

Summary

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

Print Date: 6/26/2025

Acct ID: 563300 MTL: 082W14D001600 Date: 12-11-25 Appr: CLUXE Prop Class: 401 RMV Prop Class: 401

Situs: 6062 KASA LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114295 INPUT Year: 2025

Last Date Appraised: 03/07/2022 Appraiser: CLINT LUKE Retag: Y N Tag info: 12-12-25 CLUXE

Owner: MARSHALL, CAITLIN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 394590

RMV Land: 304700 RMV Imp: 373350 RMV Total: 678050 MAV: 394590 MSAV: 0 SAV: 0

Comment: 3/7/22 L4 GRH

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	05558	0

Land

Site: 1 Code Area: 05558 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural Restrictive Description: 4hd RMV: 87650 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 17-18: DISQ 2.02 ACRES FARM USE

Site: 3 Code Area: 05558 Size: 2.02 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: 1.18 4hd 0.84 2hd RMV: 177050 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 15-16: PER KH 90, CHANGING LAND SCH IN PREPARATION FOR DISQUALIFICATION. // 00560050//04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1951 Eff Year Blt: 1951 Sq.Ft: 3423 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 357950

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	2085	3	FB-2	1951	1951	FPT 1, RM, FB, HVAC, BATH - 2, KIT, BTH - 1	Y N
Basement	4	Finished	1338	0	0	1951	1951	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	300	2010	897	1	Y N
DECK	4	100	2010	2046	1	Y N
DECK	4	300	2001	5874	1	Y N
PATIO	4	90	2001	441	1	Y N
ROOF EXTENSION OR PATIO COVER	4	120	2001	3097	1	Y N
ROOF EXTENSION OR PATIO COVER	4	200	2010	5394	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1080 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 30x36 RMV: 13000

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	5	Finished	1080	0	0	2001	2001	EMR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	5	144	2001	428	1	Y N

Bldg: 3 Code Area: 05558 Stat Class: 344 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 192 % Complete: 100

Desc: Multi Purpose Shed (MPS) 1fc Dimensions: 12x16 RMV: 2400

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 12x18 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	193	0	0	2001	2001	FAIL	
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

MS 5 12x18 FAIL 60% 1/0 MISSED INV

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 01600

File No R63300

Property Address 6062 KASA LN SE

City AUMSVILLE

State OR

Zip 97325

Owner

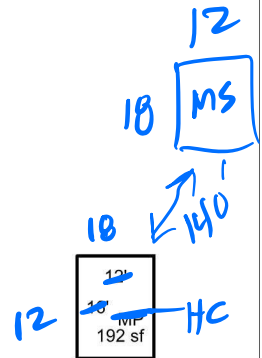
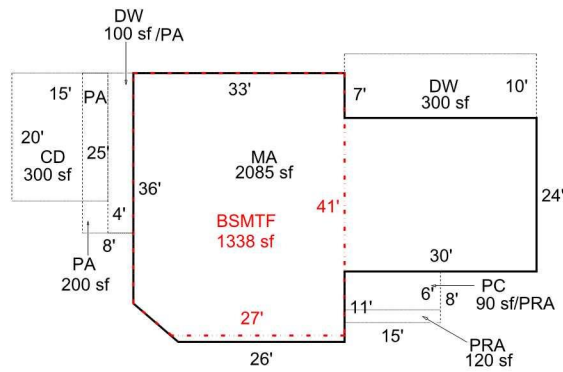
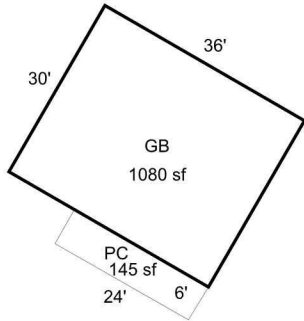
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R63300
082W14D 01600
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2085	206	2085
GLA0	BSMTF	1.00	1338	145	1338
GBA1	GB	1.00	1080	132	
	MP	1.00	192	56	1272
YI1	PC	1.00	145	60	
	DW	1.00	300	80	
	PRA	1.00	120	46	
	PC	1.00	90	42	
	DW	1.00	100	58	
	CD	1.00	300	70	
	PA	1.00	200	66	1255
Net LIVABLE Area		(rounded w/ factors)			3423
Net BUILDING Area		(rounded w/ factors)			1272

DRAWN BY NRC 01/29/2009
UPD BY PH 04.10.20

05.16.19 NM #35

CYCLE

DUKE 12-11-25
CYCLE L4