

**Summary**

Lead Appr: WW 10/31 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: KDL Staged  
10/29/25

Print Date:  
9/29/2025

Acct ID: 556175 MTL: 091W19BB03300 Date: 10/30/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
Situs: 12056 NEAL ST SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 99169 Year: 2025

Last Date Appraised: 04/18/2013 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (MS PLACEMENT)  
Owner: THOMPSON, LINDSEY Last Sales Date: 01/17/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 12450  
RMV Land: 79950 RMV Imp: 2740 RMV Total: 82690 MAV: 12450 MSAV: 0 SAV: 0  
Comment:

20  
Not on Market

**Land**

26-27 SALES

Site: 1 Code Area: 05545 Size: 0.26 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: RBDSS Value Source: Rural at MKT Description: RMV: 79950 Exception: Y N  
Adjustment(s): Soil Fire Patrol: Description:  
Comments: 02-03: REAPPRAISAL / PER #87,PT WITH R56176 //04-05: ADJUSTMENT OF LAND SCHEDULE FOR RECALCULATION BY #36 ON 5-4-04

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 05545 Stat Class: 341 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 160 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 2740  
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	5	Finished	160	0	0	2011	2011	<u>Fair</u>	Exception: Y N

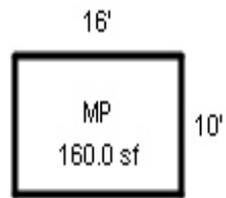
**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004939	83577	MARION COUNTY	NEW RESIDENCE	MS PLACEMENT	0	0	R	NEW 3BD 2BA MD

R56175  
091W19BB03300



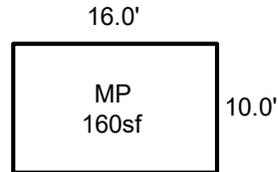
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 556175 Parcel No.: 091W19BB03300  
 Property Address: 12056 NEAL ST SE  
 City: AUMSVILLE County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Dave Bernards Inspection Date: 2013

## SKETCH

556175  
091W19BB03300



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	160.0	52.0	160.0
MANF	MANF	1.0	1404.0	158.0	1404.0

### COMMENT TABLE 1

APEX by AC 4/24/13  
 UPDATED BY CLOBERG 09/15/25 25-004939 MANF

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,404
Net BUILDING	cnt	1	(rounded)	160

