

Summary

Lead Appr: WW 12/11

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 563368

MTL: 082W130000600

Date: 9-29-25

Appr: CENC

Prop Class: 581

RMV Prop Class: 581

Situs: 9007 SILVER FALLS HWY SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 115372

Year: 2025

Last Date Appraised: 06/24/2002

Appraiser: CLINT LUKE

Retag: Y

Tag info:

Owner: GERALDINE MANN FARM LLC

Roll Type: R

Cycle: 0

Tag

Sales Verification

Other:

Inspection level: 1 2 3 0

LCB

TTO

INSP

AV: 238905

RMV Land: 853250

RMV Imp: 336960

RMV Total: 1190210

MAV: 201160

MSAV: 37745

SAV: 82950

Comment:

CWO 12/16/25

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	FUZ	FARM NON-EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05558	0

Land

Site: 2	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 24130	Exception: Y	N	
Adjustment(s): GSOIL, GSOIL			Fire Patrol:	Description:		
Comments: Liability year - 2009 / 11-12: HOMESITE IS LOCATED IN EFU ZONED PORTION OF TAXLOT						
Site: 3	Code Area: 05558	Size: 3.19 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 84670	Exception: Y	N	
Adjustment(s): GSOIL, GSOIL			Fire Patrol:	Description:		
Comments: Liability year - 1980 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO TWO HILL DRY// 560050						
Site: 4	Code Area: 05558	Size: 9.88 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 238380	Exception: Y	N	
Adjustment(s): GSOIL, GSOIL			Fire Patrol:	Description:		
Comments: Liability year - 1972 / 560050						
Site: 5	Code Area: 05558	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Woodlot	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 120640	Exception: Y	N	
Adjustment(s): GSOIL, GSOIL			Fire Patrol:	Description:		
Comments: Liability year - 1980 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO WOOD-M// 560050 //05-06: RECALC DECISION TO REVALUE WOODLOT TO WOODLOT-M WHEN UNDER 10 ACRES IN AN UNZONED ZONE.						
Site: 6	Code Area: 05558	Size: 4.84 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 335430	Exception: Y	N	
Adjustment(s): GSOIL, GSOIL			Fire Patrol:	Description:		
Comments: Liability year - 1980						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 142	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 1537	% Complete: 100
Desc: Multi Story above grade			Dimensions: RMV: 229510			
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	1069	1	FB-1	1973	1973	HVAC+, ROOF, PP-1, KIT+, BATH-1	Y N
Second Floor	4	Finished	468	2	FB-1	1973	1973	BATH - 1, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	1	1973	24075	1	Y N

Bldg: 4	Code Area: 05558	Stat Class: 148	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions: RMV: 106390			
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	

