

Summary

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

Print Date: 6/25/2025

Acct ID: 563293 MTL: 082W14D000500 Date: 12-9-2025 Appr: GWKE Prop Class: 401 RMV Prop Class: 401

Situs: 8281 REDWOOD DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114288 Year: 2025

Last Date Appraised: 02/08/2011 Appraiser: CLINT LUKE Retag: Y N Tag info:

11PM
12-10-25
GWKE

Owner: DEDERICK, DAVID W & DEDERICK, TAMARA J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 505260

RMV Land: 392930 RMV Imp: 478690 RMV Total: 871620 MAV: 505260 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: 5.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 342930 Exception: Y N

Adjustment(s): VWGR Fire Patrol: Description:

Comments: 08-09: NEW GB @ 95% COMPLETE, CHG VIEW (AJ) 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1973 Eff Year Blt: 1987 Sq.Ft: 2740 % Complete: 100

Desc: One Story Only Dimensions: RMV: 401480

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	2740	2	FB-2	1973	1987	KIT, HALL, ROOF, FP - 1, BATH - 2	Y N
Garage Attached	4	Finished	622	0	0	1973	1987	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1987	26322	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 408 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 24x17 RMV: 4850

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	408	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 196 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 14x14 RMV: 4940

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	196	0	0	2001	2001	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2944 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 46x64 RMV: 47420

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
General Purpose Bldg	6	Finished	2944	0	HB-1 HB-1	2007	2007	PAIR, BTH - 1	N

Accessories

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

Bldg: 6	Code Area: 05558	Stat Class: 905	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 20000
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
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 00500

File No R63293

Property Address 8281 REDWOOD DR SE

City AUMSVILLE

State OR

Zip 97325

Owner

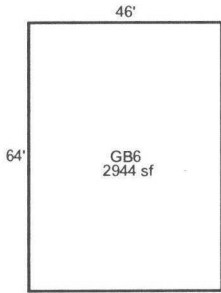
Client

Appraiser Name

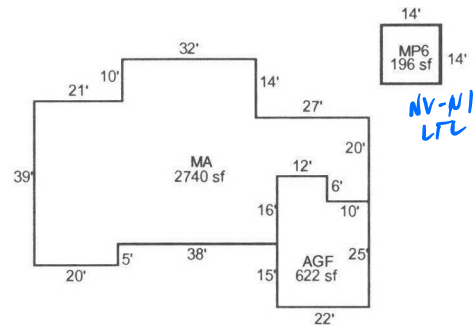
SUBJECT

IMPROVEMENTS SKETCH

082W14D 00500
R63293
SCALE=1:46



NV
NI



NV-NI
LFL

REDWOOD DR SE

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2740	270	2740
GBA1	GB6	1.00	2944	220	
	MP6	1.00	196	56	
	MP	1.00	408	82	3548
GAR	AGF	1.00	622	106	622

DRAWN BY NRC 01/27/2009

Net LIVABLE Area
Net BUILDING Area

(Rounded w/ Factors)
(Rounded w/ Factors)

2740
3548

Since 12-9-25
CUB L4

AREA CALCULATIONS