

Acct ID: 529811 MTL: 082W140000100 Date: 9-29-25 Appr: Conna Prop Class: 551 RMV Prop Class: 551
 Situs: 8287 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 86903 Year: 2025
 Last Date Appraised: 06/13/2022 Appraiser: CLINT LUKE Retag: Y IN Tag info: _____
 Owner: D&D FRANK FAMILY LLC Roll Type: R
cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1006561
 RMV Land: 1779640 RMV Imp: 972390 RMV Total: 2752030 MAV: 724660 MSAV: 281901 SAV: 872576
 Comment: 22-23 L4 6/13/22 CLUKE

*INPUT
11-19-25
Conna*

12/11/25 CWO move allimps and osd from 529816 to 529811

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAE	SA OSD - EXCELLENT	70000	05550	0

Land

GRASS POND

Site: 2	Code Area: 05550	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 25000	Exception: Y N
Adjustment(s): VWAR, GSOIL, IRR, WASTE		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 99-2000: CHG OF SOIL CLASS, WASTELAND AND ONE HOMESITE TO POND. 500050						
Site: 3	Code Area: 05550	Size: 263.69 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HI	Value Source: Farm Use - EFU	Description: TWO HILL IRR			RMV: 1516220	Exception: Y N
Adjustment(s): VWAR, GSOIL, IRR, WASTE		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO TWO HILL IRR// 500050						
Site: 4	Code Area: 05550	Size: 32.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HI	Value Source: Farm Use - EFU	Description: FOUR HILL IRR			RMV: 168000	Exception: Y N
Adjustment(s): VWAR, GSOIL, IRR, WASTE		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO FOUR HILL IRR// 500050: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR						
Site: 5	Code Area: 05550	Size: 2.81 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 420	Exception: Y N
Adjustment(s): VWAR, GSOIL, IRR, WASTE		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 99-2000: CHG OF SOIL CLASS FROM BENCH WASTELAND TO POND ALSO REMOVE ONE HOMESITE AND INCREMENT.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05550	Stat Class: 162	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 3256	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 957860	
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	6	Finished	2996	2	FB-3	1997	1997	BATH+, FP - 1, HVAC+, ROOF, KIT-, BATH - 3	Y N
Attic	6	Finished	260	0	0	1997	1997	HVAC+	Y N
Garage Attached	6	Finished	1314	0	0	1997	1997	ROOF	Y N
Carport Attached	6	Unfinished	698	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	6	36250	1998	78844	1	Y N
YARD IMPROVEMENTS AVERAGE	6	1	1997	44109	1	Y N

Bldg: 5	Code Area: 05550	Stat Class: 108	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 0	
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					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05550 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2400 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 60x40 RMV: 8630

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
Machine Shed	6	Finished	2400	0	0	1980	1980	FAIR	

50%
40x80

Accessories

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

Bldg: 3 Code Area: 05550 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 768 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 32x24 RMV: 3540

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
General Purpose Bldg	6	Finished	768	0	0	1980	1980	EXCELLENT	

24x28

EXCELLENT

Accessories

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

Bldg: 4 Code Area: 05550 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 512 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 32x16 RMV: 2360

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
General Purpose Bldg	5	Finished	512	0	0	1980	1980	AVG	

