

Summary Lead Appr: WW 10/31 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: _____

10/29/25 9/29/2025

Acct ID: 534911 MTL: 091W18C002000 Date: 10/20/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551
 Situs: 12283 WEST STAYTON RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 75010 Year: 2025

Last Date Appraised: 05/13/2013 Appraiser: MATT LORD Tag: Y N Tag info: _____
 Owner: SITTON, JEFFRY B Last Sales Date: 08/20/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 145072
 RMV Land: 404250 RMV Imp: 246320 RMV Total: 650570 MAV: 112370 MSAV: 32702 SAV: 70608
 Comment: _____ 30

Notations 25-26 SALES MLS 825543 DOM 158

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>AV6</u>	40000	05545	0

Land

Site: 2 Code Area: 05545 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: 4BDSS RMV: 33130 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 550040

Site: 3 Code Area: 05545 Size: 9.52 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: 331120 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 1984 / 550040 4BDSS

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 131 + Year Blt: 1974 Eff Year Blt: 1984 Sq.Ft: 1352 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 219910
 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	1352	3	FB-1	1974	1984	BATH - 1, HVAC, ROOF, KIT	Y N
Garage Attached	3	Finished	636	0	0	1974	1974	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1984	15408	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1920 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x60 RMV: 26410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

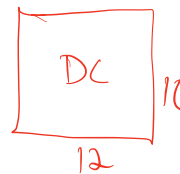
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1920	0	0	2007	2007	FAIR ✓	Y N

Accessories

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

DC
2014
5
12x10

R34911
091W18C 02000



60'

GB
1920.0 sf

32'

26.5'

24'

AGF
636.0 sf

26'

MA
1352.0 sf

52'

West Stayton Rd

Long Driveway





091W18C 02000
551 01D A93
00550040

R34911

HILTON,GERALDINE J
10.52 Acres
12283 W STAYTON RD SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

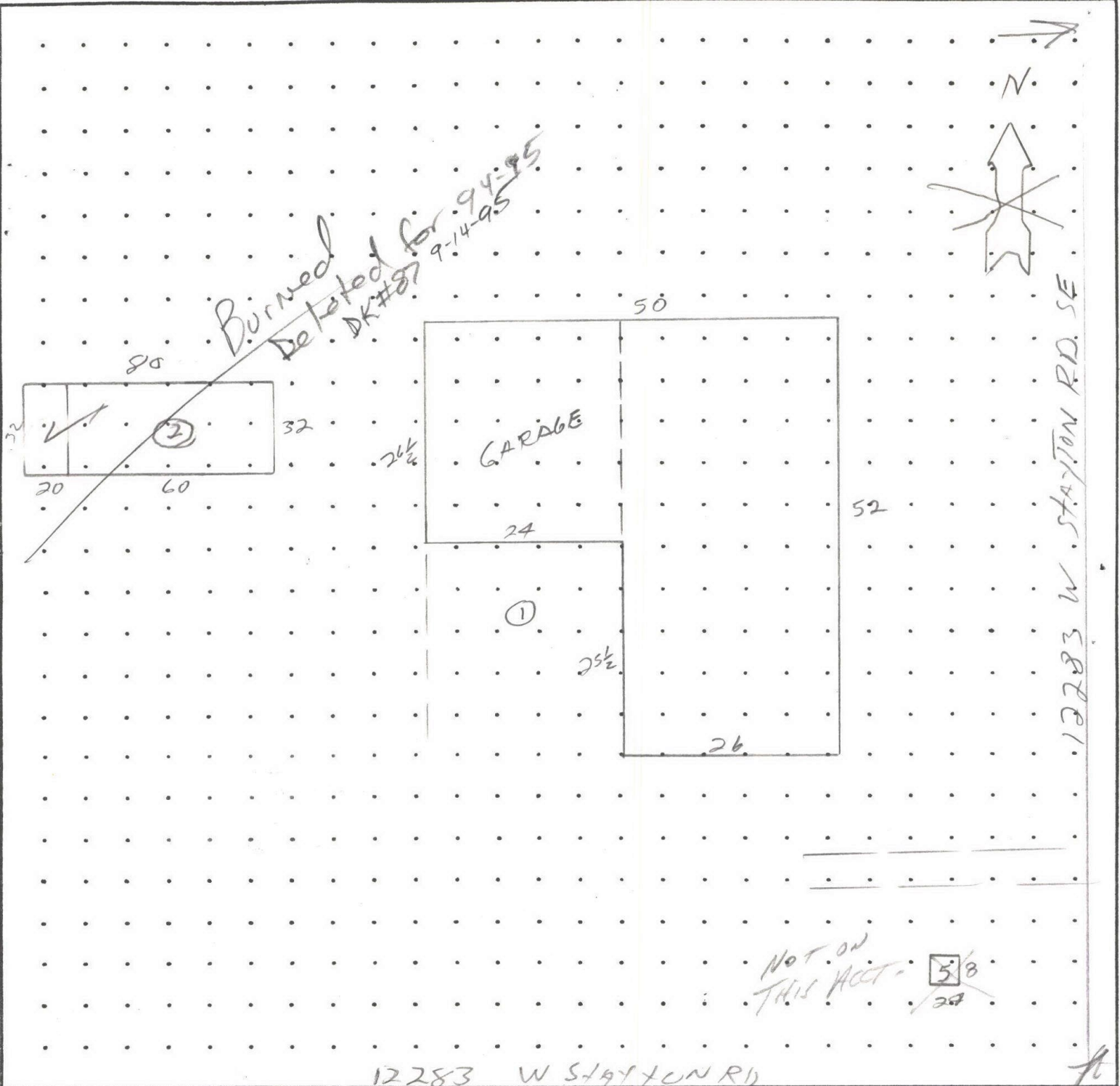
ACCT. NO.

