

Summary

Lead Appr: WW 10/31 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Typed

Print Date: 9/29/2025

Acct ID: 534884 MTL: 091W18A001500 Date: 10/30/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451  
Situs: 12494 WEST STAYTON RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 71614 Year: 2025

Last Date Appraised: 05/10/2013 Appraiser: MATT LORD Tag: Y N Tag info:  
Owner: CROFT, NICOLE Last Sales Date: 07/22/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 177733  
RMV Land: 355860 RMV Imp: 225030 RMV Total: 580890 MAV: 138390 MSAV: 39343 SAV: 81740  
Comment: 30

Notations

26-27 SAKS MLS 829953 DOM 44

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - <u>FAIR</u> <u>AVL</u>	40000	05545	0

Land

Site: 1	Code Area: 05545	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 58870	Exception: Y N
Adjustment(s):	GSOIL, IRR	4BDSS	Fire Patrol:	Description:		
Comments: Liability year - 2009 / 02-03: REAPPRAISAL						
Site: 2	Code Area: 05545	Size: 1.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL			RMV: 119150	Exception: Y N
Adjustment(s):	GSOIL, IRR	2BDSS	Fire Patrol:	Description:		
Comments: Liability year - 1991 / 04-05: ADJUSTMENT OF LAND SCHEDULE FOR RECALCULATION BY #36 5-4-04						
Site: 3	Code Area: 05545	Size: 2.23 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BISS	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR SPECIAL SOUTH			RMV: 137840	Exception: Y N
Adjustment(s):	GSOIL, IRR	4BDSS	Fire Patrol:	Description:		
Comments: Liability year - 1991						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05545	Stat Class: 131	Year Blt: 1959	Eff Year Blt: 1980	Sq.Ft: 1523	% Complete: 100.00
Desc: One Story Only					Dimensions:	RMV: 179220
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	3	Finished	1523	3	FB-1	1959	1980	FP - 2, HVAC, ROOF, BATH - 1, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1980	15023	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05545	Stat Class: 341	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 24	% Complete: 100.00
Desc: Multi Purpose Shed (MP)					Dimensions: 6x4	RMV: 20
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
Multi-Purpose Bldg	4	Finished	24	0	0	1981	1981	FAIR ✓	Y N

Accessories

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

Bldg: 3	Code Area: 05545	Stat Class: 353	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 1680	% Complete: 100.00
Desc: Machine Shed (MS)					Dimensions: 60x28	RMV: 5950
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
Machine Shed	5	Finished	1680	0	0	1986	1986	FAIR ✓	Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 260 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 65x4 RMV: 4590  
 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	4	Finished	260	0	0	0	0	FAIR	

**Accessories**

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

Bldg: 5 Code Area: 05545 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 2000 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 50x40 RMV: 23220  
 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
General Purpose Bldg	5	Finished	2000	0	0	2006	2006	FAIR	

**Accessories**

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

Bldg: 6 Code Area: 05545 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 792 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 18x44 RMV: 12030  
 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
General Purpose Bldg	5	Finished	792	0	0	2007	2007	FAIR ✓	

