

Acct ID: 530348 MTL: 082W240001200 Date: 12-11-25 Appr: Clue Prop Class: 551 RMV Prop Class: 451
 Situs: 6743 SHAW HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 47201 INPUT 12-12-25 Clue Year: 2025
 Last Date Appraised: 05/27/2025 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: RUSSELL WELLS TR Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 326147
 RMV Land: 475380 RMV Imp: 298210 RMV Total: 773590 MAV: 0 MSAV: 27937 SAV: 52930
 Comment: 25-26 L3 5/27/25 CLUKE
 25-26 L4 12/31/24 CLUKE

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land I TAGGED THIS TO BE DISO'D - NO FARM USE SINCE PURCHASE

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 28980 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 2009 DQed 7/29/25

24-25: Updated land classes

Site: 3 Code Area: 05558 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 260790 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981

24-25: Update land classes

08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL/FOUR HILL DRY TO TWO HILL DRY// 560050

Site: 4 Code Area: 05558 Size: 1.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 31580 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 560050: 01-02; COMBINED CLEARABLE PASTURE AND FARM WOODLOT, 5.18 ACRES TOTAL

Site: 5 Code Area: 05558 Size: 3.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 104030 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 560050: 01-02; COMBINED CLEARABLE PASTURE AND FARM WOODLOT, 5.18 ACRES TOTAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 134 Year Blt: 1953 Eff Year Blt: 1965 Sq.Ft: 1806 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: _____ RMV: 277330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 277330 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1204	2	FB-1	1953	1965	ROOF, FP - 1, HVAC, KIT, BATH - 1	Y N
Attic	3	Finished	602	1	FB-1	1953	1965	HVAC, BATH - 1	Y N
Basement	3	Unfinished	1075	0	0	1953	1965		Y N
Garage Detached	4	Unfinished	528	0	0	1983	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1965	13675	1	Y N <u>NC</u>

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 2009 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 15550
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 15550 Adjust: _____ Adjust RMV: 0

NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	864	0	0	1995	2009	AVG	

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1960 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 76x16 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	Exception: Y N
General Purpose Bldg	5	Finished	576	0	0	1980	1960		

Remarks

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: 2009 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 5330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5330 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	6	Finished	140	0	0	0	2009	AVG	

NC

Accessories

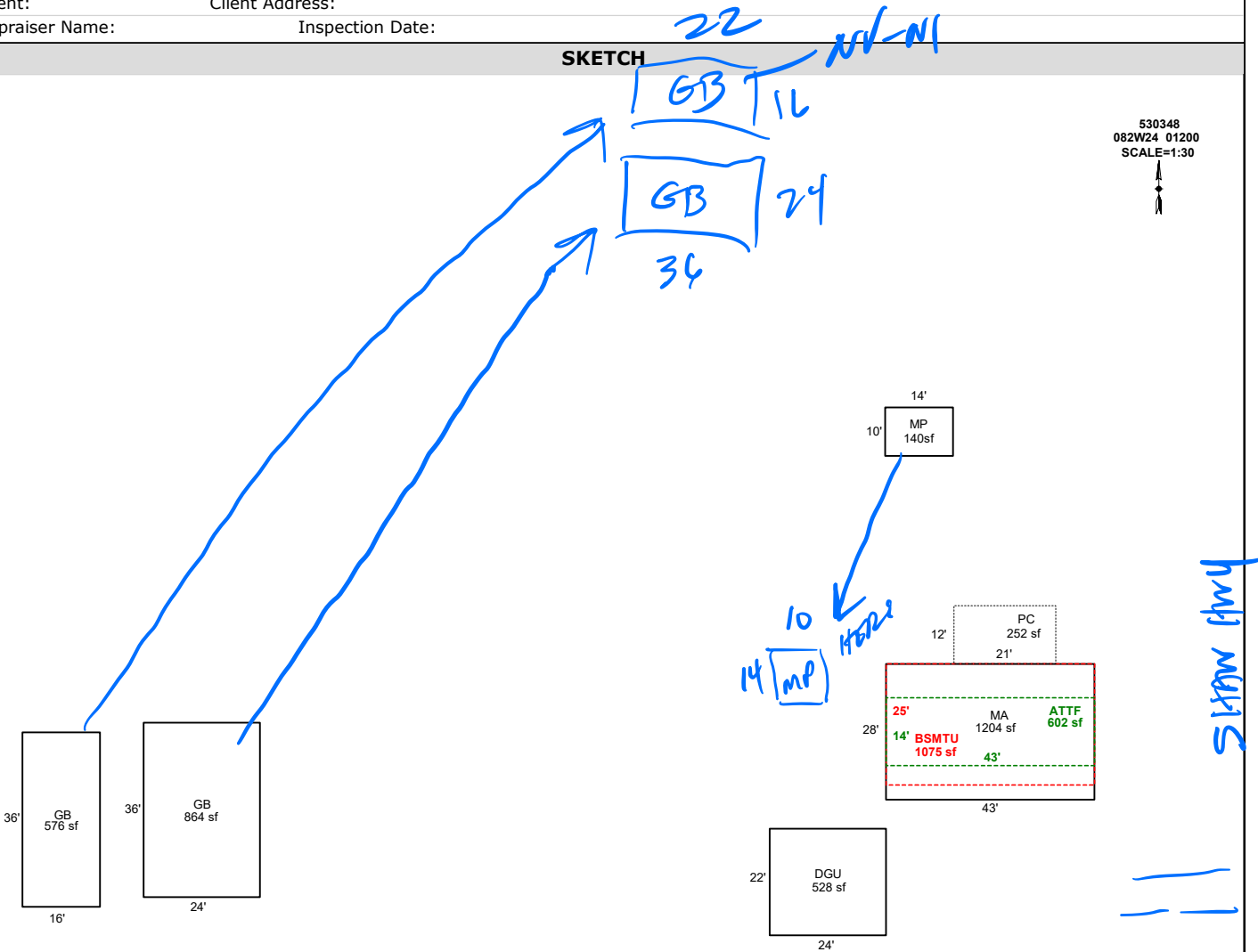
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530348 Parcel No.: 082W24 01200
 Property Address: 6743 SHAW HY SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	576.0	104.0	
	MP	1.0	140.0	48.0	1580.0
GLA1	MA	1.0	1204.0	142.0	1204.0
GLA2	ATTF	1.0	602.0	114.0	602.0
BSMT	BSMTU	1.0	1075.0	136.0	1075.0
GAR	DGU	1.0	528.0	92.0	528.0
P/P	PC	1.0	252.0	66.0	252.0
	Net LIVABLE	cnt	0 (rounded)		1,806
	Net BUILDING	cnt	3 (rounded)		1,580

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/15/18
 UPDATED BY CLOBERG 01/07/25

COMMENT TABLE 2

CLUKE 12/31/24

COMMENT TABLE 3

SV L4

Change 12-11-25
 Cycle 24