

Acct ID: 556176 MTL: 091W19BB03200 Date: 10/30/25 Appr: MOL Prop Class: 401 400 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:
 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: 87440
 RMV Land: 140910 RMV Imp: 80050 RMV Total: 220960 MAV: 87440 MSAV: 0 SAV: 0
 Comment: (2)
not listed

OSDs 26-27 Sales

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

Land

Site: 1 Code Area: 05545 Size: 0.33 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS5 Value Source: Rural at MKT Description: RMV: 100910 Exception: Y N
 Adjustment(s): 650.0 Fire Patrol: Description:
 Comments: 02-03: REAPPRAISAL / PER #87, PT WITH R56175 //04-05: ADJUSTMENT OF LAND SCHEDULE FOR RECALCULATION BY #36 5-4-04 //05-06: KLEHTO CORRECTION OF ACREAGE FROM .41 TO .33

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 121 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 864 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 77670
 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	864	2	<u>6000</u> FB-1	1964	1964	KIT-, HVAC, BATH - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	2	1	1964	3039	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 341 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 128 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 540
 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	128	0	0	1976	1976	<u>6000</u> FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 05545 Stat Class: 341 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 108 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 540
 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	108	0	0	1976	1976	<u>6000</u> FAIR	Y N

Accessories

No accessory data available

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 96 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
 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	96	0	0	1976	1976	<u>6000</u>	Y N

Accessories

No accessory data available

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

Bldg: 5 Code Area: 05545 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 12x10 RMV: 490
 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
Lean-to Light Duty	4	Finished	120	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05545 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 200 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 20x10 RMV: 810
 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
Lean-to Light Duty	4	Finished	200	0	0	0	0	Exception: Y N

Accessories

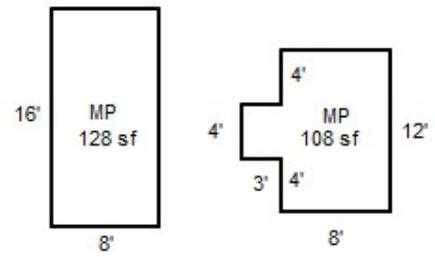
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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No accessory data available

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SCALE=1:20





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R56176

CROW, RICHARD J &

0.41 Acres

12056 NEAL ST SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

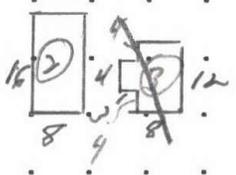
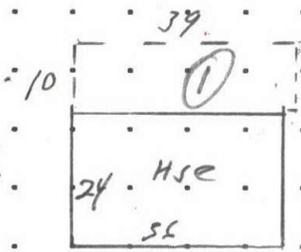
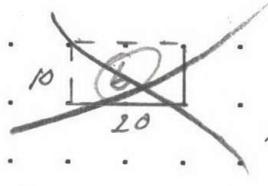
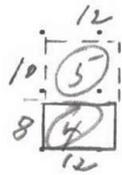
R 56174