**Accessories**

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

**Farm Notes**

2025FARM

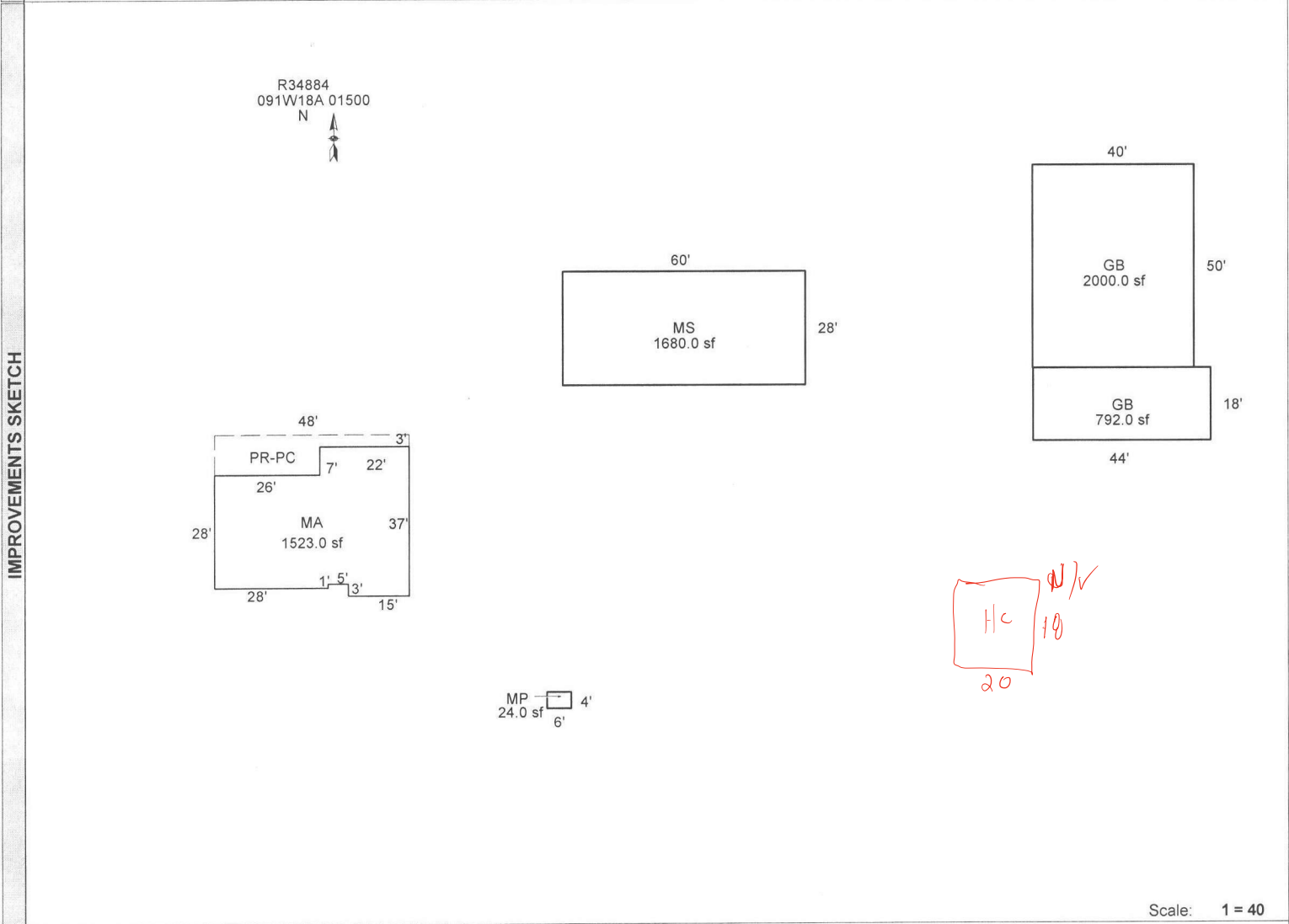
25-26: SA Survey submitted 9-3-25, stating they have apple & pear production, stabling and training equines (6 at this time) and feeding/selling livestock (goats and cattle). They are still working on putting everything together - livestock fencing is being installed and stables are being completed. Submitted pix of horses in barn and in pasture.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 091W 18A 01500

File No R34884

SUBJECT	Property Address <b>12494 West Stayton Rd SE</b>		
	City <b>Aumsville</b>	State <b>OR</b>	Zip <b>97325</b>
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 40

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1523.0	172.0	1523.0
	GBA1	MP	1.00	24.0	20.0	
		MS	1.00	1680.0	176.0	
	P/P	GB	1.00	2000.0	180.0	
		GB	1.00	792.0	124.0	4496.0
		PR-PC	1.00	326.0	116.0	326.0
	<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">1523</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">4496</span></p>					
	<p>5/16/13 Jane</p>					