61275-000

MAP NO.

91 W-18C-02000

61275-000



NOT ON THIS ACCT. $\frac{5}{8}$
24

12283 W STATION RD

MEASUREMENT VERIFIED	
DATE	BY
10-22-75	Stan
1-20-84	Ray 1352 ^u
8-5-91	Ref # 83

REMARKS: B 1974 1sty 26x52 = 1352

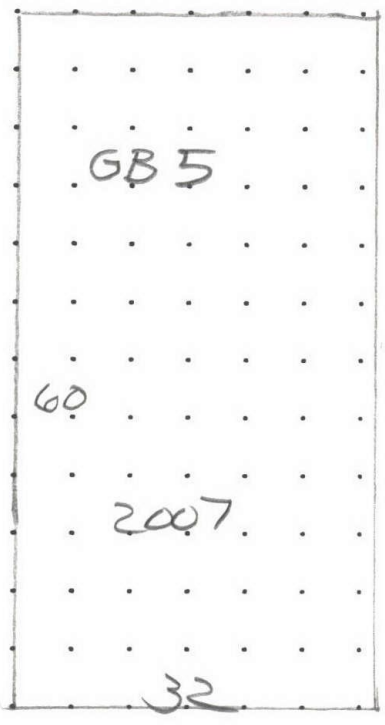
Street

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R34911

MAP NO: 091W 18C TAX LOT: 02000

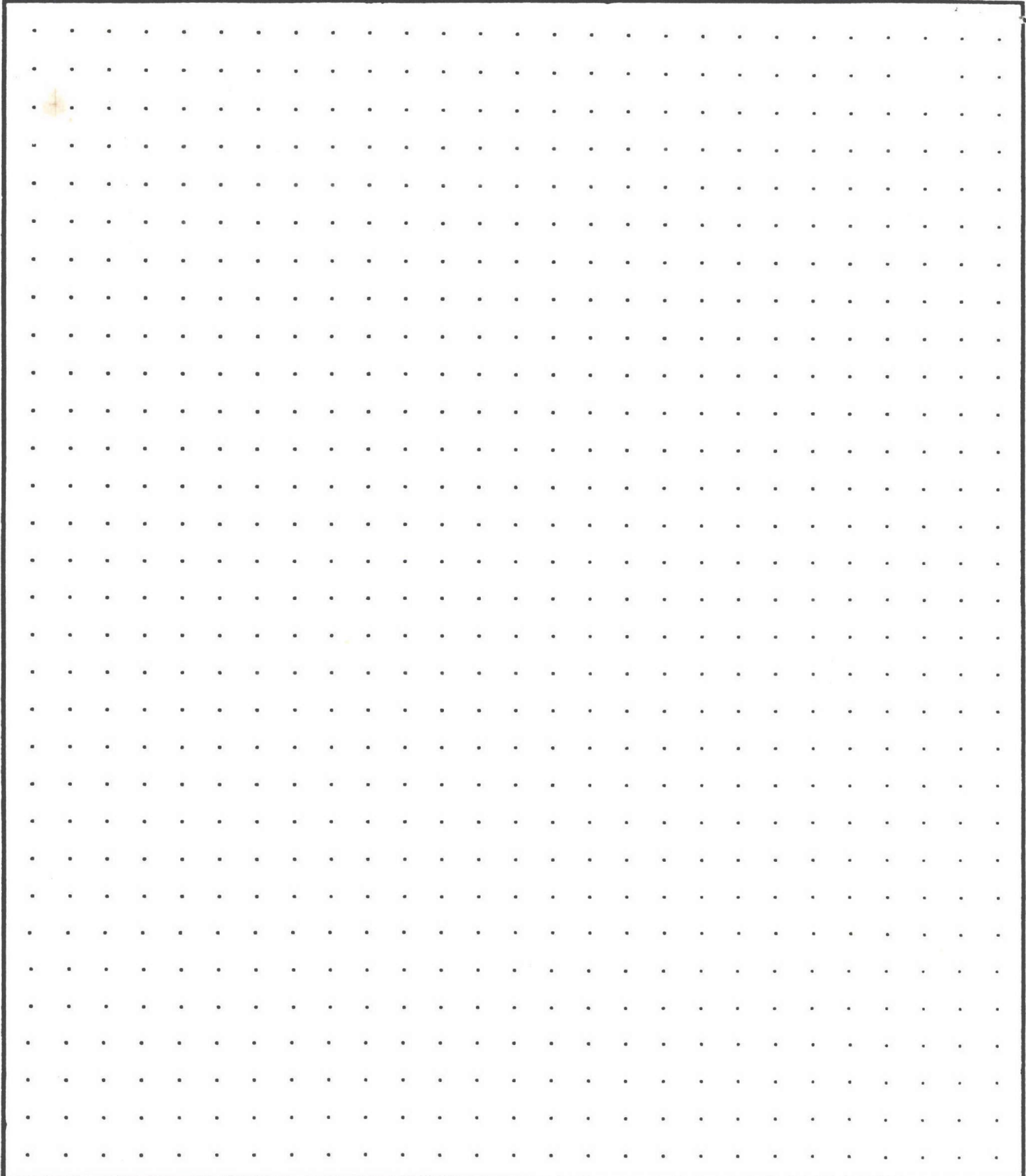
↑
House 150 ft



