

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/26/2025

Acct ID: 563196 MTL: 082W24A000600 Date: 12-18-25 Appr: Cune Prop Class: 401 RMV Prop Class: 401

Situs: 6164 SHAW LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 111442 Year: 2025

Last Date Appraised: 08/22/2014 Appraiser: CLINT LUKE Retag: Y N Tag info: IMP 12-18-25 Cune

Owner: KLUG, DEAN H & KLUG, KAREN J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 337410

RMV Land: 362110 RMV Imp: 436670 RMV Total: 798780 MAV: 337410 MSAV: 0 SAV: 0

Comment:

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05558	0

Land

Site: 1 Code Area: 05558 Size: 5.81 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 322110 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: . 02-03 REAPPRAISAL.

2hd 2.59 4hd 3.22

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 132 + Year Blt: 1954 Eff Year Blt: 1985 Sq.Ft: 3359 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 383190

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	
First Floor	3 +	Finished	2189	1	FB-1	1954	1985	KIT, FP - 2, HVAC, ROOF, BATH - 1	Exception: Y N
Second Floor	3 +	Finished	1170	3	FB-1	1996	1985	HVAC, BATH - 1	Exception: Y N
Garage Detached	3	Unfinished	672	0	0	1970	1970	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1985	15601	1

Bldg: 2 Code Area: 05558 Stat Class: 138 Year Blt: 1964 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 48040

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	
Garage Detached	3	Unfinished	768	0	0	1964	1985	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 10x8 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	
Multi-Purpose Bldg	4	Finished	80	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 324 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 18x18 RMV: 5440

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	Remarks	
Multi-Purpose Bldg	4	Finished	324	0	0	0	0		Not on sketch	
Accessories										
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available										

Bldg: 5

Code Area: 05558

Stat Class: 341

Year Blt:

Eff Year Blt:

Sq.Ft: 192

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 16x12

RMV: 0

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

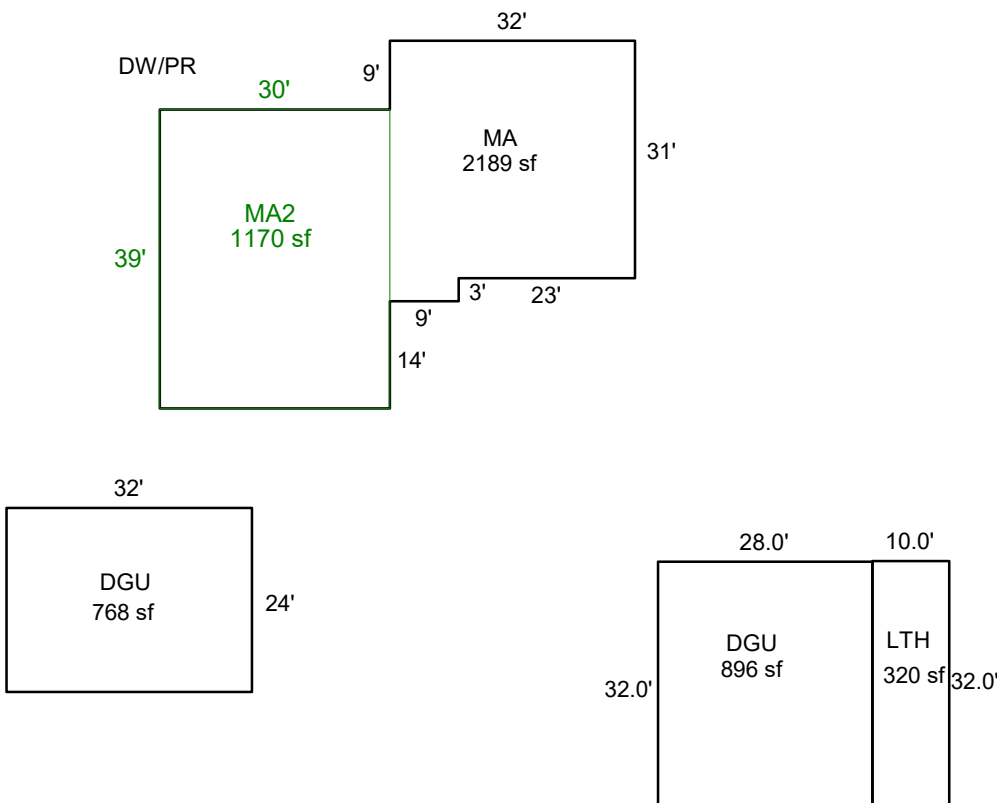
Adjust:

Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	192	0	0	0	0		Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

LTH 10x32 320 60% %

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 563196		Parcel No.: 082W24A 00600			
Property Address: 6164 SHAW LN SE					
City: AUMSVILLE		County:	State: OR	ZipCode: 97325	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
563196 082W24A 00600  Scale: 1'=30'  Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2189.0	220.0	2189.0
GLA2	MA2	1.0	1170.0	138.0	1170.0
GAR	DGU	1.0	768.0	112.0	
	DGU	1.0	896.0	120.0	
	LTH	1.0	320.0	84.0	1984.0
Net LIVABLEcnt0 (rounded)3,359 Net BUILDINGcnt3 (rounded)1,984					
COMMENT TABLE 1					
APEX BY CE 11/25/08 UPDATED BY WWILLIAMS 12.23.25					
COMMENT TABLE 2			COMMENT TABLE 3		
12.18.25 CLUKE			CYCLE L4		

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W24A 00600

File No R63196

Property Address 6164 SHAW LN SE

City AUMSVILLE

State OR

Zip 97325

Owner

Client

Appraiser Name

SUBJECT

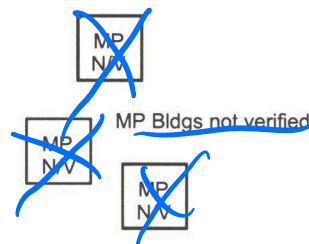
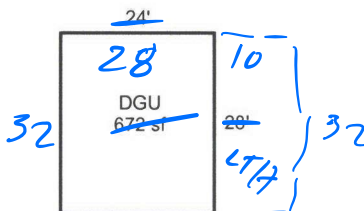
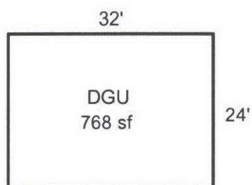
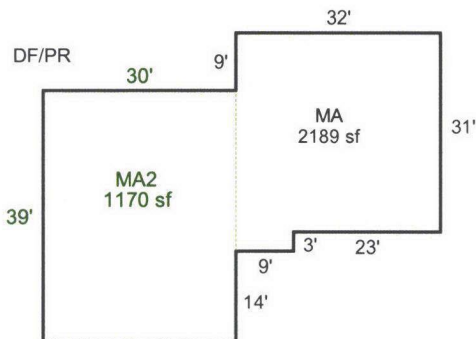
IMPROVEMENTS SKETCH

R63196

082W24A 00600



Scale: 1"=30'



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2189	220	
	MP	1.00	100	40	
	MP	1.00	100	40	2389
GLA2	MA2	1.00	1170	138	1170
GAR	DGU	1.00	768	112	
	DGU	1.00	672	104	1440

Net LIVABLE Area

(Rounded w/ Factors)

3559

Comment Table 1

APEX BY CE 11/25/08

Comment Table 2

Comment Table 3

ENR 12-18-25
CY 64