

Acct ID: 558637 MTL: 082W14D001800 Date: 12-11-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 8456 REDWOOD DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 117282 Year: 2025  
 Last Date Appraised: 01/23/2015 Appraiser: CLINT LUKE Retag: Y LU Tag info: INPUT 12-12-25 LUKE  
 Owner: ROTH, PAUL W & ROTH, RICKI A Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 1 LCB TTO INSP AV: 633420  
 RMV Land: 312980 RMV Imp: 555140 RMV Total: 868120 MAV: 633420 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: 2.27 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 262980 Exception: Y N  
 Adjustment(s): VWAR Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 3163 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 473710  
 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	1903	3	FB-2	1977	1977	ROCK HLY, C, FB - 1, KIT+ BATH - 2	Exception: Y N
Basement	4	Finished	1260	0	FB-1	1977	1977	HVAC+, BATH - 1	Exception: Y N
Garage Basement	4	Finished	606	0	0	1977	1977		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>ASPHALT DRIVEWAY</del>	<del>4</del>	<del>2000</del>	<del>1980</del>	<del>4680</del>	<del>1</del>	<del>Exception: Y N</del>
<del>ASPHALT DRIVEWAY</del>	<del>4</del>	<del>2500</del>	<del>1980</del>	<del>5850</del>	<del>1</del>	<del>Exception: Y N</del>
<del>CONCRETE DRIVEWAY</del>	<del>4</del>	<del>1000</del>	<del>1977</del>	<del>2503</del>	<del>1</del>	<del>Exception: Y N</del>
SWIMMING POOL	4	640	1980	36192	1	Exception: Y N

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1900 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x38 RMV: 32190  
 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	6	Finished	1900	0	0	1990	1990	FAIR <u>AVG</u>	Exception: Y N
GP Building Attic	6	Finished	988	0	0	1990	1990		Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1400 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x28 RMV: 7390  
 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	6	Finished	1400	0	0	1980	1980	FAIR <u>AVG</u>	Exception: Y N

**Accessories**

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

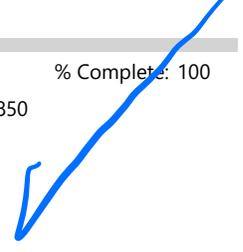
Bldg: 4    Code Area: 05558    Stat Class: 351    Year Blt: 2014    Eff Year Blt: 2014    Sq.Ft: 2520    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 42x60    RMV: 41850  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	2520	0	0	2014	2014	AVS	

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	5	383	2014	1597	1	



AVS

PT OF V146

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 01800

File No R58637

SUBJECT

Property Address 8456 REDWOOD DR SE

City AUMSVILLE

State OR

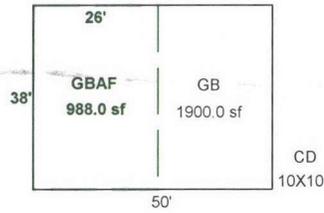
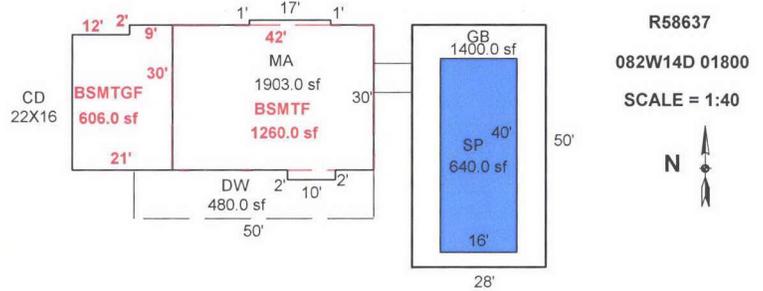
Zip 97325

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 40

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1903.0	192.0	
	GB	1.00	1900.0	176.0	3803.0
GLA0	BSMTF	1.00	1260.0	144.0	1260.0
GBA1	GB	1.00	1400.0	156.0	
	GB	1.00	2520.0	204.0	3920.0
GBA2	GBAF	1.00	988.0	128.0	988.0
GAR	BSMTGF	1.00	606.0	102.0	606.0
P/P	DW	1.00	480.0	124.0	480.0
OTH	SP	1.00	640.0	112.0	640.0

Net LIVABLE Area (rounded w/ factors) 5063  
 Net BUILDING Area (rounded w/ factors) 4908

DRAWN BY NRC 01/29/2009  
 UPDATED BY SRAGSDALE 12/16/13  
 UPDATED BY SRAGSDALE 1/27/15

1/23/15 #94, TAGS, VER G

LUKE 12-11-25  
CYLE LH