

Summary

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

Print Date: 6/25/2025

Acct ID: 563328 MTL: 082W14D003300 Date: 12-10-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401

Situs: 8148 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114923 INVT Year: 2025

Last Date Appraised: 05/17/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: 12-15-25 LUKE

Owner: COFFEY, RON E Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 436040

RMV Land: 375690 RMV Imp: 408550 RMV Total: 784240 MAV: 436040 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: 4.88 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 325690 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL. 2HD 1.34 4HD 3.54

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1962 Eff Year Blt: 1972 Sq.Ft: 3450 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 403300

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	
First Floor	4	Finished	1779	3	FB-2	1962	1972	ROOF, FP - 1, HVAC, KIT, BATH - 2	Exception: Y N
Basement	4	Low Cost	1671	1	FB-1	1962	1972	FP - 1, HVAC, BATH - 2	Exception: Y N
Garage Attached	4	Finished	480	0	0	1962	1962	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	4	3201	1975	7298	1	Exception: Y N
CONCRETE DRIVEWAY	4	428	1972	1029	1	Exception: Y N
DECK	4	162	1972	2637	1	Exception: Y N
PATIO	4	110	1972	448	1	Exception: Y N
PATIO	4	306	1972	1245	1	Exception: Y N
PATIO	4	396	1972	1612	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 210 200 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 21x10 16x20 RMV: 1100

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	
Multi-Purpose Bldg	5	Finished	<u>210</u> <u>200</u>	0	0	1975	1975	FAIR	Exception: Y <u>N</u>

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 704 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 32x22 RMV: 3240

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	704	0	0	1975	1975	FAIR	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: 1975	Eff Year Blt: 1975	Sq.Ft: 160	% Complete: 100		
Desc: Machine Shed (MS)			Dimensions: 10x16			RMV: 370		
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	160	0	0	1975	1975	50% FMR ✓ Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 5	Code Area: 05558	Stat Class: 354	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 220	% Complete: 100		
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 180		
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 Light Duty	5	Finished	220	0	0	1975	1975	NC ✓ Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 6	Code Area: 05558	Stat Class: 354	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 448	% Complete: 100		
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 360		
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 Light Duty	5	Finished	448	0	0	1975	1975	NC ✓ Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 03300

File No R63328

Property Address 8148 SILVER FALLS HY SE

City AUMSVILLE

State OR

Zip 97325

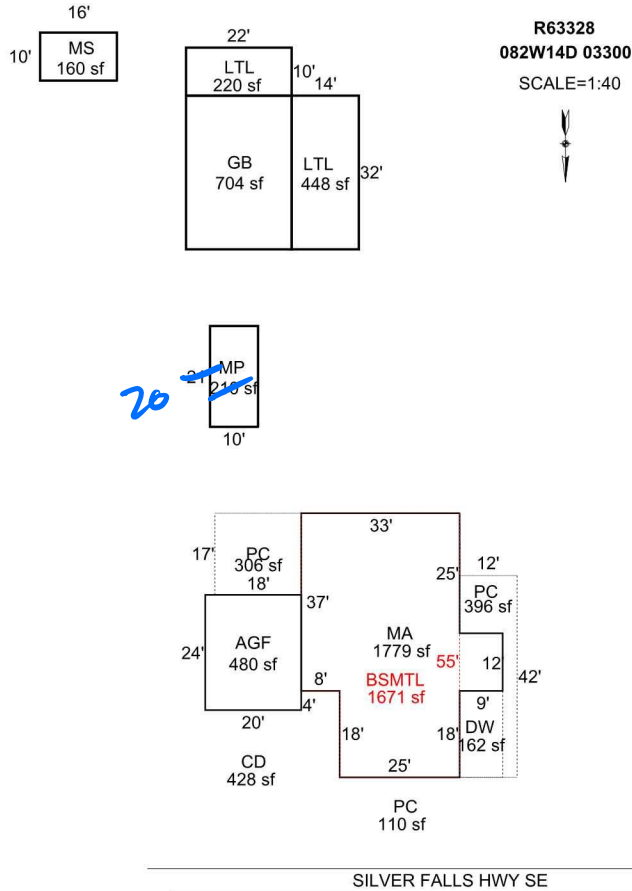
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1779	194	1779
GBA1	MP	1.00	210	62	
	GB	1.00	704	108	
	LTL	1.00	448	92	
	LTL	1.00	220	64	
	MS	1.00	160	52	1742
BSMT	BSMTL	1.00	1671	176	1671
GAR	AGF	1.00	480	88	480
Net LIVABLE Area (rounded w/ factors)					1779
Net BUILDING Area (rounded w/ factors)					1742

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

05.17.19 NM #35

CYCLE

*Check 12-10-05
CYCLE 14*