

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563243 MTL: 082W13C002900 Date: 9-16-25 Appr: Guke Prop Class: 401 RMV Prop Class: 401

Situs: 5778 HUSKEY LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112376 Year: 2025

Last Date Appraised: 05/09/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: CARPENTER OHANA LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 119150

RMV Land: 235310 RMV Imp: 181560 RMV Total: 416870 MAV: 119150 MSAV: 0 SAV: 0

Comment: _____

INPUT 12-3-25 Guke

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

Class: Value Source: Rural at MKT Description: RMV: 185310 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: . 02-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 131 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1936 % Complete: 100

Desc: One Story Only Dimensions: RMV: 173490

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	3	Finished	1936	1	FB-1	1980	1980	FP - 1, ROOF, KIT, BATH - 1	

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 3210

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	Exception: Y N
YARD IMPROVEMENTS FAIR	3	0	0	3210	1	

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 783 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 29x27 RMV: 2120

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	4	Finished	783	0	0	1930	1930	Fmn	

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1088 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 34x32 RMV: 2740

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	4	Finished	1088	0	0	1970	1970	506 Fmn	

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **082W13C 02900**

File No **R63243**

SUBJECT

Property Address

City **AUMSVILLE**

State **OR**

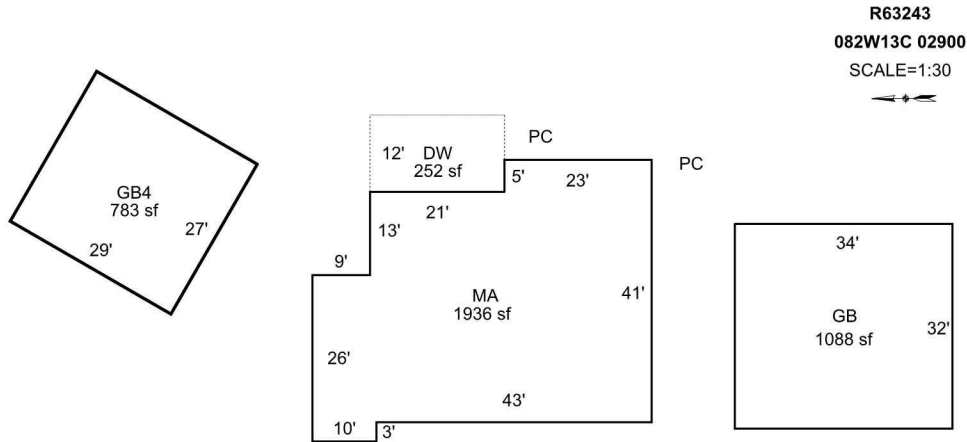
Zip **97325**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1936	194	1936
GBA1	GB	1.00	1088	132	
	GB4	1.00	783	112	1871
YI1	DW	1.00	252	66	252

Net LIVABLE Area (rounded w/ factors) 1936
Net BUILDING Area (rounded w/ factors) 1871

Comment Table 1

APEXED BY NRC 07/16/2009
UPD BY PH 03.16.20

Comment Table 2

05.09.19 JS #29

Comment Table 3

CYCLE

Final 9-16-25 Cycle L9