091W18A 01500  
551 01D A23  
00550040

R34884

MACK, ROBERT & BEATRICE

4.36 Acres

12494 W STAYTON RD SE

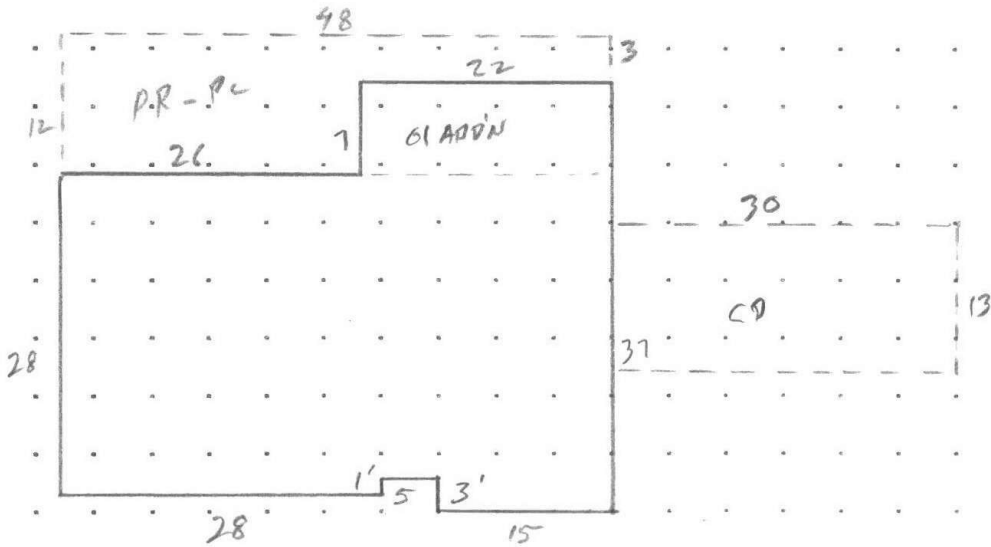
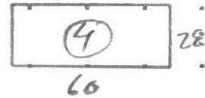
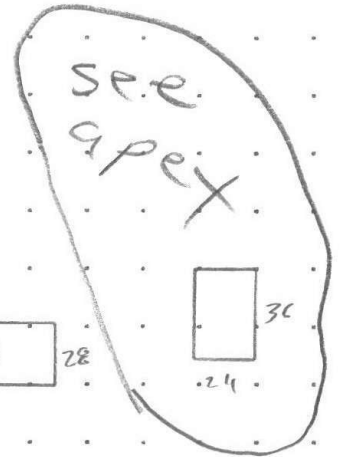
1/30/02

