Summary Lead Appr: ww 11/19 Clerk: Lead Clerk: Appr: Print Date: 6/25/2025

Acct ID: 563375 MTL: 082W13DB00100 Date: 9-12-25 Appr: Prop Class: 551 RMV Prop Class: 451

Situs: 9177 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 139193 Year: 2025

Last Date Appraised: 06/15/2022 Appraiser: CLINT LUKE Retag: Y N Tag info:

Owner: MATHEW R COELHO JR RLT 50% & Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 329043

RMV Land: 403030 RMV Imp: 635790 RMV Total: 1038820 MAV: 293270 MSAV: 35773 SAV: 70073

Comment: 22-23 L4 6/15/22 CLUKE

CWO 12/11/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	05558	0

Land

CATTLE

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BDS S Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 58480 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 2009 / 15-16: SV PER #90 CHG OSD, ADD VIEW ADJ AND EXCL LANDSCAPE

Site: 3 Code Area: 05558 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BDS S Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 49700 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1980 / 560050 //05-06: CHG OF RECALCULATION LAND TABLE PER #29

Site: 4 Code Area: 05558 Size: 2.02 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: 107380 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1980 / 560050: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 5 Code Area: 05558 Size: 2.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BDS S Value Source: Woodlot Description: TWO BENCH DRY SOUTH SPECIAL RMV: 127470 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1980 / 16-17: ROLLED 1.3 ACRES 2BENCH AND 0.88 ACRES 4BENCH INTO WOODLOT-M

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 144 + Year Blt: 1978 Eff Year Blt: 1998 Sq.Ft: 3135 % Complete: 100
Desc: Multi Story above grade with basement Dimensions: RMV: 586830
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	4 +	Finished	1591	1	FB-1	1978	1998	FP - 1, HVAC, ROOF, KIT+, BATH+ 1 AVG AVG	Exception: Y N
Second Floor	4 +	Finished	848	3	FB-2	1978	1998	HVAC, BATH+, BATH+ 2	Exception: Y N
Basement	4 +	Finished	696	0	0	1978	1998	FP - 1	Exception: Y N
Garage Detached	4	Low Cost	864	0	0	1978	1978	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	5	1	1998	38802	1	Exception: Y N

NC

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 140 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 2030
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	
Multi-Purpose Bldg	6 ~~5~~	Finished	140	0	0	1999	1999	HAIR AVG	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 3312 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: RMV: 37970

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	
General Purpose Bldg	6	Finished	2736	0	0	1996	1996	FAIR EXCELLENT BOTH 1	Exception: Y N
~~Finished Office~~	~~6~~	~~Finished~~	~~576~~	~~0~~	~~FB-1/ HB-1~~	~~1996~~	~~1996~~	~~BTH - 1~~	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 24x36 RMV: 6850

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	
Machine Shed	5	Finished	864	0	0	2000	2000	AVG	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 384 % Complete: 100

Desc: Lean-to Heavy (LTH) Dimensions: 24x16 RMV: 2110

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	
Lean-to Heavy Duty	4	Finished	384	0	0	2008	2008	FAIR	Exception: Y N

Accessories

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

LTH [redacted] 2019 Yo

18x18

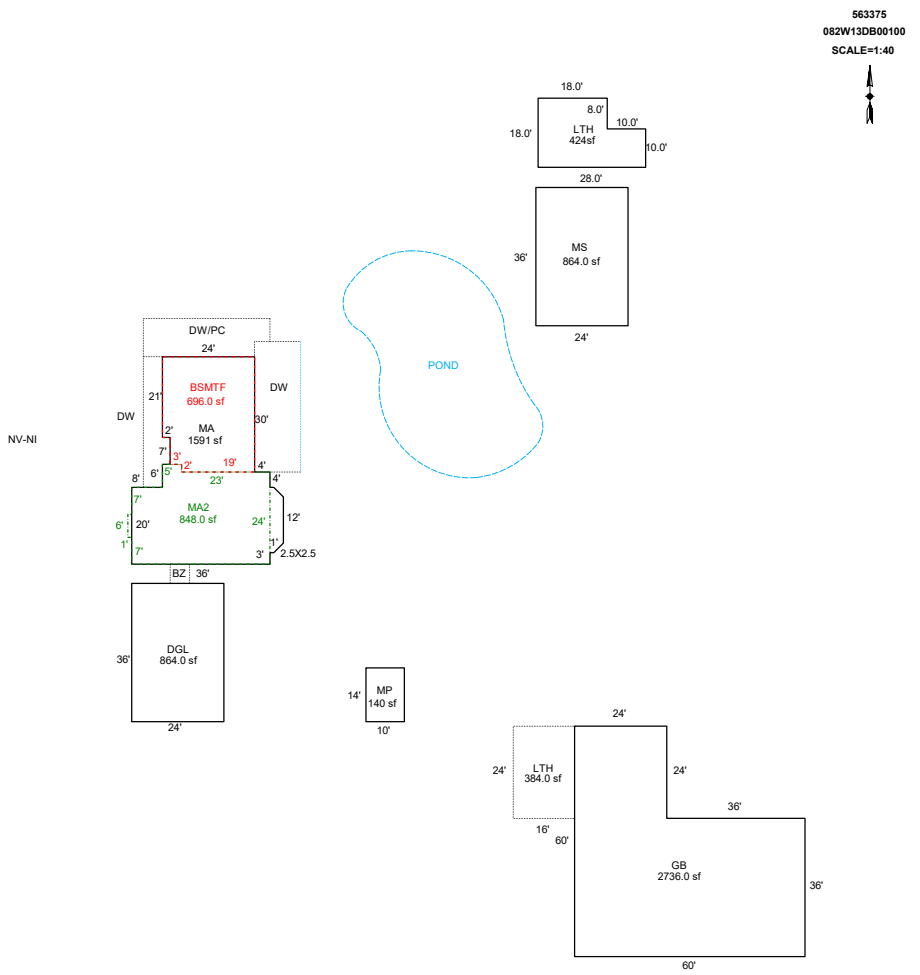
10x10

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563375 Parcel No.: 082W13DB00100
Property Address: 9177 SILVER FALLS HY SE
City: AUMSVILLE County: MARION State: OR ZipCode: 97325
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	140.0	48.0	
	LTH	1.0	384.0	80.0	
	MS	1.0	864.0	120.0	
	LTH	1.0	424.0	92.0	1812.0
GBA2	GB	1.0	2736.0	240.0	2736.0
GLA0	BSMTF	1.0	696.0	108.0	696.0
GLA1	MA	1.0	1591.3	188.1	1591.3
GLA2	MA2	1.0	848.0	126.0	848.0
GAR	DGL	1.0	864.0	120.0	864.0
	Net LIVABLE	cnt	0	(rounded)	3,135
	Net BUILDING	cnt	5	(rounded)	4,548

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/1/15
UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

CLUKE 09/12/25

COMMENT TABLE 3

CYCLE L4

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