

Acct ID: 558639 MTL: 082W14D000800 Date: 12-11-25 Appr: EWLL Prop Class: 401 RMV Prop Class: 401  
 Situs: 8485 REDWOOD DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 117284 Year: 2025  
 Last Date Appraised: 03/29/2023 Appraiser: CLINT LUKE Retag: Y 0 Tag info: **INPUT 12-12-25 EWLL**  
 Owner: MCGUIRE, TODD J Roll Type: R  
 Cycle: 0 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 389020  
 RMV Land: 266310 RMV Imp: 348010 RMV Total: 614320 MAV: 389020 MSAV: 0 SAV: 0  
 Comment: 23-24: L4 03.29.23 WW

**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: 0.15 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 23720	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02						
Site: 2	Code Area: 05558	Size: 1.34 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 192590	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05558	Stat Class: 141	Year Blt: 1977	Eff Year Blt: 2000	Sq.Ft: 1636	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 279280
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	1636	3	FB-2	1977	2000	BATH - <u>MARKED</u> +, W.A.F., P. 1, ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	171	2008	5349	1	Y N <b>NC</b>
YARD IMPROVEMENTS GOOD	4	0	2000	37664	1	Y N

Bldg: 2 Code Area: 05558 Stat Class: 148 Year Blt: 1977 Eff Year Blt: 1987 Sq.Ft: 336 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 68730  
 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
Garage Oversized Detached	4	Unfinished	1128	0	0	1977	1987	ROOF <b>NC</b>	Y N
Lean-to Light Duty	4	Finished	160	0	0	2009	2009		Y N
Lean-to Light Duty	4	Finished	176	0	0	2009	2009		Y N

**Accessories**

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

**Improvements - Accessory Buildings**  
 No improvement data available for all other stat class types.

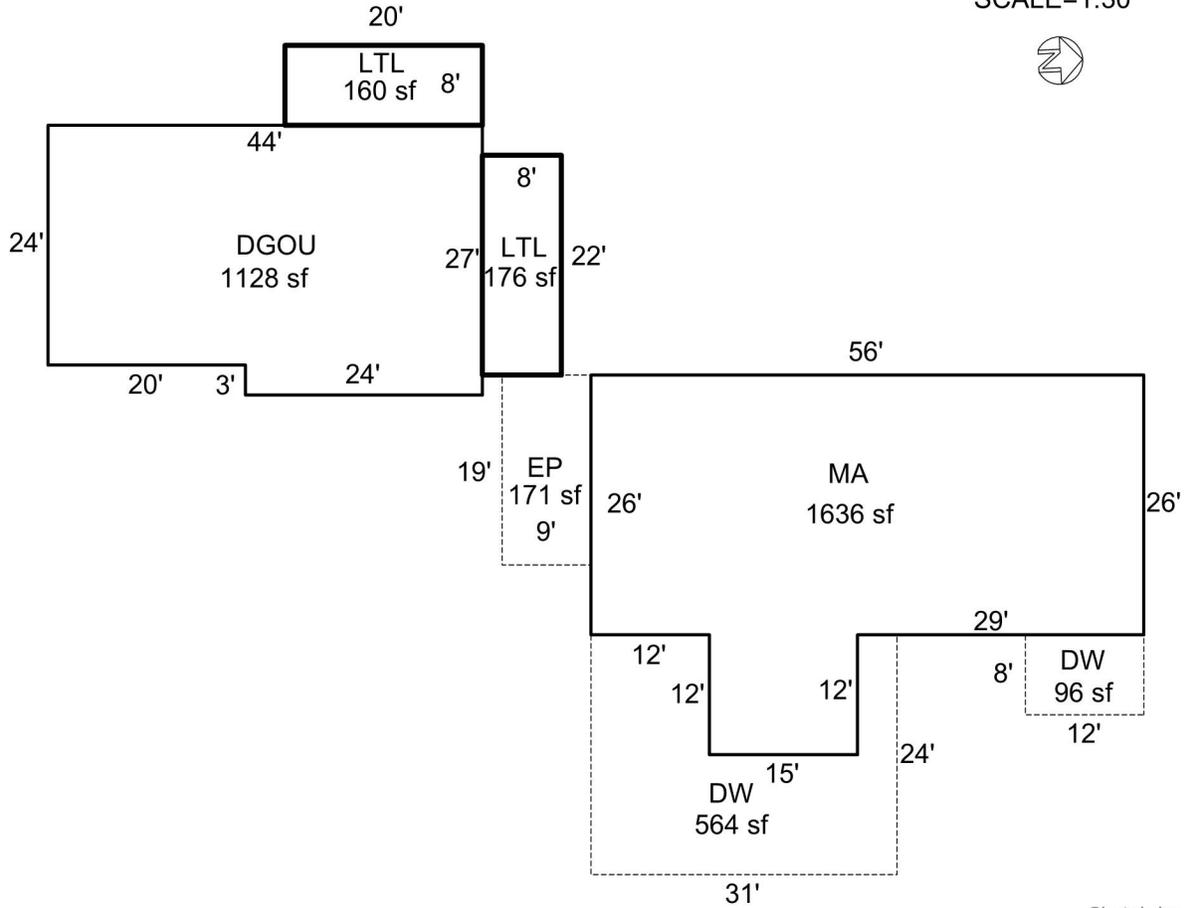
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558639 Parcel No.: 082W14D 00800  
 Property Address: 8485 REDWOOD DR SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**558639**  
**082W14D 00800**  
 SCALE=1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	176.0	60.0	
	LTL	1.0	160.0	56.0	336.0
GLA1	MA	1.0	1636.0	188.0	1636.0
GARG	DGOU	1.0	1128.0	142.0	1128.0
YI1	DW	1.0	564.0	134.0	
	DW	1.0	96.0	40.0	
	EP	1.0	171.0	56.0	831.0

### COMMENT TABLE 1

DRAWN BY NRC 01/28/2009  
 UPD BY PH 04.10.20  
 UPDATED BY WW 04.25.23

### COMMENT TABLE 2

05.16.19 NM #35  
 WW 03.29.23

### COMMENT TABLE 3

CYCLE  
 SV L4

Net LIVABLE	cnt	1	(rounded)		1,636
Net BUILDING	cnt	2	(rounded)		336

✓ CYCLE 12-11-25  
 CYCLE L4