

Acct ID: 535009 MTL: 092W01C001600 Date: 11/18/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 9486 LEWIS DR SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 21615 Year: 2025

Last Date Appraised: 01/13/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: ASHWELL, SUSAN Last Sales Date: 11/05/2020 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 186011
 RMV Land: 273260 RMV Imp: 295010 RMV Total: 568270 MAV: 6760 MSAV: 61561 SAV: 124991
 Comment: 25-26: L2 MDL 1.13.25 TAG 24-005394
 LEVEL 4 5.12.21 CL10

Notations 26-27: SFD 100%

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD NO LANDSCAPE <u>AV6</u>	35000	05555	0

Land

Site: 1 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 119130 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 550050 25-26 ADD SOIL

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 119130 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1984 / 550050 25-26 CORR SOIL

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05555 Stat Class: 138 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 44070
 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
Garage Detached	3	Unfinished	560	0	0	2001	2001	ROOF	Y N

Accessories

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

Bldg: 6 Code Area: 05555 Stat Class: 141 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1870 % Complete: 60.00
 Desc: One Story Only Dimensions: RMV: 246670 100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 117690 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1870	2	FB-2	2024	2024	HVAC, KIT, ROOF, BATH - 2, FP - 1, BATH+	Y N
Garage Attached	4	Finished	556	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2024	19260	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05555 Stat Class: 355 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 200 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 20x10 RMV: 730
 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
Lean-to Heavy Duty	4	Finished	200	0	0	2001	2001		Y N

Accessories

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

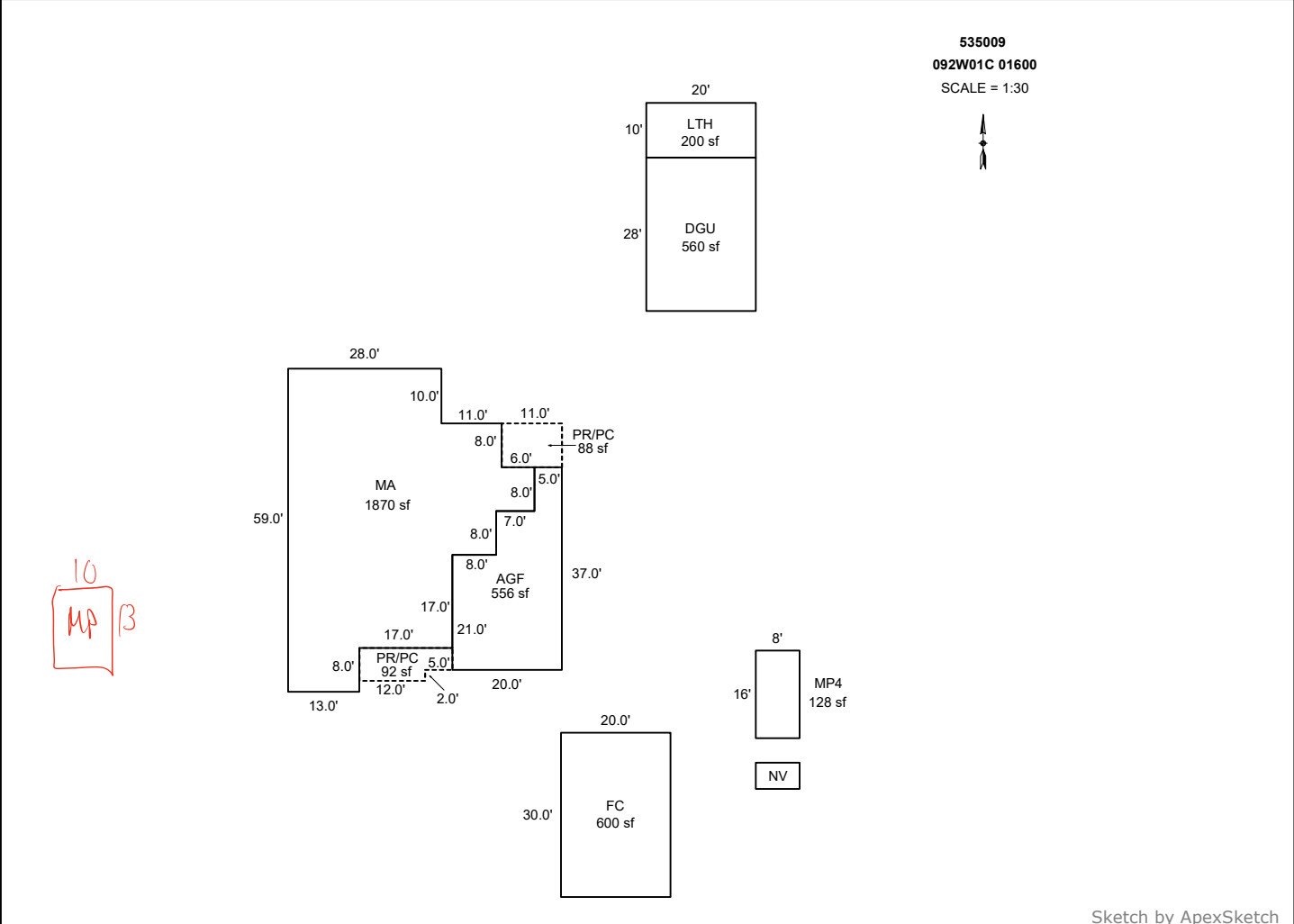
MP
10813
5
1999
Fair

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr 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	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	FC	1.0	600.0	100.0	928.0
GLA1	MA	1.0	1870.0	208.0	1870.0
GAR	DGU	1.0	560.0	96.0	
	AGF	1.0	556.0	114.0	1116.0
P/P	PR/PC	1.0	88.0	38.0	
	PR/PC	1.0	92.0	46.0	180.0
	Net LIVABLE	cnt	0 (rounded)		1,870
	Net BUILDING	cnt	3 (rounded)		928

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021
 UPDATED BY CLOBERG 10/07/24 24-005394 MA
 UPDATED BY CLOBERG 01/30/25

