

Summary

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

Print Date: 6/26/2025

Acct ID: 563323 MTL: 082W14D003000 Date: 12-10-25 Appr: EWK Prop Class: 401 RMV Prop Class: 401

Situs: 5755 82ND AVE SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114918 Year: 2025

Last Date Appraised: 05/17/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: LARRY D WOLFE LT & WOLFE, LARRY D TRE Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 285740

RMV Land: 213400 RMV Imp: 287420 RMV Total: 500820 MAV: 285740 MSAV: 0 SAV: 0

Comment: _____

INPUT 12-12-25 EWK

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: 21344 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 163400 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1612 % Complete: 100

Desc: One Story Only Dimensions: RMV: 221380

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 N
First Floor	4	Finished	1612	2	FB-2	1965	1965	FP - 1, ROOF, HVAC KIT, BATH - 2	Y N
Garage Attached	4	Finished	588	0	0	1965	1965	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	4	1120	1965	2386	1	Y N
DECK	4	240	1965	3749	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 148 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 63430

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 N
Garage Detached	4	Low Cost	750	0	0	1985	1985	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 160 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 960

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 N
Multi-Purpose Bldg	3	Finished	160	0	0	1985	1985	EMK	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 360 % Complete: 100

Desc: Lean-to Heavy (LTH) Dimensions: 8x45 RMV: 1650

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	
Lean-to Heavy Duty	4	Finished	360	0	0	2008	2008		Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 03000

File No R63323

Property Address 5755 82ND AV SE

City AUMSVILLE

State OR

Zip 97325

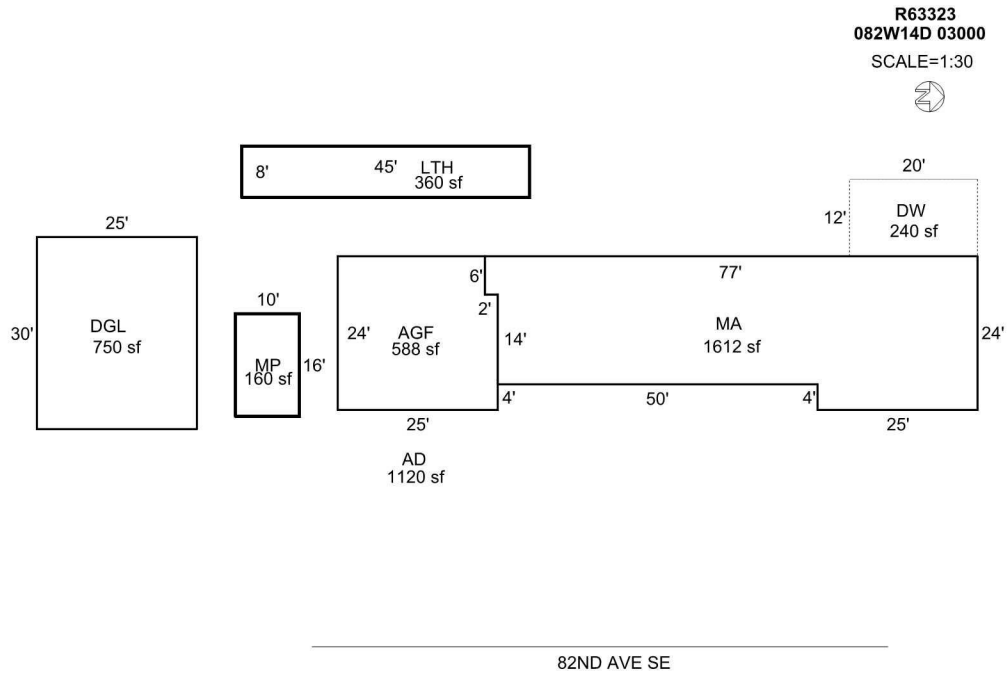
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1612	202	1612
GBA1	MP	1.00	160	52	
	LTH	1.00	360	106	520
GAR	AGF	1.00	588	98	
	DGL	1.00	750	110	1338
YI1	DW	1.00	240	64	240

Net LIVABLE Area (rounded w/ factors)
Net BUILDING Area (rounded w/ factors)

1612
520

DRAWN BY NRC 02/02/2009
UPD BY PH 04.13.20

05.17.19 NM #35

CYCLE

4/10/25
4/10/25
4/10/25