

Acct ID: 529802 MTL: 082W120000600 Date: **9-29-25** Appr: **Ence** Prop Class: 551 RMV Prop Class: 501  
 Situs: 5035 HOWELL PRAIRIE RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 86911 Year: 2025  
 Last Date Appraised: 04/17/2025 Appraiser: CLINT LUKE Retag: Y **D** Tag info:  
 Owner: SCHMIDLKOFER, MARIA C Roll Type: R  
**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 521687  
 RMV Land: 684940 RMV Imp: 476420 RMV Total: 1161360 MAV: 0 MSAV: 63267 SAV: 115784  
 Comment: 25-26: L4 4.17.25 WW

**CWO 12/10/25**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs** **ALL 3 APEXES UPDATED**

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

**Land**

**GRASS SOIL**

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 10470	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT					
Site: 2	Code Area: 05558	Size: 32.06 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 369270	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 1980 25-26 CORRECT SOILS					
Site: 3	Code Area: 05558	Size: 2.07 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 650	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 560050: 25-26 CORRECT SOILS 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					
Site: 4	Code Area: 05558	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Woodlot	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 69110	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 560050: 25-26 CORRECT SOILS 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT					
Site: 5	Code Area: 05558	Size: 5.78 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Woodlot	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 60520	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 560050: 25-26 CORRECT SOILS 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT					
Site: 6	Code Area: 05558	Size: 11.93 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 124920	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments:	Liability year - 1980 25-26 CORRECT SOILS					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05558	Stat Class: 143	Year Blt: 1961	Eff Year Blt: 1973	Sq.Ft: 3192	% Complete: 100
Desc: One Story with basement	Dimensions:	RMV: 454970				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 454970	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1704	2	FB-1	1961	1973	FP - 2, HVAC, ROOF, KIT+, BATH - 1	Y N
Basement	4	Finished	1488	1	FB-1	1961	1973	HVAC, BATH - 1	Y N
Garage Attached	4	Unfinished	960	0	0	1961	1978	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1973	24075	1	Y N

**Improvements - Accessory Buildings**

Bldg: 9	Code Area: 05558	Stat Class: 341	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 12x16	RMV: 3450				

**NC**

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 3450

Adjust:

Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	192	0	0	2012	2012	FAIR <i>AWB</i>	

**Accessories**

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

Bldg: 12	Code Area: 05558	Stat Class: 905	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 18000
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
No floor data available								

**Accessories**

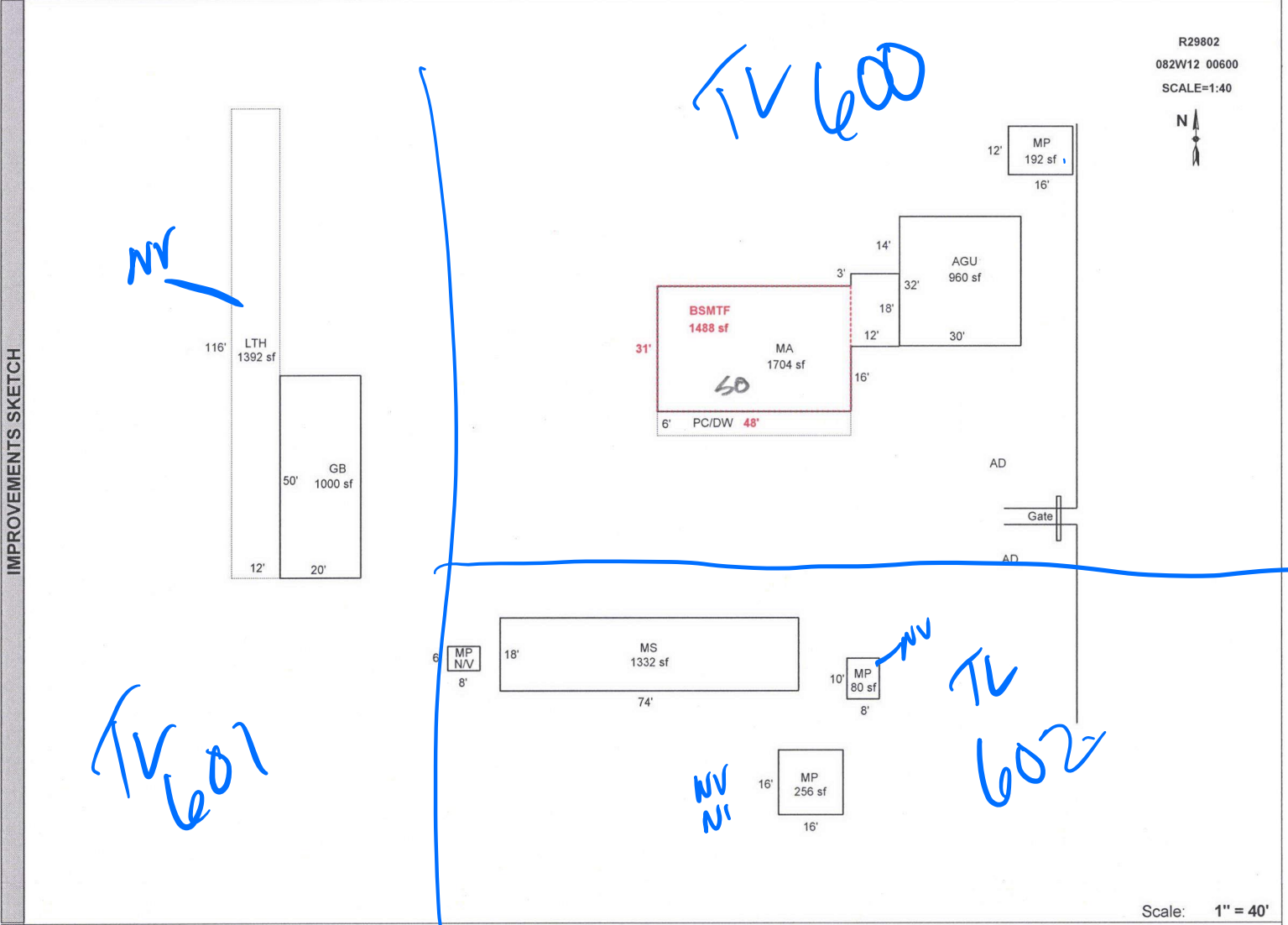
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W12 00600

File No R29802

SUBJECT	Property Address <b>5035 HOWELL PRAIRIE RD SE</b>
	City <b>AUMSVILLE</b> County <b>MARION</b> State <b>OR</b> Zip <b>97325</b>
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1704	188	1704
GBA1	MP	1.00	80	36	
	MS	1.00	1332	184	
	LTH	1.00	1392	256	
	GB	1.00	1000	140	
	MP	1.00	256	64	
	MP	1.00	192	56	4252
BSMT	BSMTF	1.00	1488	158	1488
GAR	AGU	1.00	960	124	960
P/P	PC/DW	1.00	288	108	288
Net LIVABLE Area		(rounded w/ factors)	1704		
Net BUILDING Area		(rounded w/ factors)	4252		

Comment Table 1	
Apex 3/30/2012 Jane UPDATED BY JRONDEMA 9/7/17	
Comment Table 2	Comment Table 3
7.25.17 SR #94 CYCLE, PA	

*June 9, 29, 25  
cycles 24*