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021
 MDL 01/13/25

COMMENT TABLE 3

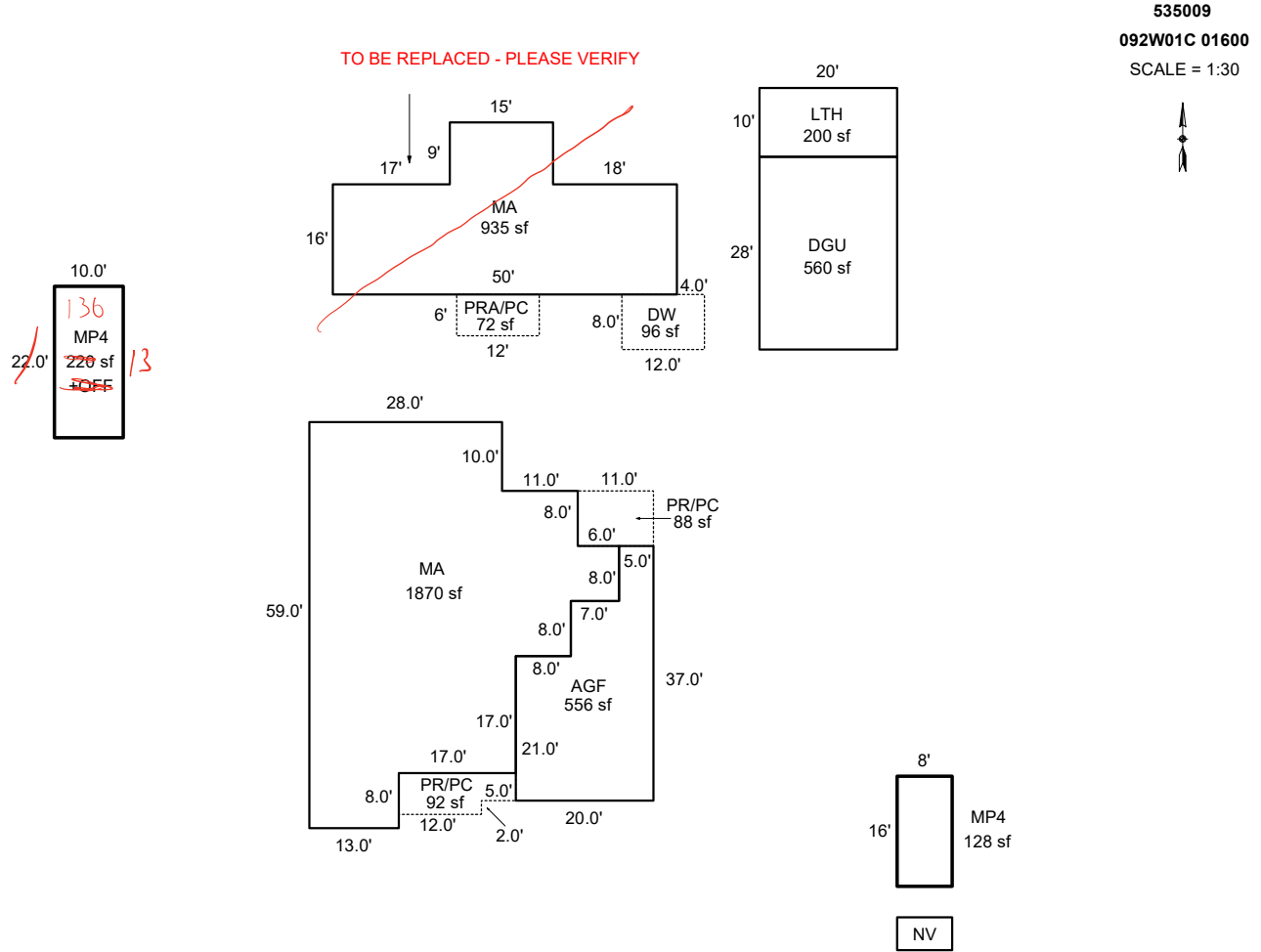
MLS 768004
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr 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	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	MP4	1.0	220.0	64.0	548.0
GLA1	MA	1.0	935.0	150.0	
	MA	1.0	1870.0	208.0	2805.0
GAR	DGU	1.0	560.0	96.0	
	AGF	1.0	556.0	114.0	1116.0
P/P	PRA/PC	1.0	72.0	36.0	
	DW	1.0	96.0	40.0	
	PR/PC	1.0	88.0	38.0	
	PR/PC	1.0	92.0	46.0	348.0
	Net LIVABLE	cnt	2 (rounded)		2,805
	Net BUILDING	cnt	3 (rounded)		548

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021
 UPDATED BY CLOBERG 10/07/24 24-005394 MA

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021

COMMENT TABLE 3

MLS 768004

Bldg: 3 Code Area: 05555 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 128 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 1740
 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	128	0	0	2001	2001	FAIR	

Accessories

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

Bldg: 5 Code Area: 05555 Stat Class: 357 Year Blt: Eff Year Blt: 2022 Sq.Ft: 600 % Complete: 100.00
 Desc: Frost Control Dimensions: 30x20 RMV: 1800
 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
Frost Control	4	Finished	600	0	0	0	2022		

Accessories

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

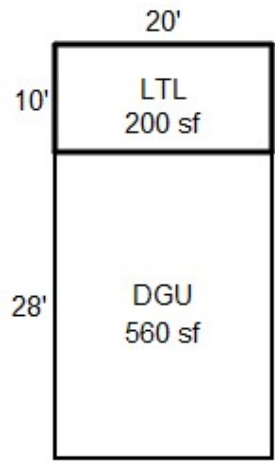
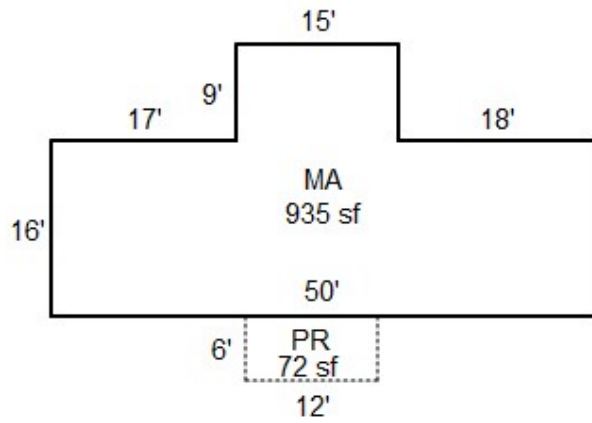
Farm Notes

2025FARM

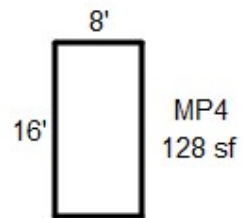
3-26-25: CWO rec'd email from Susan, they sell veggies, eggs & flowers at farmstand and Saturday Market. Farm use ok.

