

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563247 MTL: 082W13C003600 Date: 9-16-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401

Situs: 5835 HUSKEY LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112380 11PVT
12-3-25
LUKE Year: 2025

Last Date Appraised: 12/11/2018 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: COZART, LEA NICOL Roll Type: R

ycl Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 332390

RMV Land: 356060 RMV Imp: 279510 RMV Total: 635570 MAV: 332390 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: 4.90 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0

Class: _____ Value Source: Rural at MKT Description: _____ RMV: 306060 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: . 02-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 131 + Year Blt: 1965 Eff Year Blt: 1978 Sq.Ft: 2048 % Complete: 100

Desc: One Story Only Dimensions: _____ RMV: 221470

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	3 +	Finished	2048	3	FB-3	1965	1978	KIT, FP - 1, PC OF, BATH - 3, BRAC	Exception: Y <u>N</u>
Carport Attached	3	Unfinished	240	0	0	1965	1978		Exception: <u>Y</u> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	192	1978	480	1	Exception: Y N
PATIO	3	72	1978	305	1	Exception: Y N
PATIO	3	264	1978	1118	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	72	1978	1608	1	Exception: Y N

Bldg: 6 Code Area: 05558 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: _____ RMV: 12130

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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	5844	1990	12136	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 128 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 1290

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
Multi-Purpose Bldg	6	Finished	128	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 2504 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 24560

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	70% EXCELLENT ✓		
General Purpose Bldg	5	Finished	1152	0	0	1988	1988		Exception: Y N		
Finished Office	5	Finished	1152	0	0	1988	1988		Exception: Y N		
Accessories											
Description				Class	Size SqFt	Eff Yr Blt	RMV		Quantity		
No accessory data available											

Bldg: 4		Code Area: 05558		Stat Class: 353		Year Blt: 1988		Eff Year Blt: 1988		Sq.Ft: 1728		% Complete: 100	
Desc: Machine Shed (MS)		Dimensions: 36x48										RMV: 8960	
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					
Machine Shed	6	Finished	1728	0	0	1988	1988	FAIR	Exception: Y N				
Accessories													
Description		Class	Size SqFt	Eff Yr Blt	RMV		Quantity						
No accessory data available													

Bldg: 5		Code Area: 05558		Stat Class: 351		Year Blt: 1988		Eff Year Blt: 1988		Sq.Ft: 1152		% Complete: 100			
Desc: General Purpose Building (GB)												Dimensions: 48x24		RMV: 6950	
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							
General Purpose Bldg	5	Finished	1152	0	0	1988	1988	FAIR	Exception: Y N						
Accessories															
Description			Class	Size	SqFt	Eff Yr Blt	RMV		Quantity						
No accessory data available															

Bldg: 7		Code Area: 05558		Stat Class: 353		Year Blt: 2010		Eff Year Blt: 2010		Sq.Ft: 576		% Complete: 100	
Desc: Machine Shed (MS)										Dimensions: 24x24		RMV: 4150	
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					
Machine Shed	4	Finished	576	0	0	2010	2010	FAIR					
Accessories													
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available													

Bldg: 8		Code Area: 05558		Stat Class: 341		Year Blt: 2010		Eff Year Blt: 2010		Sq.Ft: 96		% Complete: 100	
Desc: Multi Purpose Shed (MP)										Dimensions: 12x8		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	NC NV				
Multi-Purpose Bldg	5	Finished	96	0	0	2010	2010		Exception: Y N				
Accessories													
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available													

LTE 16x48 2025 NEW

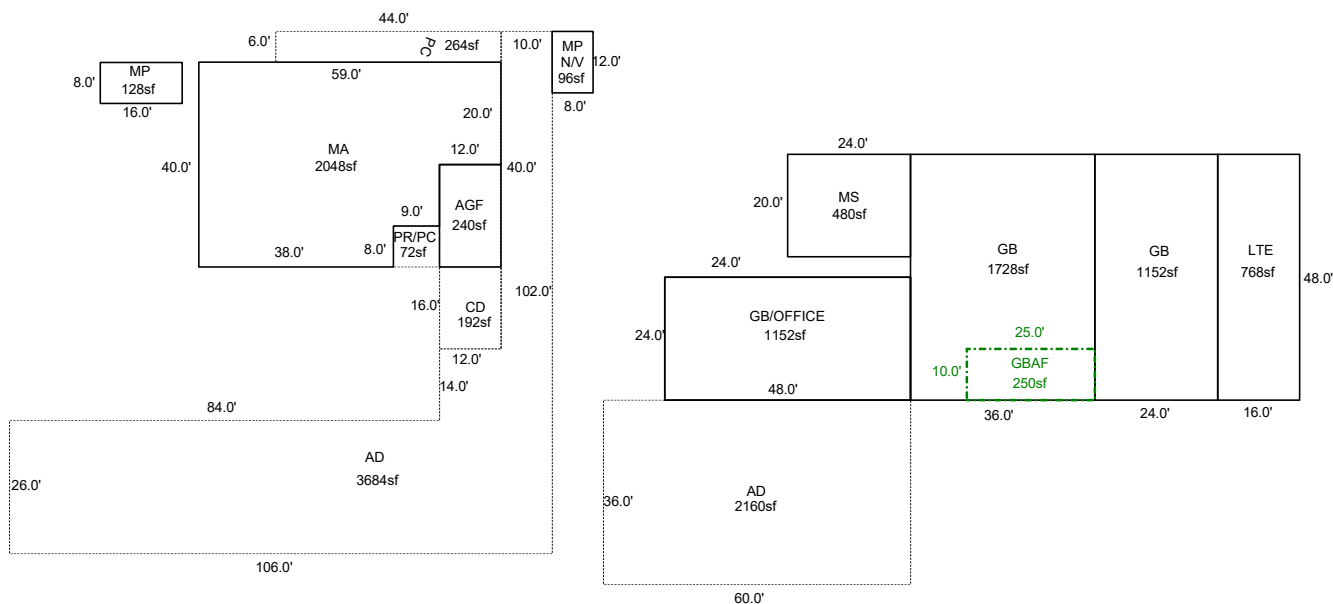
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563247 Parcel No.: 082W13C 03600
 Property Address: 5835 HUSKEY LN SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

563247
 082W13C 03600
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEXED BY NRC 07/16/2009 UPDATED BY JRONDEMA 3/18/19 UPDATED BY CLOBERG 10/30/25 UPDATED BY CLOBERG 12/02/25	
GBA1	MP	1.0	128.0	48.0			
	GB/OFFICE	1.0	1152.0	144.0			
	GB	1.0	1152.0	144.0			
	MP	1.0	96.0	40.0			
	MS	1.0	480.0	88.0			
	GB	1.0	1728.0	168.0			
	LTE	1.0	768.0	128.0	5504.0		
GBA2	GBAF	1.0	250.0	70.0	250.0		
GLA1	MA	1.0	2048.0	198.0	2048.0		
GAR	AGF	1.0	240.0	64.0	240.0		
OTH	OFF	1.0	1152.0	144.0	1152.0		
P/P	CD	1.0	192.0	56.0			
	AD	1.0	3684.0	416.0			
	PR/PC	1.0	72.0	34.0			
	AD	1.0	2160.0	192.0			
	PC	1.0	264.0	100.0	6372.0		
	Net LIVABLE	cnt	0	(rounded)	2,048		
	Net BUILDING	cnt	8	(rounded)	5,754		
						COMMENT TABLE 2	COMMENT TABLE 3
						12.11.18 SR #94 S.V. CLUKE 09/16/25	CYCLE L4