Sum

3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	44%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR

APPR

APPR

APPR

Date 12-3-25

Date

Date

Date

YR For 26-27

YR For

YR For

YR For

% COMP 75

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% 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%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% COMP

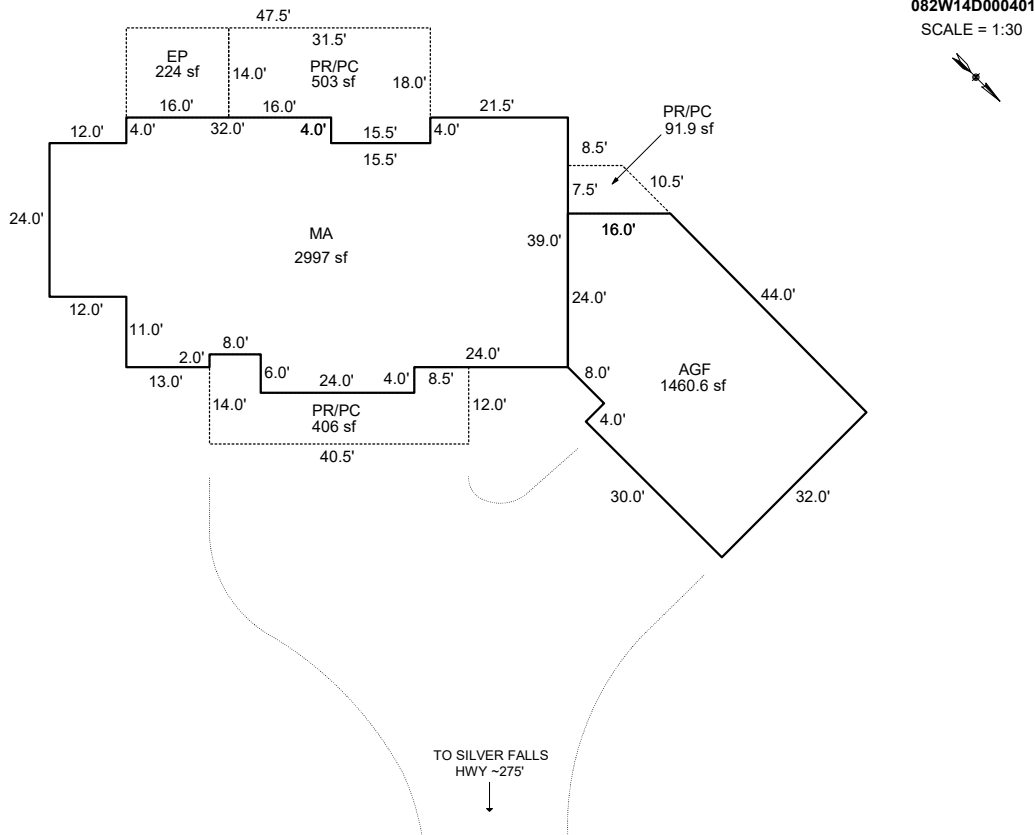
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 357781 Parcel No.: 082W14D000401
 Property Address: 8328 SILVER FALLS HWY
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2997.0	260.0	2997.0
GAR	AGF	1.0	1460.6	157.7	1460.6
P/P	PR/PC	1.0	503.0	99.0	
	EP	1.0	224.0	60.0	
	PR/PC	1.0	406.0	117.0	
	PR/PC	1.0	91.9	42.6	1224.9

COMMENT TABLE 1

APEX BY CJURAN 07/10/2023 555-23-001697
 UPDATED BY CJURAN 12/19/2023

COMMENT TABLE 2

GRH 12/12/2023

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 1 (rounded) 2,997