25-26: CWO inspected L4 on 2-20-25, no farm use seen, looks like personal garden. Sending inquiry letter 3-5-25.

MP
 13x10
 5
 1999
 Fair



R35009
092W01C 01600
1=25'

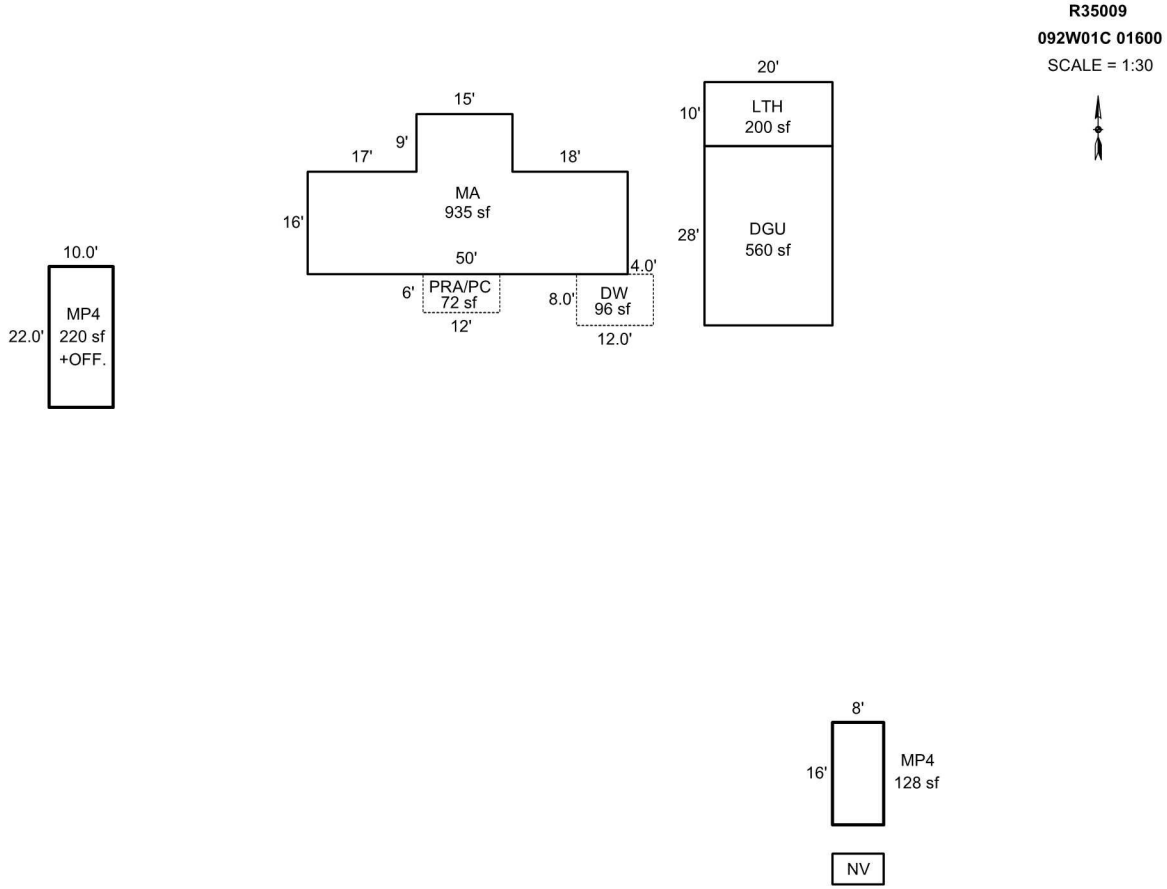


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R35009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	MP4	1.0	220.0	64.0	548.0
GLA1	MA	1.0	935.0	150.0	935.0
GAR	DGU	1.0	560.0	96.0	560.0
P/P	PRA/PC	1.0	72.0	36.0	
	DW	1.0	96.0	40.0	168.0

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021

COMMENT TABLE 3

MLS 768004

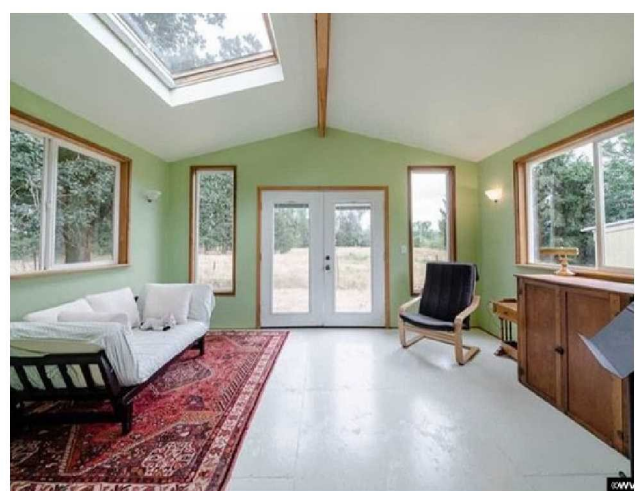
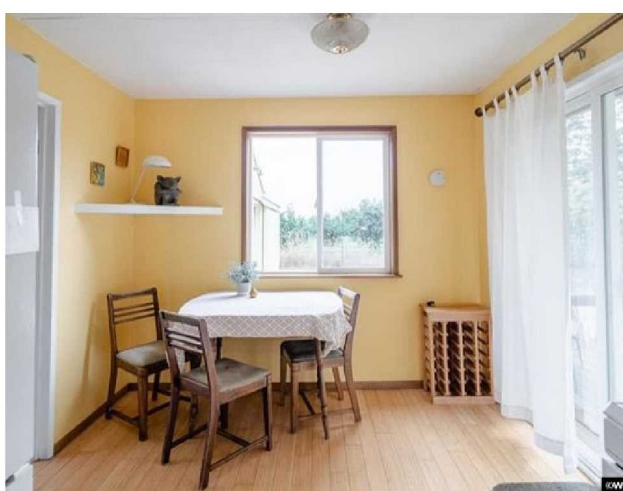
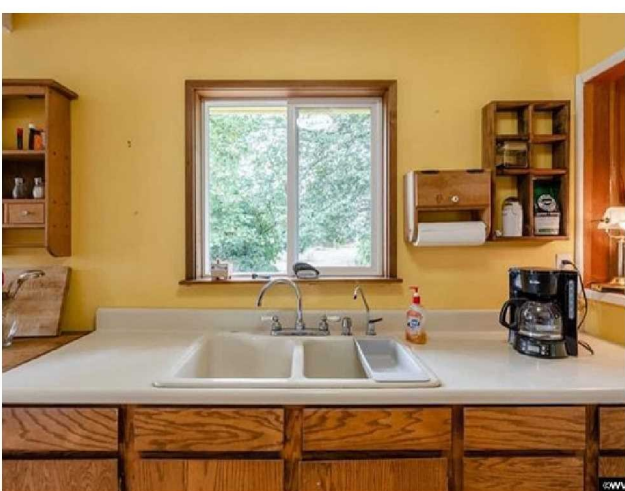
Net LIVABLE	cnt	1	(rounded)		935
Net BUILDING	cnt	3	(rounded)		548