60x10

Accessories

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

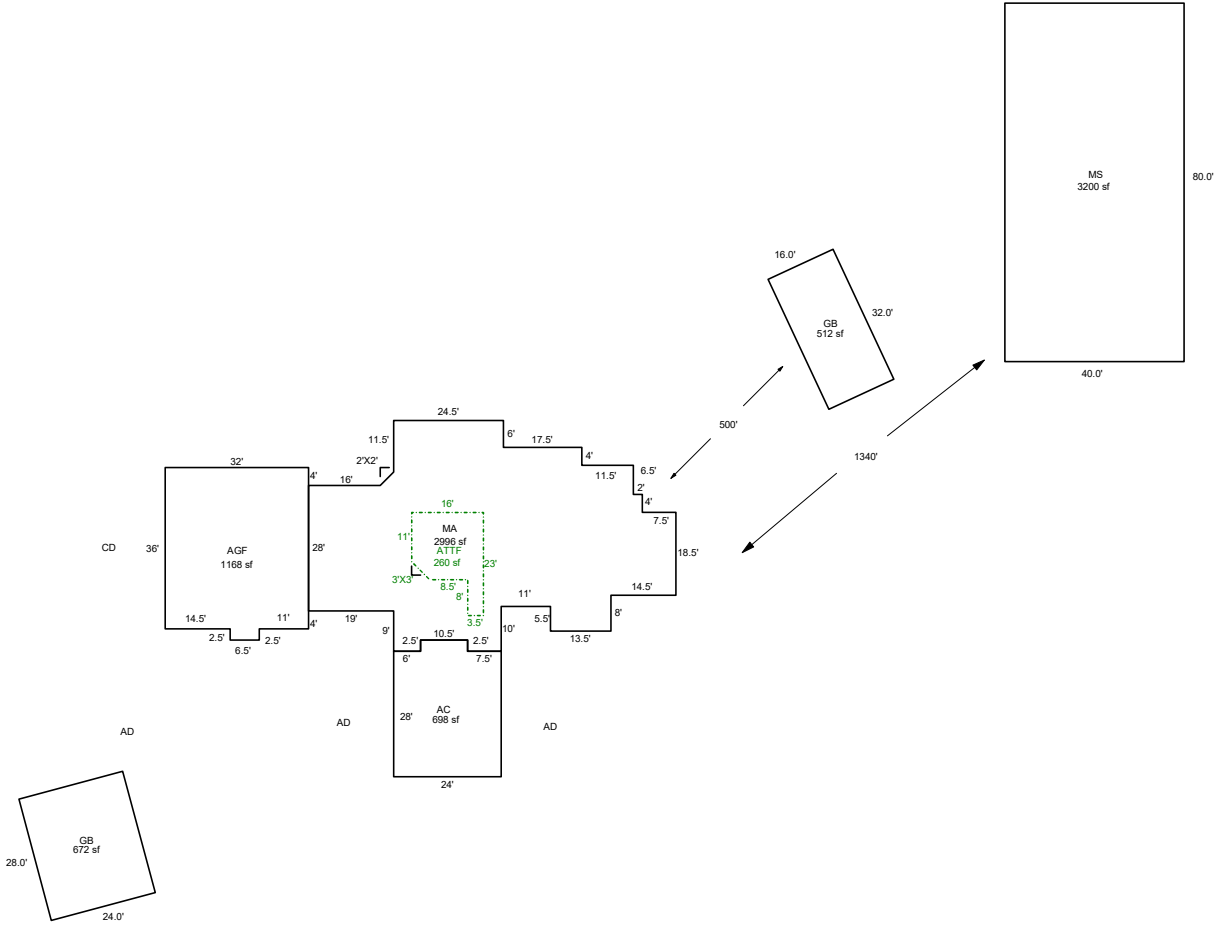
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529811 Parcel No.: 082W14 00100
 Property Address: 8637 SILVER FALLS HY SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

529811
082W14 00100
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	512.0	96.0	
	MS	1.0	3200.0	240.0	
	GB	1.0	672.0	104.0	4384.0
GLA1	MA	1.0	2996.0	281.2	2996.0
GLA2	ATTF	1.0	260.0	75.7	260.0
GAR	AGF	1.0	1168.3	141.0	
	AC	1.0	698.3	109.0	1866.5
	Net LIVABLE	cnt	0 (rounded)		3,256
	Net BUILDING	cnt	3 (rounded)		4,384

COMMENT TABLE 1

DRAWN BY NRC 01/26/2009
 UPDATED BY CLOBERG 10/28/25

COMMENT TABLE 2

CLUKE 09/29/25

COMMENT TABLE 3

CYCLE L4