091W19BB03300  
400 01D  
00550040

R56175

CROW, RICHARD J &

0.26 Acres

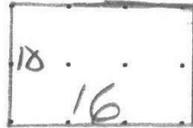
12056 NEAL ST SE

1/30/02

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 56175

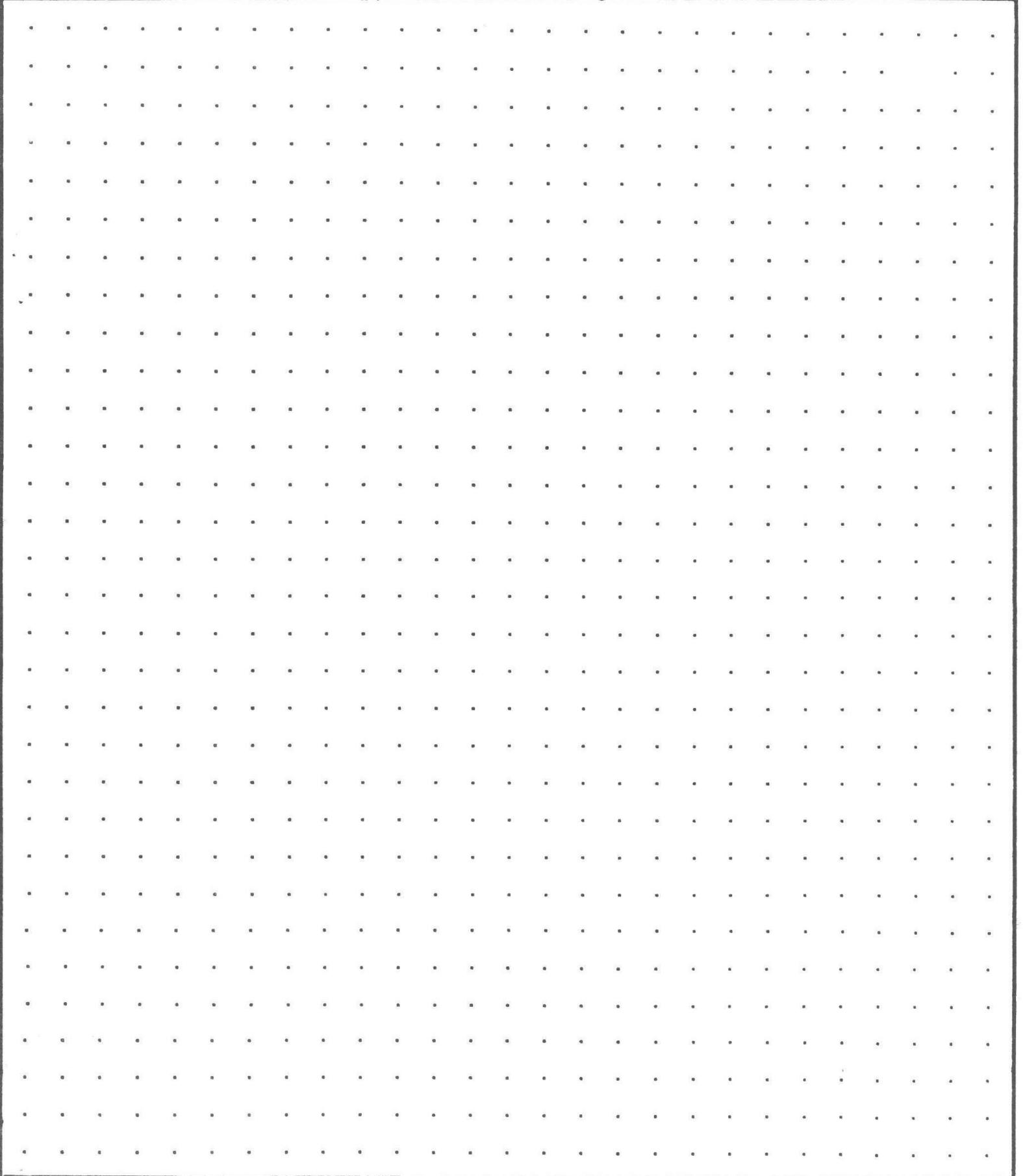
MAP NO: 091W 19 BB TAX LOT: 03300



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 091W19BB03300

File No R56175

SUBJECT

Property Address 12056 NEAL ST SE

City AUMSVILLE

State OR

Zip

Owner

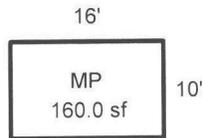
Client

Appraiser Name Dave Bernards

Inspection Date 2013

IMPROVEMENTS SKETCH

**R56175**  
**091W19BB03300**



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.00	160.0	52.0	160.0
Net BUILDING Area (rounded w/ factors)					160

#### Comment Table 1

APEX by AC 4/24/13

#### Comment Table 2

#### Comment Table 3

R56175 091W19BB03300 Appr #: 34 Date 4/22/13 Prop Class 400 Prop Code  
 Situs Address 12056 NEAL ST SE 97325 Franchise Code 36 Year For: 2013-2014  
 Owner CROW, RICHARD J &

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

Notes: \_\_\_\_\_  
 RMV Land: 27,280 RMV Imp: 0 RMV Total: 27,280 M50 Total: 8,770

Segment	MP						Land
Class	5						
Dim/Size	10x16 #						
Foundation	FRAME						
Exter Wall	VERT						
Wall Height	8 FT						
Inter Finish							
Roof Cover	COMP						
Roof Style	GAMBRL						
Flooring	WOOD						
Plumbing							
Electric							
Misc.							
Yr Blt	20						
Eff Yr	2011						
Cond.	AVE						
% Good							
% Comp	100						
Lump Sum							
Except. Code	new						

2280

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	0.26		

Eff Acres 0.59 Companion Accounts R56176 091W19BB03200

Date 4/24 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 5/7/13
- Reviewed by lead appraiser/comments \_\_\_\_\_

R56175 091W19BB03300 Appr #: 36 Date 4/18/13 Prop Class 400 Prop Code  
Situs Address 12056 NEAL ST SE 97325 Franchise Code 36 Year For: 2013-2014  
Owner CROW,RICHARD J &

Notes: Add MP Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 27,280 RMV Imp: 0 RMV Total: 27,280 M50 Total: 8,770

**Accessory Improvements**

MP ?

**Out Buildings**