

Acct ID: 558635 MTL: 082W14D002000 Date: 12-11-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 8396 REDWOOD DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 117464 Year: 2025
 Last Date Appraised: 05/17/2019 Appraiser: CLINT LUKE Retag: Y Tag info: 12-12-25
 Owner: MCNEELY, DAVID P & MCNEELY, BONNIE A Roll Type: R
 cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 379960
 RMV Land: 256780 RMV Imp: 448380 RMV Total: 705160 MAV: 379960 MSAV: 0 SAV: 0
 Comment:

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: 1.44 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 206780 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 /08-09 PT PROJECT: PT OF R63298 AND R58635 (SMALL UNBUILDABLE STRIP)

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 3222 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 435750
 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	4	Finished	2323	0	FB-2	1978	1978	FP - 1, ROOF, HVAC, KIT, BATH - 2	Y N
Basement	4	Finished	899	0	FB-1	1978	1978	HVAC, BATH - 1	Y N
Carport Attached	4	Unfinished	460	0	0	1978	1978	ROOF	Y <input checked="" type="checkbox"/>
Carport Attached	4	Unfinished	180	0	0	1978	1978		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	496	2005	9970	1	Y N
DECK	4	713	2005	12977	1	Y N
ROOF EXTENSION OR PATIO COVER	4	713	2005	18816	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1080 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x36 RMV: 12630
 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
General Purpose Bldg	5	Finished	1080	0	0	2005	2005	AVE	Y <input checked="" type="checkbox"/>

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 02000

File No R58635

SUBJECT

Property Address 8396 REDWOOD DR SE

City AUMSVILLE

State OR

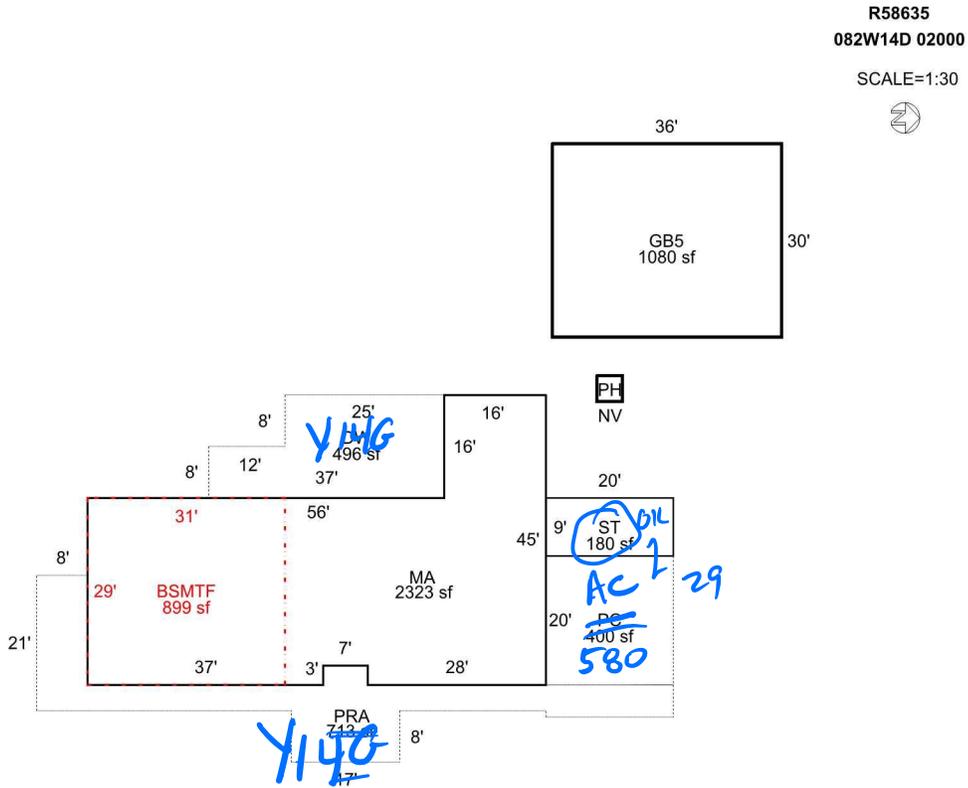
Zip 97325

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2323	240	2323
GLA0	BSMTF	1.00	899	120	899
GBA1	GB5	1.00	1080	132	
	PH	1.00	16	16	1096
Y11	PC	1.00	400	80	
	PRA	1.00	713	266	1113
OTH	ST	1.00	180	58	180

Net LIVABLE Area (rounded w/ factors) 3222
Net BUILDING Area (rounded w/ factors) 1096

DRAWN BY NRC 02/02/2009
UPD BY PH 04.13.20

05.17.19 NM #35

CYCLE

CYCLE 12-11-25
CYCLE 64