

Summary

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

Print Date: 6/25/2025

Acct ID: 563331 MTL: 082W14D003901 Date: 9-23-25 Appr: CLINT Prop Class: 401 RMV Prop Class: 401

Situs: 5850 KASA LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114926 Year: 2025

Last Date Appraised: 05/17/2019 Appraiser: CLINT LUKE Retag: Y Tag info: 12-3-25 CLINT

Owner: CARROLL,CHRISTOPHER H & CARROLL,NANCY G Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 396260

RMV Land: 258360 RMV Imp: 379900 RMV Total: 638260 MAV: 396260 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: 1.36 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 208360 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 144 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2304 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 354370

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	1050	2	FB-1	1987	1987	HVAC+, ROOF, KITCH, BATH - 1	Y N
Second Floor	4	Finished	708	1	FB-1	1987	1987	ROOF, HVAC+, BATH	Y N
Basement	4	Low Cost	546	1	0	1987	1987		Y N
Garage Basement	4	Finished	480	1	0	1987	1987		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1160	1987	3091	1	Y N
DECK	4	260	1987	4690	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 12860

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	6275	1987	12863	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1224 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 34x36 RMV: 12670

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	1224	0	0	1998	1998	FAIR	Y N

Accessories

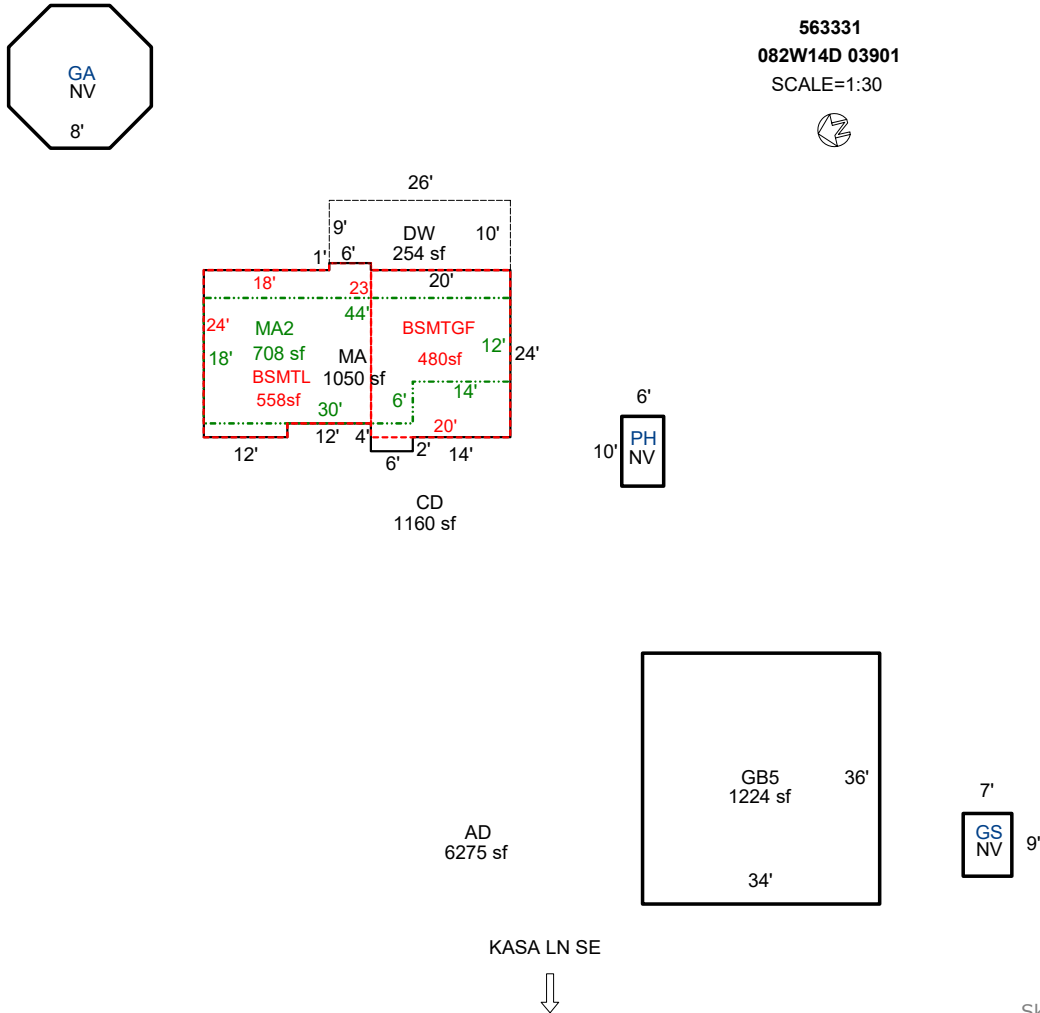
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563331 Parcel No.: 082W14D 03901
 Property Address: 5850 KASA LN SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY NRC 02/02/2009 UPD BY PH 04.13.20 UPDATED BY WWILLIAMS 12/11/25	
GBA1	GB5	1.0	1224.0	140.0			
	GA	1.0	347.6	67.9			
	GS	1.0	63.0	32.0			
	PH	1.0	60.0	32.0	1694.6		
GLA1	MA	1.0	1050.0	146.0	1050.0		
GLA2	MA2	1.0	708.0	124.0	708.0		
BSMTGF	BSMTGF	1.0	480.0	88.0	480.0	COMMENT TABLE 2	
BSMTL	BSMTL	1.0	558.0	98.0	558.0		
						COMMENT TABLE 3	
						05.17.19 NM #35 9/23/25 CLUKE	
						CYCLE CYCLE L4	
Net LIVABLE		cnt	1	(rounded)	2,316		
Net BUILDING		cnt	1	(rounded)	2,175		

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 03901

File No R63331

Property Address 5850 KASA LN SE

City AUMSVILLE

State OR

Zip 97325

Owner

Client

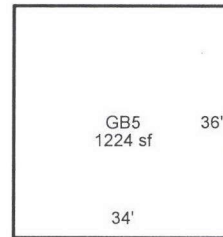
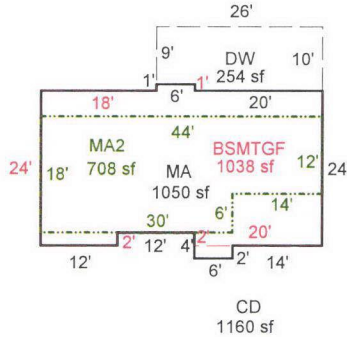
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R63331
082W14D 03901
SCALE=1:30



AD
6275 sf

KASA LN SE



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1050	146	1050
GLA2	MA2	1.00	708	124	708
GBA1	GB5	1.00	1224	140	
	GA	1.00	348	68	
	GS	1.00	63	32	
	PH	1.00	60	32	1695
GAR	BSMTGF	1.00	1038	142	1038
Net LIVABLE Area (rounded w/ factors)					1758
Net BUILDING Area (rounded w/ factors)					1695

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

05.17.19 NM #35

CYCLE

Handwritten: Cycle 9.23.25
CYCLE 24

AREA CALCULATIONS