ACCT NO: 73500-050

MAP NO: 91W-19BP

TAX LOT: 02200

$\frac{1}{2}$ SCALE



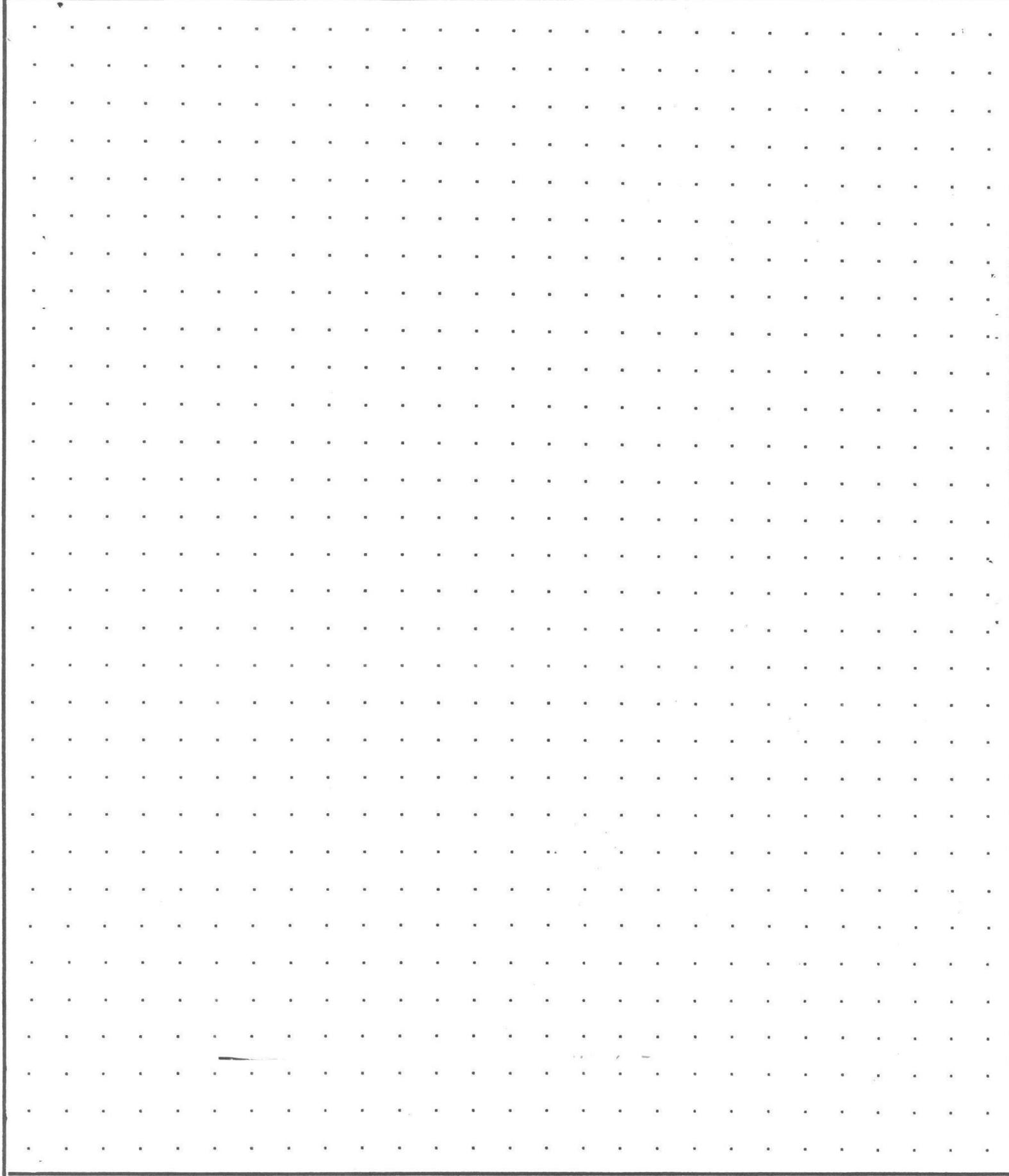
12056 NEAR ST-

DEAD END

CALCULATIONS: $24 \times 36 = 864$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 64	ADDRESS:	SALES	
DATE	BY			Date	Amt.
7-2-91	RH #83		BUILDER:		
REMARKS:					
<p>$\frac{1}{2}$ SCALE</p>					



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 091W19BB03200

File No R56176

Property Address 12056 NEAL ST SE

City AUMSVILLE

County MARION

State OR

Zip 97325

Owner

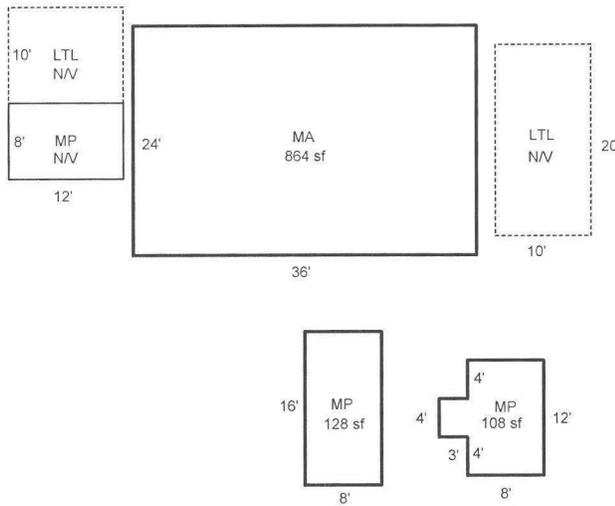
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

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SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	864	120	864
GBA1	MP	1.00	128	48	
	MP	1.00	108	46	236
Net LIVABLE Area (rounded w/ factors)					864
Net BUILDING Area (rounded w/ factors)					236

Comment Table 1

DRAWN BY JRONDEMA 5/18/18

Comment Table 2

Comment Table 3

R56176 091W19BB03200 Appr #: 36 Date 4/18/13 Prop Class 401 Prop Code F21
 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: 61,620 RMV Imp: 28,170 RMV Total: 89,790 M50 Total: 39,210

Seg.Type MA Seg. # 1.1 Method: R05 Class 2 Area 864 Eff Area 864
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1964 Eff. Year Built 1964 Cond. P F A G E
 Adj Codes RLCM2 Qty _____ % Comp _____ Func _____ Econ _____ RMV: 25,520
 Lump Sum _____ Except Code/Year _____ Comments needs GOMAR

Accessory Improvements

Seg.Type YI2F 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: 1,680
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 4 Area 128 Eff Area 128
 Length 16 Width 8 Foundation POST Ex. Wall 6FT;PLYWD Roof Cover METAL
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1976
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 480
 Lump Sum _____ Except Code/Year _____ Comments _____

~~Seg.Type MP Seg. # 3.1 Method: F09 Class 4 Area 108 Eff Area 108
 Length Width Foundation CONC Ex. Wall 6FT;PLYWD Roof Cover METAL
 Roof Style Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1976
 Cond. P F A G E Adj. Codes FLCM Delete % Comp _____ Func _____ Econ _____ RMV: 490
 Lump Sum _____ Except Code/Year _____ Comments gpc~~

~~Seg.Type MP Seg. # 4.1 Method: F;N Class 4 Area 96 Eff Area 96
 Length 12 Width 8 Foundation FRAME Ex. Wall 6FT;WOOD Roof Cover METAL
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1976
 Cond. P F A G E Adj. Codes FLCM Delete % Comp _____ Func _____ Econ _____ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____~~

Seg.Type LTL Seg. # 5.1 Method: F;N Class _____ Area 120 Eff Area 120
 Length 12 Width 10 Foundation POST Ex. Wall Roof Cover
 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 _____ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type LTL Seg. # 6.1 Method: F;N Class _____ Area 200 Eff Area 200
 Length 20 Width 10 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Delete Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments NT here

R56176 091W19BB03200 Appr #: 36 Date 4/18/13 Prop Class 401 Prop Code F21
 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: 61,620 RMV Imp: 28,170 RMV Total: 89,790 M50 Total: 39,210

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	RURAL AT MKT	008S	0.33		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres 0.59 Companion Accounts R56175 091W19BB03300

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 _____





R56176

4/18/13