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 34884

MAP NO: 9-1W-18A

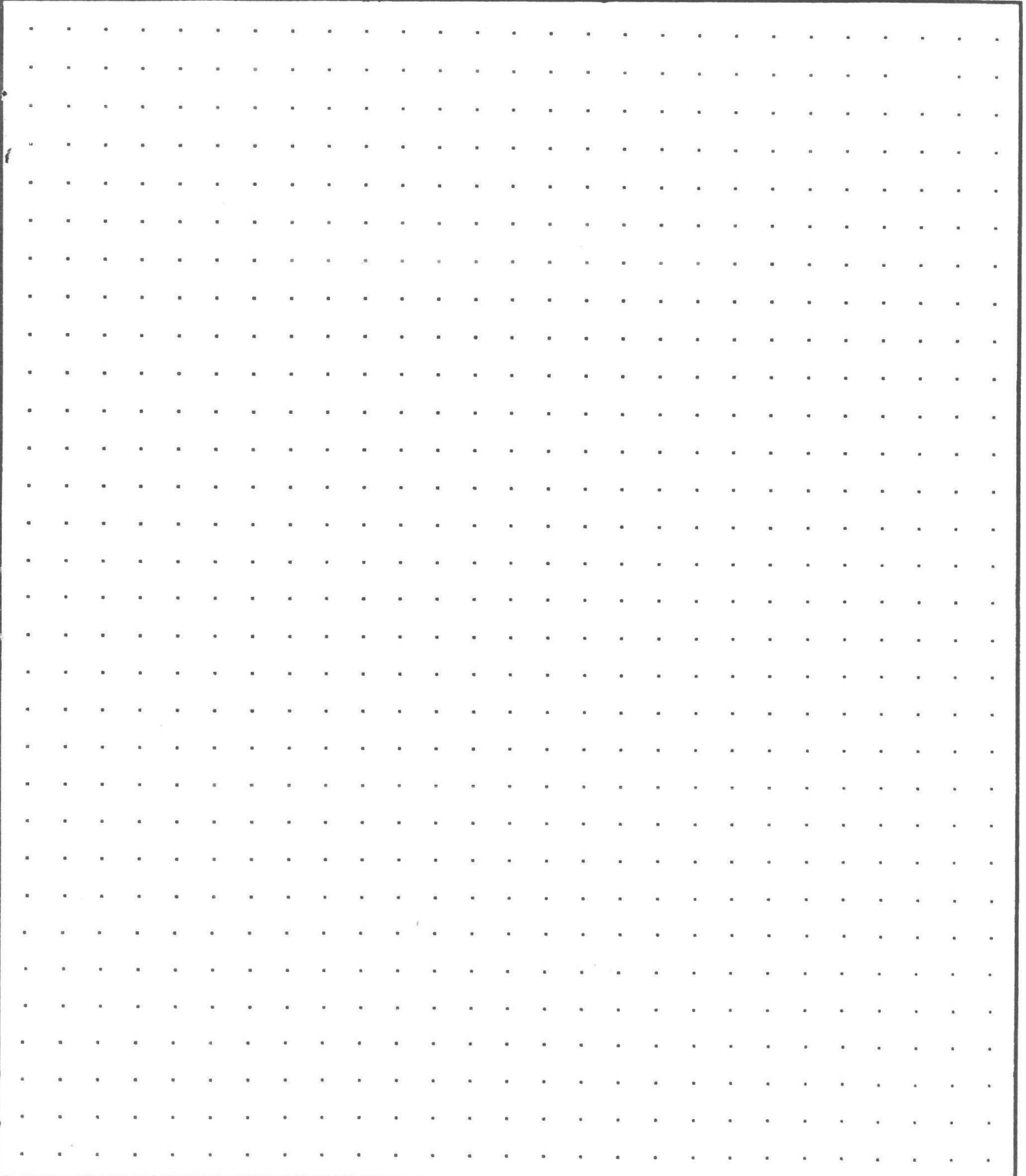
TAX LOT: 1506



CALCULATIONS:  $(7 \times 22) + (28 \times 48) - (1 \times 5) + (2 \times 15) = 1523 \#$

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 1959	ADDRESS: 12494 W. STAYTON RD	SALES
DATE	BY	BUILDER:	Date Amt.
5-6-02 5/10/13	#82 #36	REMARKS:	



**CALCULATIONS:**

**SCALE: 1" = 20'**

R34888

091W18A 01600

Appr #: 36 Date 5/10/13

Prop Class 551

Prop Code A40

Situs Address

Franchise Code 36 Year For: 2013-2014

Owner MACK,ROBERT &

Tags

Cycle

Sales Verification

Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 16,350

RMV Imp: 0

RMV Total: 16,350

M50 Total: 550

**Accessory Improvements**

**Out Buildings**

R34888 091W18A 01600 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A40  
 Situs Address \_\_\_\_\_ Franchise Code 36 Year For: 2013-2014  
 Owner MACK,ROBERT &

Tags \_\_\_\_\_ Cycle \_\_\_\_\_ Sales Verification \_\_\_\_\_ Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 16,350 RMV Imp: 0 RMV Total: 16,350 M50 Total: 550