092W01C 01600
551 01D A92
00550050

R35009

PETERSON, GARRET A &
2 Acres
8743 LEWIS DR SE

1/30/02

Gated Drive

R35009

1-09-2-01-0-3409-2390-00

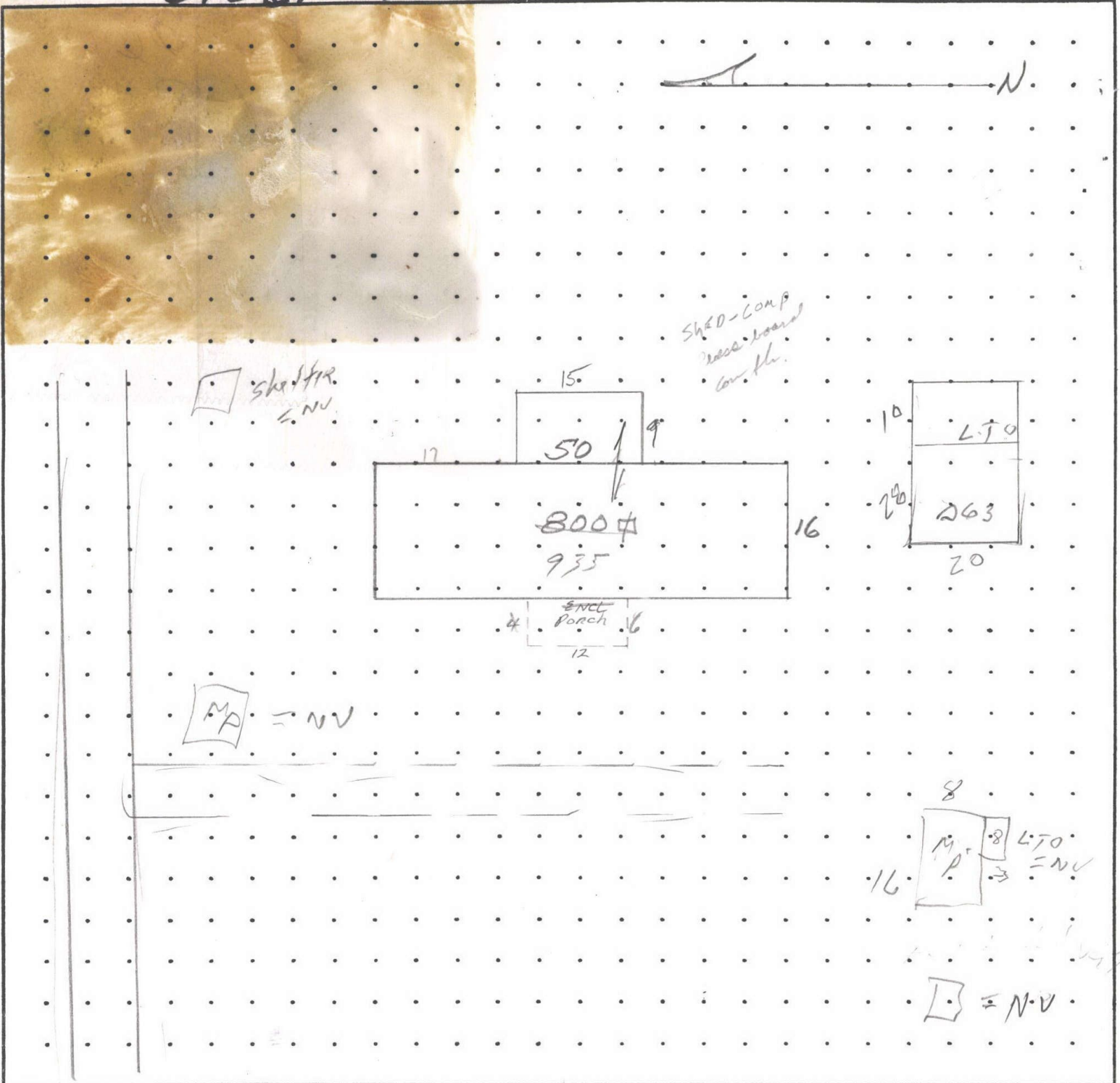
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

61361-000

MAP NO.

1-9-2W 1600



MEASUREMENT VERIFIED	
DATE	BY
12/13/83	JGW
12-20-91	KEN BZ VER.
7-30-02	Rey

REMARKS:

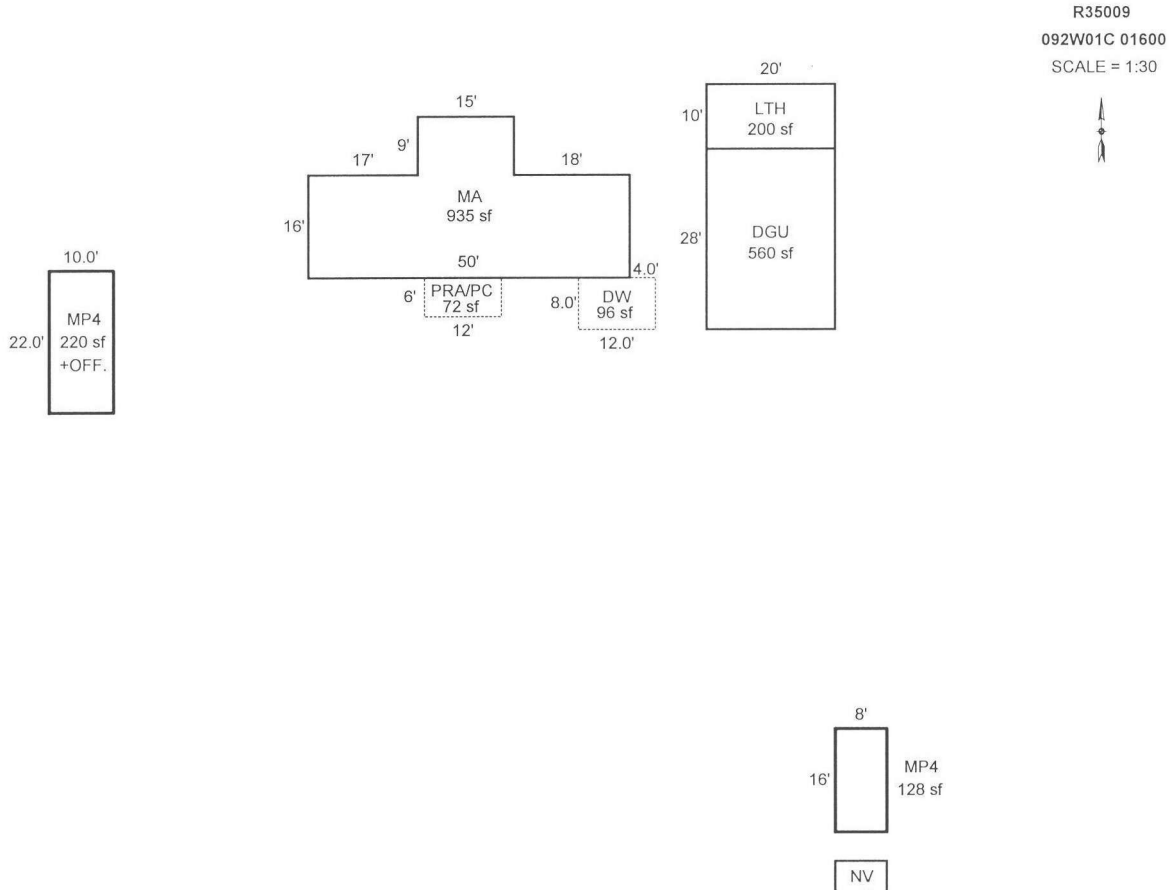
#60

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R35009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner: Client Address:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	MP4	1.0	220.0	64.0	548.0
GLA1	MA	1.0	935.0	150.0	935.0
GAR	DGU	1.0	560.0	96.0	560.0
P/P	PRA/PC	1.0	72.0	36.0	
	DW	1.0	96.0	40.0	168.0

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021

COMMENT TABLE 3

MLS 768004

Net LIVABLE	cnt	1	(rounded)	935
Net BUILDING	cnt	3	(rounded)	548

R35009 092W01C 01600 Appr #: 36 Date 11/8/16 Prop Class 551 Prop Code A92
 Situs Address 9486 LEWIS DR SE 97325 Franchise Code 36 Year For: 2016-2017
 Owner KNAPP, MONA 17-18

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 141,400 RMV Imp: 58,860 RMV Total: 200,260 M50 Total: 63,950

Segment	<u>MP</u>									Land
Class	<u>5</u>									
Dim/Size	<u>10x22 2x0</u>									
Foundation	<u>PIER</u>									
Exter Wall	<u>VERT</u>									
Wall Height	<u>8FT</u>									
Inter Finish										
Roof Cover	<u>COMP</u>									
Roof Style	<u>GAMBRL</u>									
Flooring	<u>WOOD</u>									
Plumbing										
Electric	<u>110V</u>									
Misc.										
Yr Blt										
Eff Yr	<u>1999</u>									
Cond.	<u>AVE</u>									
% Good										
% Comp	<u>100</u>									
Lump Sum										
Except. Code	<u>inventory only</u>									

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	1.00		

Eff Acres **Companion Accounts**

Zone: EFU

Date 11/15 Clerk Amy **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 11/25/16

Reviewed by lead appraiser/comments 11/10/16 (31)

R35009 092W01C 01600 Appr #: 36 Date 11/8/16 Prop Class 551 Prop Code A92
 Situs Address 9486 LEWIS DR SE 97325 Franchise Code 36 Year For: 2016-2017
 Owner KNAPP, MONA 17-18

Notes: Add MP. Change MAEYB Tags Cycle Sales Verification Other: _____

RMV Land: 141,400 RMV Imp: 58,860 RMV Total: 200,260 M50 Total: 63,950

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 2 Area 935 Eff Area 935
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 1950 Eff. Year Built 1950-1974 Cond. P F A G E
 Adj Codes RLCM2;R2-QLTY Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 32,210
 Lump Sum ___ Except Code/Year Min Comments New windows, doors

Accessory Improvements

Seg.Type YI2A RESIDENTIAL 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 A G E % Comp ___ Econ ___ RMV: 3,150
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

Seg.Type LTL LEAN TO LIGHT Seg. # 2.1 Method: F09 Class Area 200 Eff Area 200
 Length 20 Width 10 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 410
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type MP MULTI PURPOSE Seg. # 3.1 Method: F09 Class 4 Area 128 Eff Area 128
 Length 16 Width 8 Foundation FRAME Ex. Wall Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,460
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type DGU DETACHED GARA Seg. # 4.1 Method: R05 Class 3 Area 560 Eff Area 560
 Length 28 Width 20 Foundation CONC Ex. Wall VERT Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 21,630
 Lump Sum ___ Except Code/Year ___ Comments _____

MP5 8' VERT
10X22 Pier
GAMBREL COMP

R35009 092W01C 01600 Prop Class: 551 Prop Code: A92 Fran: 10 Appr #: 10 Date: 5-12-2021

Situs Address 9486 LEWIS DR SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner KNAPP,MONA Pictom / MOOSE Sales Verif Other: MLS 768004

RMV Land: 186,800 RMV Imps: 94,780 RMV Total: 281,580 M50 Total: 73,450 For: 2021-2022

Notes: Please make NO RD CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM2;R2-QLTY
Class: 2 Roof Style:
Area: 935 Eff 935 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 1 % Comp:
Ex Wall: Fireplace: Year: 1950 Eff: 1974 Adj:
AddFactor1: AddFactor2: NC AddFactor3: RMV: 53,550
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.2 Y12A RESIDENTIAL
Method: R05 Roof Cover: *BRICK* Int Comp: Adj:
Class: Roof Style: *OUT*
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: RMV: 5,050
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 LTXH LEAN TO LIGHT
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: Roof Style: SHED
Area: 200 Eff: 200 Flooring:
Dimens: 20 x 10 Plumbing: Electrical: % Comp:
Found: POST Heat/AC: Bedrooms: Func:
Ex Wall: Fireplace: Year: 2001 Eff: 2001 Value: 440
AddFactor1: AddFactor2: AddFactor3:
Exc Code: *1/0* Comment/Adj: L/S:

Seg: 3.1 MP MULTI PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
Class: 4 Roof Style: SHED
Area: 128 Eff: 128 Flooring:
Dimens: 16 x 8 Plumbing: Electrical: % Comp:
Found: FRAME Heat/AC: Bedrooms: Func:
Ex Wall: Fireplace: Year: 2001 Eff: 2001 Value: 1,370
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 4.1 DGU DETACHED GARAGE
Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM3
Class: 3 Roof Style: GABLE
Area: 560 Eff: 560 Flooring: CONC
Dimens: 28 x 20 Plumbing: Electrical: % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall: VERT Fireplace: Year: 2001 Eff: 2001 Value: 31,530
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 5.1 MP MULTIPURPOSE
Method: F09 *AD BASED ON MLS* Roof Cover: COMP Int Comp: Adj: FLCMCP
Class: *56* Roof Style: ~~GAMBREL~~ GABLE
Area: 220 Eff: 220 Flooring: WOOD
Dimens: 10 x 22 Plumbing: Electrical: 110V % Comp:
Found: PIERS Heat/AC: Bedrooms: Func:
Ex Wall: 8FT;VERT Fireplace: Year: Eff: 1999 Value: 2,840
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: *+ OFF* L/S:

*10x22 220' EYB 2005
'NEW'*

R35009 092W01C 01600 Prop Class: 551 Prop Code: A92 Fran: 10 Appr #: _____ Date: _____

Situs Address 9486 LEWIS DR SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner KNAPP,MONA Pictom Sales Verif Other: _____

RMV Land: 186,800 RMV Imps: 94,780 RMV Total: 281,580 M50 Total: 73,450 For: 2021-2022

Notes: _____

Segment	PC	PRA	DW				Land
Class							
Dim/Size	6x12 72	6x12 72	8x12 96				
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1974	1974	1974				
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0				

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	1.00		

Eff Acres Companion Accounts

Zone: EFU

Routing Slip

Date: 8/6/21 Clerk: *Chur* Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

6/10 8/20/2021







R35009

11/8/16



Acct ID: 535009 MTL: 092W01C001600 Date: **1/13/25** Appr: **MNL** Prop Class: 551 **451** RMV Prop Class: 451
 Situs: 9486 LEWIS DR SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 21615 Year: 2025

Last Date Appraised: 05/12/2021 Appraiser: MATT LORD Retag: **(Y)** N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: ASHWELL, SUSAN Roll Type: R

Cycle **(A)** Tag Sales Verification Other: _____ Inspection level: 1 **(2)** 3 4 LCB TTO INSP AV: 82140

RMV Land: 268250 RMV Imp: 129260 RMV Total: 397510 MAV: 20340 MSAV: 61800 SAV: 134962

Comment: LEVEL 4 5.12.21 CL10// **24-005394 RPL. SFD 3BD 2BA**

25-26: USFD 60% ADD FC

Notations

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

Chris 2/20/25 L4 no farm use seen, looks like personal garden. Please send inquiry letter

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05555	0

Land

Site: 1 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 111340 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 550050

Site: 2 Code Area: 05555 Size: 1.00 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: 116910 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: Liability year - 1984 / 550050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05555 Stat Class: 121 Year Blt: 1950 Eff Year Blt: 1974 Sq.Ft: ~~935~~ % Complete: 100
 Desc: One Story Only Dimensions: RMV: 76260
 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	2 -	Finished	935	1	FB-1	1950	1974	HVAC, KIT-, BATH - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	2	96	1974	1584	1	Y N
PATIO	2	72	1974	297	1	Y N
ROOF EXTENSION OR PATIO COVER	2	72	1974	1566	1	Y N

Bldg: 4 Code Area: 05555 Stat Class: 138 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 41200
 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
Garage Detached	3	Unfinished	560	0	0	2001	2001	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05555 Stat Class: 355 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 200 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 20x10 RMV: 730
 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
Lean-to Heavy Duty	4	Finished	200	0	0	2001	2001		Y N

Accessories

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

Bldg: 3 Code Area: 05555 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 128 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 1460
 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
Multi-Purpose Bldg	4	Finished	128	0	0	2001	2001	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 5 Code Area: 05555 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 440 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x22 RMV: 9610
 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
Finished Office	6	Finished	220	0	0	2005	2005	FAIR Exception: Y N
Multi-Purpose Bldg	6	Finished	220	0	0	1999	1999	Exception: Y N