Floors

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13 00600

File No R63368

Property Address 9007 SILVER FALLS HY SE

City AUMSVILLE

State OR

Zip 97325

Owner

Client

Appraiser Name

SUBJECT

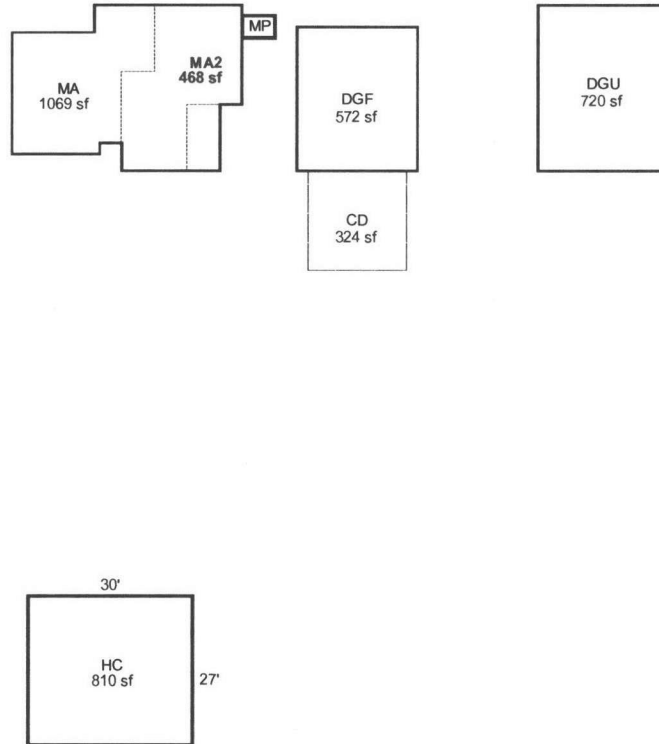
IMPROVEMENTS SKETCH

082W13 00600

R63368

"SEE PAGE TWO FOR HOME DIMENSIONS"

SCALE=1:35



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1069	148	1069
GLA2	MA2	1.00	468	104	468
GBA1	HC	1.00	810	114	
	MP	1.00	24	20	834
P/P	CD	1.00	324	72	324
GAR	DGF	1.00	572	96	
	DGU	1.00	720	108	1292

Comment Table 1

APEXED BY NRC 05/14/2009

Comment Table 2

Comment Table 3

Handwritten: Give 9-29-05
Cycles 14

Net LIVABLE Area (Rounded w/ Factors)
Net BUILDING Area (Rounded w/ Factors)

1537
834

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13 00600

File No R63368

Property Address 9007 SILVER FALLS HY SE

City AUMSVILLE

State OR

Zip 97325

Owner

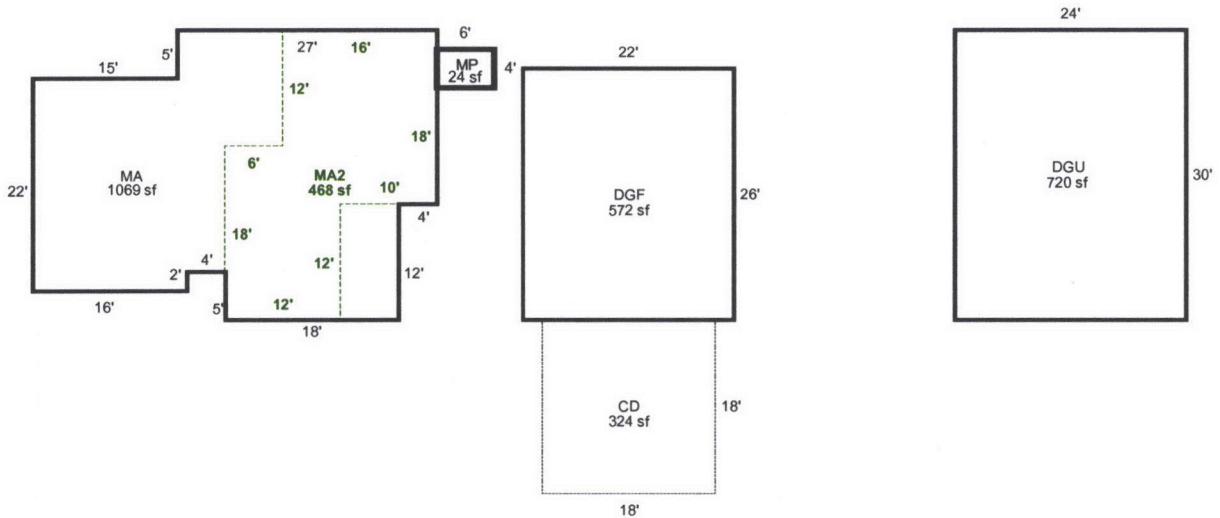
Client

Appraiser Name

082W13 00600

R63368

SEE PAGE ONE FOR ALL BUILDINGS



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1069	148	1069
GLA2	MA2	1.00	468	104	468
GBA1	MP	1.00	24	20	24
P/P	CD	1.00	324	72	324
GAR	DGF	1.00	572	96	
	DGU	1.00	720	108	1292

Net LIVABLE Area
Net BUILDING Area

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

1537
24

Comment Table 1

APEXED BY NRC 05/14/2009

Comment Table 2

Comment Table 3

WKE 9-29-25
CYCLE 41

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT