

Summary

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

Print Date: 6/25/2025

Acct ID: 563232 MTL: 082W24B000800 Date: 12-16-25 Appr: Ena Prop Class: 401 RMV Prop Class: 401

Situs: 6153 SHAW COUNTRY LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112365 Year: 2025

Last Date Appraised: 09/10/2018 Appraiser: CLINT LUKE Retag: Y N Tag info: INPUT 12-22-25 Ena

Owner: VANRHEEN, FAWNDA

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 6 LCB TTO INSP Roll Type: R

AV: 391720

RMV Land: 376850 RMV Imp: 554200 RMV Total: 931050 MAV: 391720 MSAV: 0 SAV: 0

Comment:

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1	Code Area: 05558	Size: 6.10 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 326850	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: 2002-03 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 153	Year Blt: 1964	Eff Year Blt: 1996	Sq.Ft: 2594	% Complete: 100
Desc: One Story with basement				Dimensions:	RMV: 479290	
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	5	Finished	1297	3	FB-1	1964	1996	KIT, ROOF, FB, FB, HVAC, BATH - 1	Exception: Y N
Basement	5	Finished	1297	1	FB-2	1964	1996	HVAC, FB - 1, BATH - 2	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 05558	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:	RMV: 23420	
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS EXCELLENT	5	1	0	23415	1
Exception: Y N					

Bldg: 6	Code Area: 05558	Stat Class: 108	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements				Dimensions:	RMV: 23360	
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	10500	2002	23363	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 20x12	RMV: 2890	
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	5	Finished	240	0	0	1997	1997	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 05558	Stat Class: 351	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 1800	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 60x30	RMV: 21010
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	
General Purpose Bldg	5	Finished	1800	0	0	2002	2002	FAIR	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: 2002	Eff Year Blt: 2002	Sq.Ft: 150	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 10x15	RMV: 4230
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	6	Finished	150	0	0	2002	2002	FAIR	Exception: Y N

Accessories

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

MS 5 20x20 FAIR
2019
NEW

IC HANGED TITS ON DIAGRAM
IN 2018 BUT DIDNT CHANGE
SOG SHEET

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W24B 00800

File No R63232

Property Address 6153 SHAW COUNTRY LN SE

City AUMSVILLE

State OR

Zip 97325

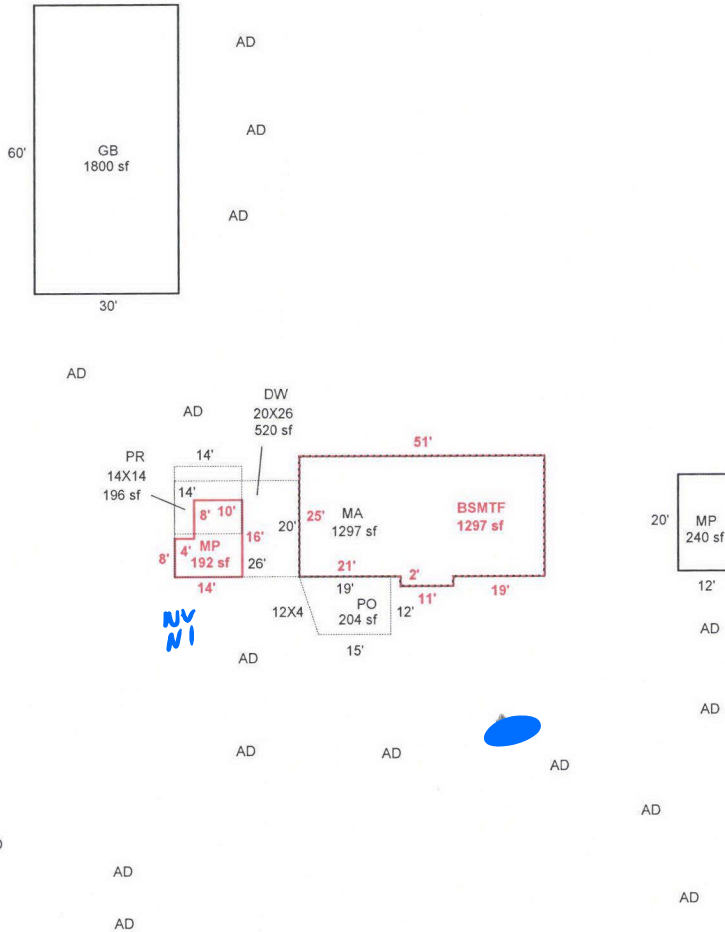
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R63232
082W24B 00800
SCALE=1:30



20
MS
20

NY
NI

Scale: 1" = 40'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1297	156	1297
GLA0	BSMTF	1.00	1297	156	1297
GBA1	MP	1.00	240	64	
	MP	1.00	192	60	432
GBA2	GB	1.00	1800	180	1800
P/P	DW	1.00	520	92	
	PR	1.00	196	56	
	PO	1.00	204	59	920

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

2594
2232

Comment Table 1

DRAWN BY JRONDEMA 4/30/15
UPDATED BY JRONDEMA 9/12/18

Comment Table 2

Comment Table 3

Final 12-16-25
CYCLES 24

AREA CALCULATIONS