Accessories

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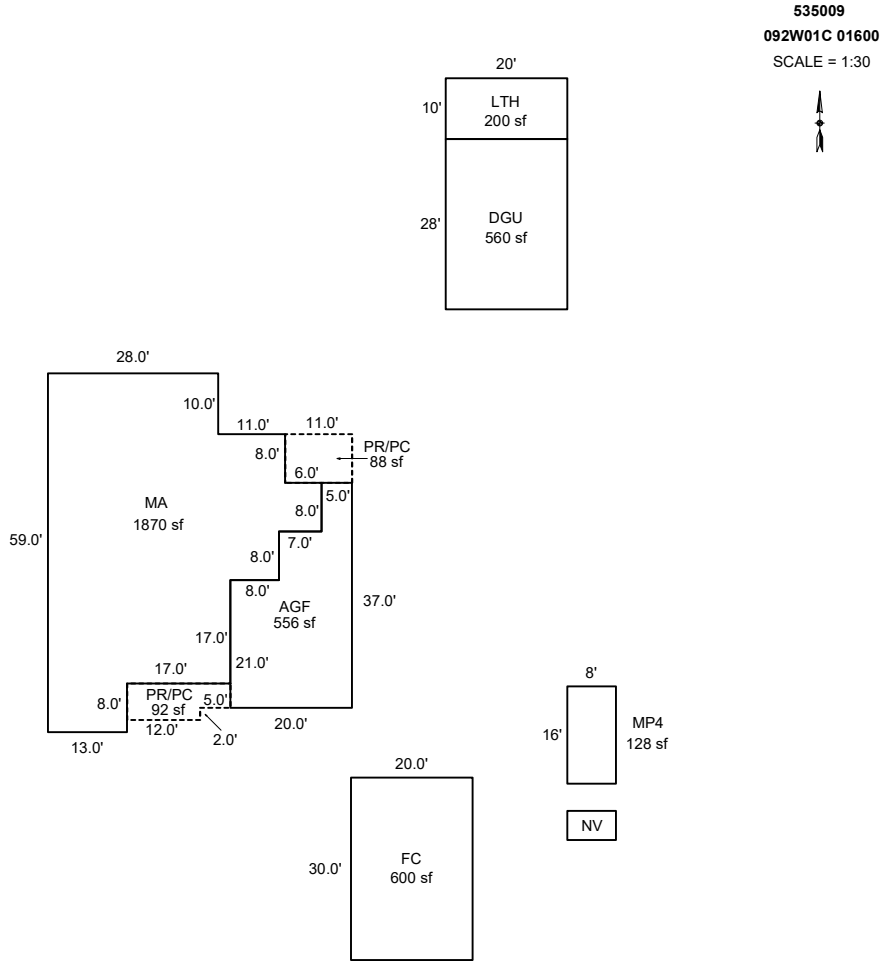
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr 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	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	FC	1.0	600.0	100.0	928.0
GLA1	MA	1.0	1870.0	208.0	1870.0
GAR	DGU	1.0	560.0	96.0	
	AGF	1.0	556.0	114.0	1116.0
P/P	PR/PC	1.0	88.0	38.0	
	PR/PC	1.0	92.0	46.0	180.0
	Net LIVABLE	cnt	0 (rounded)		1,870
	Net BUILDING	cnt	3 (rounded)		928

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021
 UPDATED BY CLOBERG 10/07/24 24-005394 MA
 UPDATED BY CLOBERG 01/30/25

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021
 MDL 01/13/25

COMMENT TABLE 3

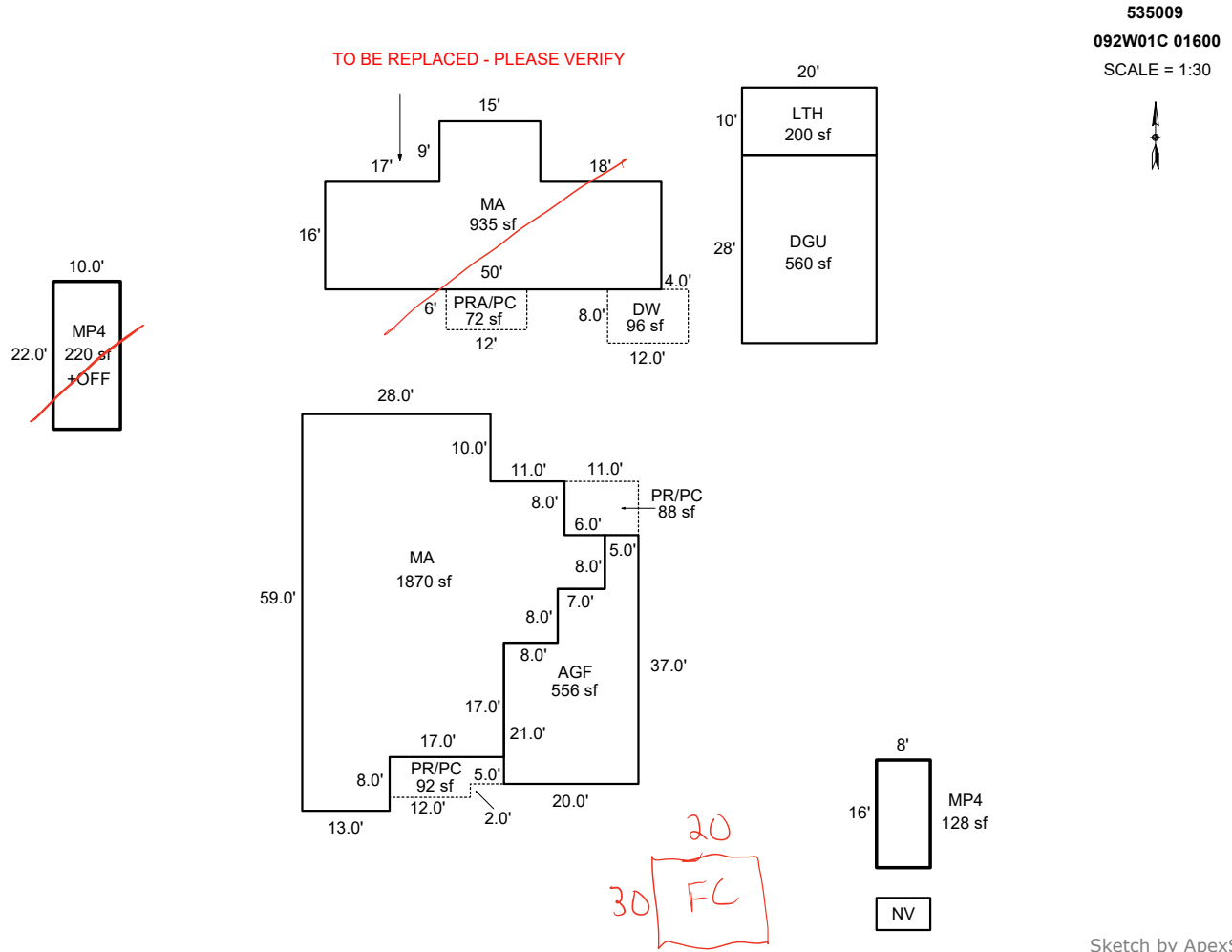
MLS 768004
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535009 Parcel No.: 092W01C 01600
 Property Address: 9486 Lewis Dr SE
 City: Aumsville County: Marion State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	200.0	60.0	
	MP4	1.0	128.0	48.0	
	MP4	1.0	220.0	64.0	548.0
GLA1	MA	1.0	935.0	150.0	
	MA	1.0	1870.0	208.0	2805.0
GAR	DGU	1.0	560.0	96.0	
	AGF	1.0	556.0	114.0	1116.0
P/P	PRA/PC	1.0	72.0	36.0	
	DW	1.0	96.0	40.0	
	PR/PC	1.0	88.0	38.0	
	PR/PC	1.0	92.0	46.0	348.0
	Net LIVABLE	cnt	2 (rounded)		2,805
	Net BUILDING	cnt	3 (rounded)		548