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH IRR	008SGI	0.26		
2	FOUR BENCH IRR	008SI	0.37		

Eff Acres 4.99 Companion Accounts R34884 091W18A 01500

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

R34884 091W18A 01500 Appr #: 36 Date 5/10/13 Prop Class 551 Prop Code A23  
 Situs Address 12494 WEST STAYTON RD SE 97325 Franchise Code 36 Year For: 2013-2014  
 Owner MACK, ROBERT &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_  
 RMV Land: 140,180 RMV Imp: 72,650 RMV Total: 212,830 M50 Total: 100,810

Segment	GB							Land
Class	5							
Dim/Size	18x44 # 792 #							
Foundation	POST							
Exter Wall	BKENAM							
Wall Height	12 FT							
Inter Finish								
Roof Cover	BKENAM							
Roof Style	GABLE							
Flooring	CONC							
Plumbing								
Electric	110 V							
Misc.								
Yr Blt								
Eff Yr	2007							
Cond.	AVE							
% Good								
% Comp	100							
Lump Sum								
Except. Code	RNEW							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDF.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	TWO BENCH IRR	008SGI	1.50		
4	FOUR BENCH IRR	008SI	1.86		

Eff Acres 4.99 Companion Accounts R34888 091W18A 01600

Date 5/17/13 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments \_\_\_\_\_

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response \_\_\_\_\_

Reviewed by lead appraiser/comments \_\_\_\_\_

R34884 091W18A 01500 Appr #: 36 Date 5/10/13 Prop Class 551 Prop Code A23  
 Situs Address 12494 WEST STAYTON RD SE 97325 Franchise Code 36 Year For: 2013-2014  
 Owner MACK, ROBERT &

Notes: MS to GB, GB addition, Add GB Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 140,180	RMV Imp: 72,650	RMV Total: 212,830	M50 Total: 100,810		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1523	Eff Area 1523
Length	Width	Roof Cover COMP	Plumbing BATH1	Heat FA	
Fireplace DBL-P	Inter. Comp:			Bedrooms 3	
Year Built 1959	Eff. Year Built 1980	Cond. P F <u>(A)</u> G E			
Adj Codes RLCM3	Qty _____	% Comp _____	Func _____	Econ _____	RMV: 59,090
Lump Sum _____	Except Code/Year _____	Comments _____			

**Accessory Improvements**

Seg.Type Y13A	Seg. # 1.2	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built:	Cond. P F <u>(A)</u> G E		% Comp _____	Econ _____
Lump Sum _____	Except Code/Year _____	Comments _____			

**Out Buildings**

Seg.Type MP	Seg. # 2.1	Method: F;N	Class 4	Area 24	Eff Area 24
Length 6	Width 4	Foundation CONC	Ex. Wall SHAKE	Roof Cover COMP	
Roof Style	Floor CONC		Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1981
Cond. P F A G E	Adj. Codes FLCM	% Comp _____		Func _____	Econ _____
Lump Sum _____	Except Code/Year _____	Comments _____			

Seg.Type MS	Seg. # 3.1	Method: F09	Class 5	Area 1680	Eff Area 1680
Length 60	Width 28	Foundation CONC	Ex. Wall METAL	Roof Cover METAL	
Roof Style	Floor DIRT		Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: <u>1981</u>
Cond. P <u>(F)</u> A G E	Adj. Codes FLCM	% Comp _____		Func _____	Econ _____
Lump Sum _____	Except Code/Year _____	Comments _____			

Seg.Type MP	Seg. # 4.1	Method: F;N	Class 4	Area <del>260</del>	Eff Area 260
Length 65	Width 4	Foundation FRAME	Ex. Wall <u>PLYWD</u>	Roof Cover WOOD	
Roof Style	Floor		Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:
Cond. P F A G E	Adj. Codes FLCM	% Comp _____		Func _____	Econ _____
Lump Sum _____	Except Code/Year _____	Comments _____			