CALCULATIONS: $32 \times 60 = 1920 \#$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2007	ADDRESS: 12283 West Stanton Rd SE	SALES			
DATE	BY	REMARKS: _____		Date	Amt.		
10/25/07	3p			BUILDER: _____			



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 091W18C 02000

File No R34911

SUBJECT

Property Address 12283 West Stayton Rd SE

City Aumsville

State OR

Zip 97325

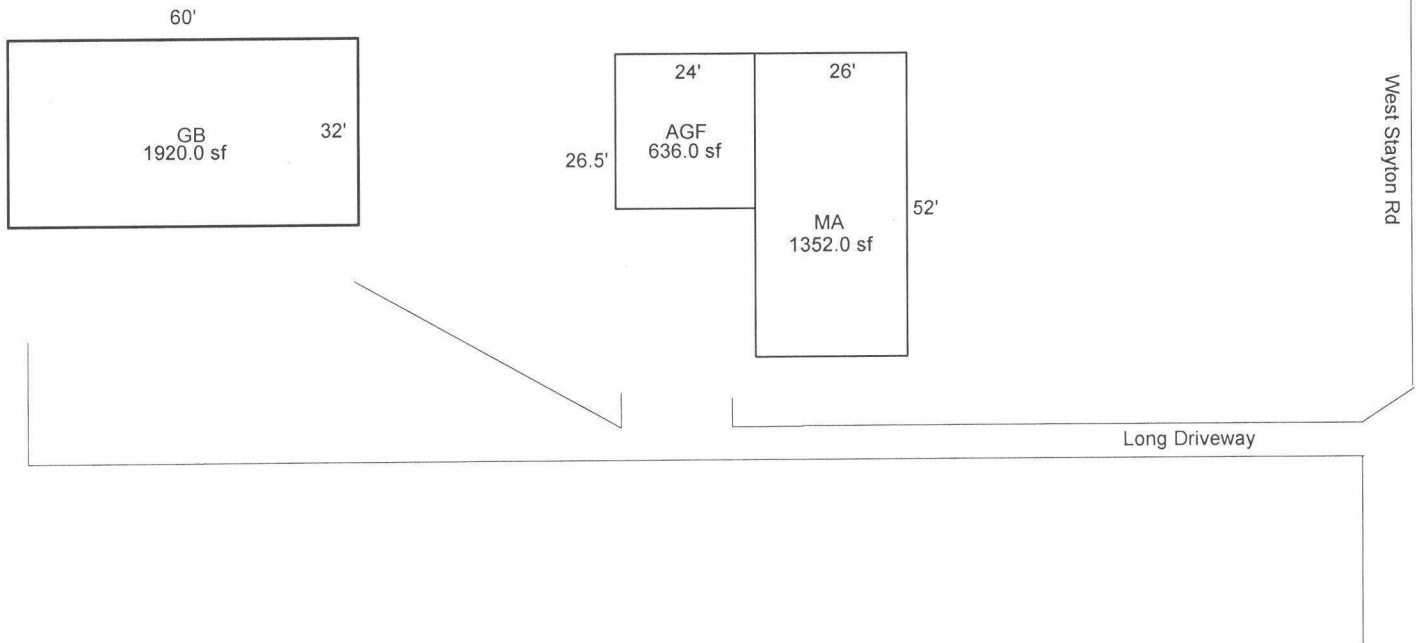
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R34911
091W18C 02000
N