COMMENT TABLE 1

Apex by RW 06/23/08
 UPDATED BY CJURAN 09/07/2021
 UPDATED BY CLOBERG 10/07/24 24-005394 MA

COMMENT TABLE 2

#36 DB 11/8/16
 #10 CL 05/15/2021

COMMENT TABLE 3

MLS 768004

ACCOUNT # 535009 DATE: 1/13/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 1870 EFF AREA 1870 BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ALF
 STAT / CLASS 141
 SIZE 556
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 60
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE FC
 STAT / CLASS _____
 SIZE 20730
 FAIR
 AVERAGE ✓
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2022
 % COMP _____
 EXCEPT Y N
 MISC: Excerpt
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

Additions		New Homes					
% Item	% Sum	No Basement		Basement			
		% Item	% Sum	% Item	% Sum		
3%	0%	Plans/Survey	3%	0%	3%		
2%		Excavation	2%		4%		
3%		Foundation	3%		10%		
35%	45%	Framing	14%	20%	16%	35%	
8%	50%	Trusses	7%	30%	7%	40%	
7%	60%	Roofing	7%	35%	7%	45%	
7%	65%	Windows/Ext Doors	7%	45%	6%	55%	
5%	70%	Siding	5%	50%	5%	60%	
4%	75%	Plumbing Rough-In	4%		3%		
3%		Electrical Rough-In	3%	55%	2%		
2%	80%	Heating Rough-In	2%		1%		
		Heating Unit	1%	60%	1%		
3%	Insulation	3%		2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%	
2%	90%	Paint Interior	2%	70%	2%	75%	
2%		Paint Exterior	2%		2%		
		Cabinets	6%	75%	5%	80%	
2%	95%	Electrical Fixtures	3%	80%	2%		
2%		Plumbing Fixtures	4%	85%	3%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%	
2%		Interior Trim Carpentry	7%		95%		6%
		Porch/Entry/Stoop	2%		100%		2%
	Finish Grade	1%	1%				

APPR MSZ Date 1/13/25 YR For 25-26 % COMP 60%
 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 _____

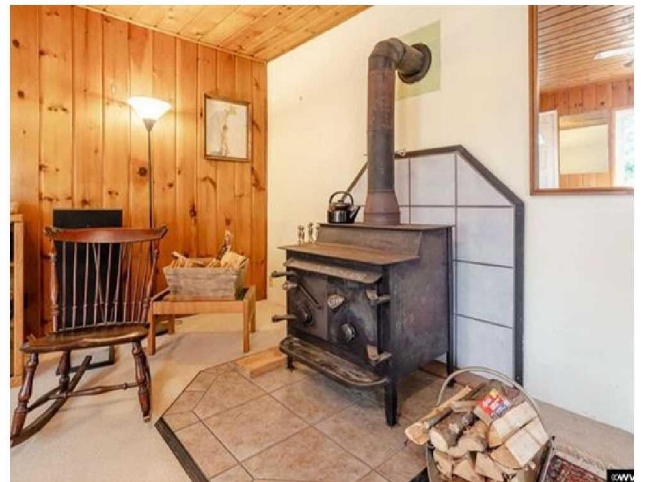


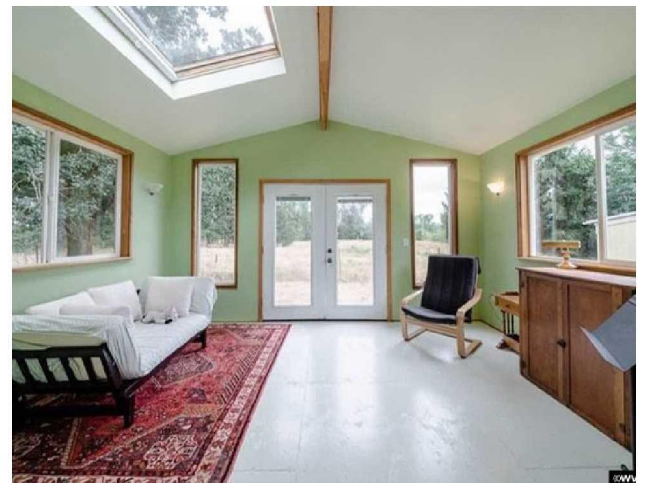
1/13/25















Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#: 555-24-005394-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/15/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 9/25/2024
 CATEGORY: Comprehensive EXPIRES: 3/24/2025

OFFICE: MC
 PARCEL#: 092W01C001600 R35009
 ACRES: 2
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 9486 LEWIS DR SE AUMSVILLE, OR 97325

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PHILLIP LOWERY BEEKS	29990 SALMON RIVER HWY GRAND RONDE, OR 97347	5039326287
CCB	PHILLIP LOWERY BEEKS	29990 SALMON RIVER HWY GRAND RONDE, OR 97347	5039326287
OWNER	ASHWELL, SUSAN	9486 LEWIS DR SE AUMSVILLE, OR 97325	
SITE CONTACT	PHILLIP LOWERY BEEKS	29990 SALMON RIVER HWY GRAND RONDE, OR 97347	5039326287

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: REPL SFD 3 BED / 2 BATH
 VALUATION: \$347,845.71
 STORIES: 0
 BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE: 974

EXISTING:

NEW:

TOTAL SQ. FT.: 2251

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1866 Sq Ft
U Utility, misc.	VB	495 Sq Ft
U Utility, misc. - half rate	VB	216 Sq Ft