

Summary Lead Appr: WW 11/18 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 528899 MTL: 081W280001300 Date: 11-7-25 Appr: CLUC Prop Class: 551 RMV Prop Class: 501
 Situs: 7885 ANDERSON RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 28646 Year: 2025

Last Date Appraised: 12/03/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: HOWE, KEITH & HOWE, PHYLLIS Last Sales Date: 01/20/2011 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 203969
 RMV Land: 822160 RMV Imp: 273450 RMV Total: 1095610 MAV: 0 MSAV: 73489 SAV: 130502

Comment: 25-26 L2 12/3/24 CLUKE
 24-25 L3 1/9/24 CLUKE
 LEVEL 4 5.6.20 CL10//

RES 45% RETAG

Notations CWO 12/17/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	29588	0

Land

Site: 1 Code Area: 29588 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 11290 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025 (was 2009 Waste)
 25-26: Updated land classes
 2012-13: REMOVE OSD AND MOVE ONE ACRE HOMESITE TO WASTELAND, HOUSE IS GONE

Site: 2 Code Area: 29588 Size: 57.83 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 653050 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 3 Code Area: 29588 Size: 7.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 73200 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 29588 Size: 0.87 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 270 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980
 Run off from Beaver Creek

Site: 5 Code Area: 29588 Size: 4.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 49350 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29588 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4159 % Complete: 35.00
 Desc: Multi Story above grade Dimensions: RMV: 205890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 98240 Adjust: Adjust RMV: 0

Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor		4	Finished	2712	0	0	2024	2024	ROOF	Y N
Second Floor		4	Finished	1447	0	0	2024	2024		Y N
Carport Attached		4	Unfinished	528	0	0	2024	2024	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29588 Stat Class: 351 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1120 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x28 RMV: 39770

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 18980 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	1120	0	0	2024	2024	GOOD, BTH - 1

Accessories

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

Bldg: 3 Code Area: 29588 Stat Class: 341 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 9740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4650 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	192	0	0	2024	2024	AVG

Accessories

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

Bldg: 4 Code Area: 29588 Stat Class: 321 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1120 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 40x28 RMV: 18050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 8610 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Hay Cover	6	Finished	1120	0	0	2024	2024	FAIR

Accessories

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

Farm Notes

2025FARM
 1/14/25: Inspected by WW and CWO L4 during tags. Unable to determine use on 4.87 acres near homesite. Check for use 5/1/26 after house is more complete. Otherwise farm use is ok - cattle and hay.



11/7/25

Percent Complete Form

Account #

528899

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%		5%
4%	75%	Plumbing Rough-In	4%	50%	3%
3%		Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%	55%	1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