Seg.Type <del>MS</del> <u>GB</u>	Seg. # 5.1	Method: F09	Class 5	Area <del>864</del> <u>2000</u>	Eff Area <del>864</del> <u>2000</u>
Length <u>3650</u>	Width <u>2440</u>	Foundation	Ex. Wall 10FT	Roof Cover BKENAM	
Roof Style	Floor		Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: <u>2001</u>
Cond. P F A <u>(G)</u> E	Adj. Codes FLCM	% Comp _____		Func _____	Econ _____
Lump Sum _____	Except Code/Year <u>RMIN</u>	Comments _____			

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R34884 091W18A 01500 Imp 5 Of 5 \* Changed \*

Owners Name: MACK,ROBERT & Nbhd:EN.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
  - 2. Description : MACHINE SHED
  - 3. Bldg Type :
  - 4. Cmplx/Bldg :
  - 5. M/S Zip Code:
  - 6. Comment : 2002-03 REAPPRAISAL. MS5-RNEW.
  - 7. Appr Method : C Cost Value
  - 8. Cost Value : \$7,160
  - 9. Income Value: \$0
  - 10. Trend Adj% : 100.00%
- RMV Imprv: \$7,160

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MS - MACHINE SHED	5	864	F09	\$7,160
Totals:			0		\$7,160

T-Trend	CM-Comment	S*-Add Seg	(.) More
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Enter Field #, Seg ID, or <RET> to Exit:

# Work Order Processing Form

Page 1 of 1

Acct #: R34884 Map/Tax: 091W18A 01500

Year 21 - 22

Log #(s) Involved: 2021-1845 TRANSACTION 143000

Remarks: (\* soil class change) R34888 TO BE CANCELLED AND COMBINED INTO R34884 NEW AC TOTAL 4.99

## Account Details

Zone: EFU Prop Class: 551 Nbhd Code: SCEN.RUR Franchise Area: 10

Code Area: 00550040 Prop Code: A93 Part Total:  Yes  No Fire Patrol:  Yes  No

## Land Segs

(\* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
<u>R34888</u>	<u>1980</u>	<u>3220 TWO BENCH IRR</u>	<u>0.26</u>	<u>008SGI</u>	
<u>R34888</u>	<u>1991</u>	<u>3260 FOUR BENCH IRR</u>	<u>0.37</u>	<u>008SI</u>	
<u>R34884</u>	<u>1999</u>	<u>1001 FARM OSD</u>		<u>OSDF.RUR</u>	
<u>R34884</u>	<u>2009</u>	<u>1021 FARM HOMESITE</u>	<u>1</u>	<u>008S</u>	
<u>R34884</u>	<u>1991</u>	<u>3220 TWO BENCH IRR</u>	<u>1.5</u>	<u>008SGI</u>	
<u>R34884</u>	<u>1980</u>	<u>3260 FOUR BENCH IRR</u>	<u>1.86</u>	<u>008SI</u>	

Total Acres: 4.99

## Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>R34884</u>	<u>I1</u>	<u>RESIDENTIAL</u>	<u>R34884</u>	<u>I5</u>	<u>GB</u>
<u>R34884</u>	<u>I2</u>	<u>MP</u>	<u>R34884</u>	<u>I6</u>	<u>GB</u>
<u>R34884</u>	<u>I3</u>	<u>MS</u>			
<u>R34884</u>	<u>I4</u>	<u>MP</u>			

## Values

Land: \_\_\_\_\_ Imp: 160150 MAV: 119400 Exception Code: COM

Completed By: WENDY VITALE 06 Date: 4/27/2021

Reviewed By: WV06 Date: 4/27/2021 / Clerk: Chen Date: 5/3/21

R34884

091W 18A 01500



Aumsville, Marion, Oregon 97325 12494 W Stayton Rd SE, Aumsville, OR 97325, U

Google earth

Google earth



R34884

5/10/13





R34884

5/10/13



40x50 GB  
R34884

18x44 GB  
5/10/13

