

Acct ID: 558640 MTL: 082W14D000700 Date: 12-11-25 Appr: GENIXE Prop Class: 401 RMV Prop Class: 401  
 Situs: 8435 REDWOOD DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 117285 37M7 Year: 2025

Last Date Appraised: 05/16/2019 Appraiser: CLINT LUKE Retag: Y 0 Tag info: 52-21-21 IndNI  
 Owner: WHEELER FAM TR Roll Type: R  
cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 0 LCB TTO INSP AV: 379350  
 RMV Land: 265850 RMV Imp: 327490 RMV Total: 593340 MAV: 379350 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: 1.53 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 215850 Exception: Y N  
 Adjustment(s): 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: 1985 Sq.Ft: 1477 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 297070  
 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	1477	3	FB-2	1977	1985	BATH, FLOOR, HVAC+, FP - 1, KIT+	Y N
Garage Attached	4	Finished	1125	0	0	1977	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	624	1985	164	1	Y N
DECK	4	76	1985	1354	1	Y N
DECK	4	119	1985	2121	1	Y N
DECK	4	172	1985	3065	1	Y N
PATIO	4	181	1985	806	1	Y N

Bldg: 3 Code Area: 05558 Stat Class: 108 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 5350  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2200	1985	5346	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 342 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1440 % Complete: 100  
 Desc: Metal Component Building (MC) Dimensions: 48x30 RMV: 25070  
 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
Metal Componet Bldg	5	Finished	1440	0	0	1997	1997	FAIR	Y N

**Accessories**

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

MP6 10x12 Avg 2005 1/2 MISSED INV

# SKETCH/AREA TABLE ADDENDUM

Parcel No **082W14D 00700**

File No **R58640**

SUBJECT

Property Address **8435 REDWOOD DR SE**

City **AUMSVILLE**

State **OR**

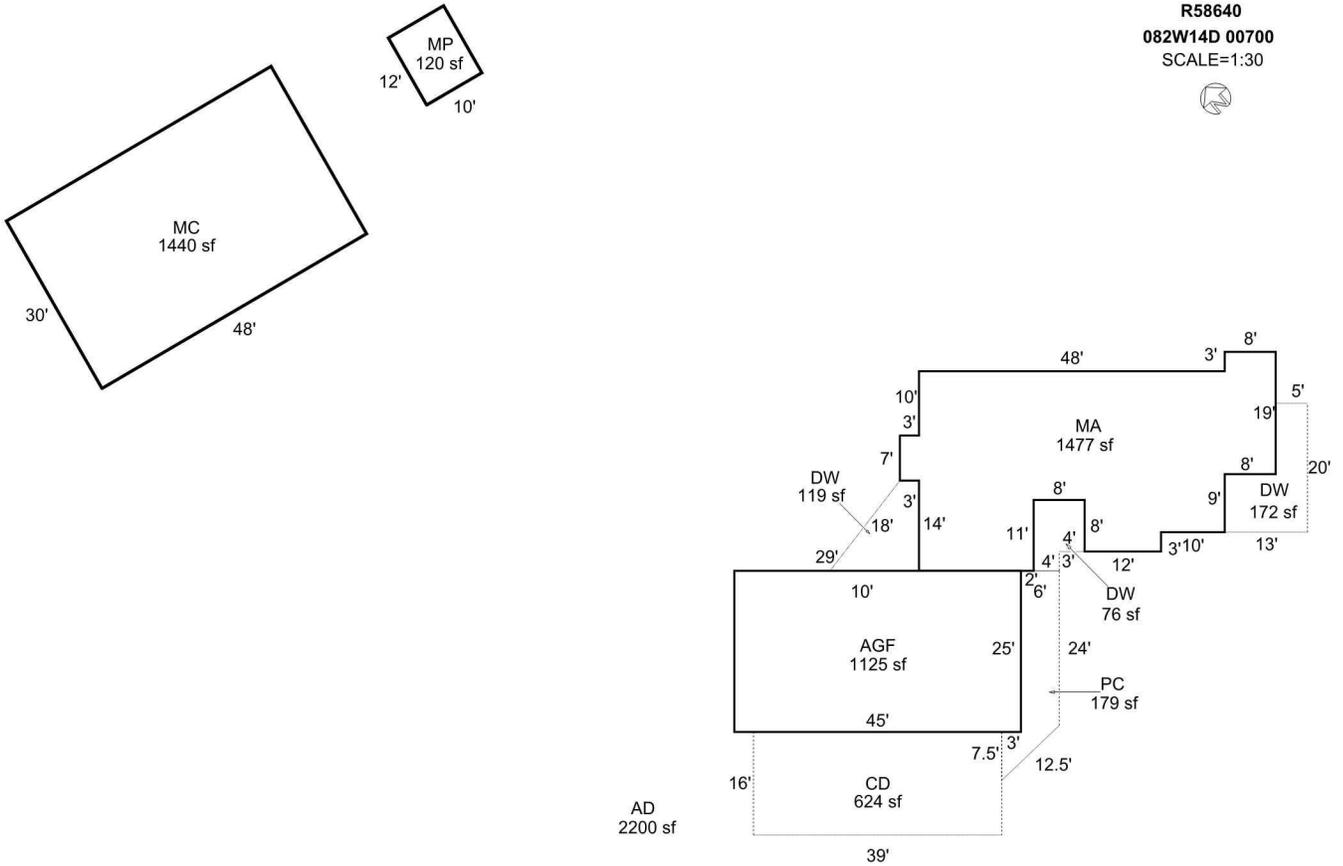
Zip **97325**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1477	202	1477
GBA1	MC	1.00	1440	156	
	MP	1.00	120	44	1560
GAR	AGF	1.00	1125	140	1125
YI1	DW	1.00	76	38	
	PC	1.00	179	78	255

Net LIVABLE Area (rounded w/ factors) **1477**  
 Net BUILDING Area (rounded w/ factors) **1560**

DRAWN BY NRC 01/28/2009  
 UPD BY PH 04.10.20

05.16.19 NM #35      CYCLE

DUKE 12-11-25  
CYCLE L4