Scale: 1 = 33

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1352.0	156.0	1352.0
GBA1	GB	1.00	1920.0	184.0	1920.0
GAR	AGF	1.00	636.0	101.0	636.0

6/12/13 Jane	

Net LIVABLE Area	(rounded w/ factors)	1352
Net BUILDING Area	(rounded w/ factors)	1920

R34911 091W18C 02000 Appr #: 36 Date 5/13/13 Prop Class 551 Prop Code A43
 Situs Address 12283 WEST STAYTON RD SE 97325 Franchise Code 36 Year For: 2013-2014
 Owner LOWE, THOMAS HOBART &
 Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 193,740 RMV Imp: 92,160 RMV Total: 285,900 M50 Total: 102,850

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	FARM OSD	OSDF.RUR	0.00		
2	FARM HOMESITE	008S	1.00		
3	FOUR BENCH IRR	008SI	9.52		

Eff Acres Companion Accounts

Date 6/12/13 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 OK #36 DB 6/19/13
- Reviewed by lead appraiser/comments _____

R34911 091W18C 02000 Appr #: 36 Date 5/13/13 Prop Class 551 Prop Code A43
 Situs Address 12283 WEST STAYTON RD SE 97325 Franchise Code 36 Year For: 2013-2014
 Owner LOWE, THOMAS HOBART &

Notes: MA remodel Tags Cycle Sales Verification Other: _____

RMV Land: 193,740	RMV Imp: 92,160	RMV Total: 285,900	M50 Total: 102,850		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1352	Eff Area 1352
Length	Width	Roof Cover COMP	Plumbing BATH1	Heat FA	
Fireplace		Inter. Comp: RNG;DW;H&F		Bedrooms 3	
Year Built 1974	Eff. Year Built 1974 1984	Cond. P F <u>A</u> G E			
Adj Codes RLCM3;R3+QLTY		Qty ___ % Comp ___ Func ___	Econ ___	RMV: 55,020	
Lump Sum _____	Except Code/Year <u>RMin</u>	Comments <u>remodel</u>			
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 3	Area 636	Eff Area 636
Length 26.5	Width 24	Roof Cover COMP	Plumbing	Heat	
Fireplace		Inter. Comp:		Bedrooms	
Year Built 1974	Eff. Year Built 1974	Cond. P F <u>A</u> G E			
Adj Codes RLCM3		Qty ___ % Comp ___ Func ___	Econ ___	RMV: 14,740	
Lump Sum _____	Except Code/Year _____	Comments _____			

Accessory Improvements

Seg.Type YI3A	Seg. # 1.3	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 ___	RMV: 3,360	
Lump Sum _____	Except Code/Year _____	Comments _____			

Out Buildings

Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 1920	Eff Area 1920
Length 32	Width 60	Foundation POST	Ex. Wall BKENAM;12F	Roof Cover BKENAM	
Roof Style GABLE		Floor CONC	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt. 2007	Eff. Yr. Blt: 2007	
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp ___ Func ___	Econ ___	RMV: 19,040	
Lump Sum _____	Except Code/Year _____	Comments _____			

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R34911 091W18C 02000

Imp 1 Of 2

Owners Name: LOWE,THOMAS HOBART &

Nbhd:EN.RUR

Living Area/Value : 1,352 / \$64,040

- | | | | |
|-----------------|---|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$85,200 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$85,200 |
| 6. Comment | : 08-09: ADD GB// 02-03; REAPPR. YI=CD. | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1352+	R05	\$64,040
S2	AGF - ATTACHED GARAGE, FI	3	636	R05	\$17,160
S3	YI3A - YARD IMP'S; CLASS		1	R05	\$4,000
Totals:			1352		\$85,200

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



R34911

5/13/13





R34911

10/25/07

#36