APPR Lenae Date 11-7-25 YR For 26-27 % COMP 45

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

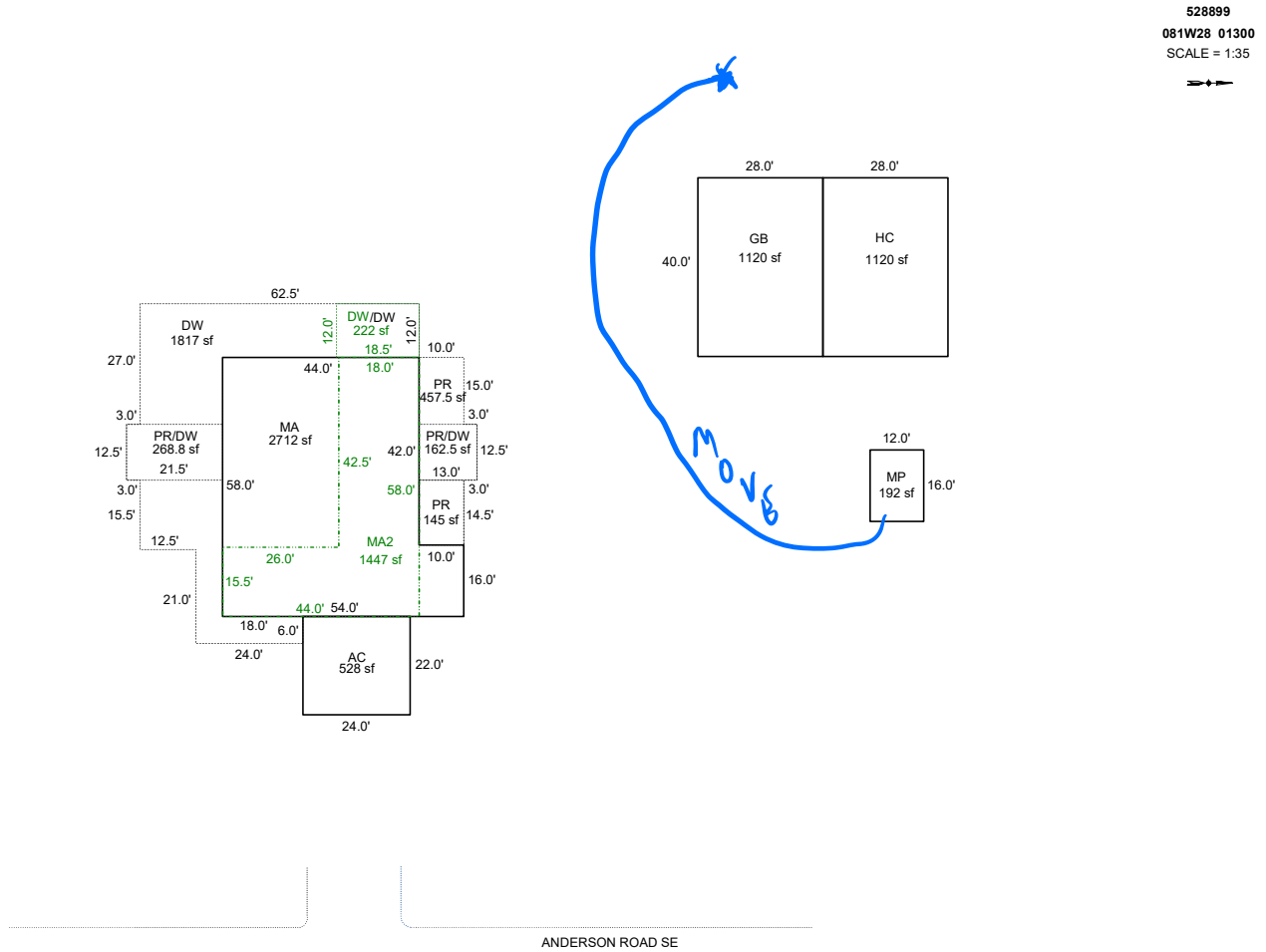
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528899 Parcel No.: 081W 28 01300
 Property Address: 7885 ANDERSON ROAD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	1120.0	136.0	
	HC	1.0	1120.0	136.0	2432.0
GLA1	MA	1.0	2712.0	224.0	2712.0
GLA2	MA2	1.0	1447.0	204.0	1447.0
GAR	AC	1.0	528.0	92.0	528.0
P/P	DW	1.0	1817.0	319.0	
	PR/DW	1.0	268.8	68.0	
	PR/DW	1.0	162.5	51.0	
	PR	1.0	457.5	110.0	
	DW	1.0	222.0	61.0	
	PR	1.0	145.0	49.0	3072.8
	Net LIVABLE	cnt	0 (rounded)		4,159
	Net BUILDING	cnt	3 (rounded)		2,432

COMMENT TABLE 1

Apex 3/30/2012 Jane
 UPDATED BY JURAN 09/28/2023 23-005178 MA
 UPDATED BY CJURAN 01/18/2024
 UPDATED BY CLOBERG 12/05/24
 UPDATED BY CLOBERG 12/16/24

COMMENT TABLE 2

CL 01/09/2024
 CLUKE 12/03/24

COMMENT TABLE 3

TAGS L3
 TAGS L2

Done 11-7-25
 TAGS L2