

Summary

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

Print Date: 6/26/2025

Acct ID: 563242 MTL: 082W13C002800

Date: 9-16-25 Appr: CW

Prop Class: 541 RMV Prop Class: 401

Situs: 5808 HUSKEY LN SE AUMSVILLE OR 97325

MaSaNh: 01 06 000 Unit: 112375

Year: 2025

Last Date Appraised: 11/17/2016 Appraiser: CLINT LUKE

Retag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: JEPSEN, BILL J JR & JEPSEN, LESLIE M

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 0 LCB TTO INSP

AV: 329307

RMV Land: 330600 RMV Imp: 550670 RMV Total: 881270

MAV: 326690 MSAV: 2617

SAV: 4399

Comment:

CWO 12/17/25 L4 farm use ok - cattle

RP/MS	Code	Description
MS	FUZ	FARM NON-EFU ZONED

OSDs

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

Land

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Market Homesite	Description: TWO BENCH DRY	RMV: 96870	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						
Site: 3	Code Area: 05558	Size: 2.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - Non EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 193730	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2017						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 142	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 2723	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 537260				
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	4	Finished	2325	4	FB-2/ HB-1	2015	2015	KIT-, FP - 2, HVAC, ROOF, BATH+, BTH - 1, BATH - 2	Exception: Y N
Attic	4	Finished	398	0	FB-1	2015	2015	HVAC, BATH - 1	Exception: Y N
Garage Attached	4	Finished	1116	0	0	2015	2015	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	1	2015	41088	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 1296	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 36x36	RMV: 13410				
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	1296	0	0	1998	1998	FARM	Exception: Y N

Accessories

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

EB 40x40 AVE 2025 NOW
LTH 16x40 2025 NOW

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13C 02800

File No R63242

Property Address 5808 HUSKEY LN SE

City AUMSVILLE

State OR

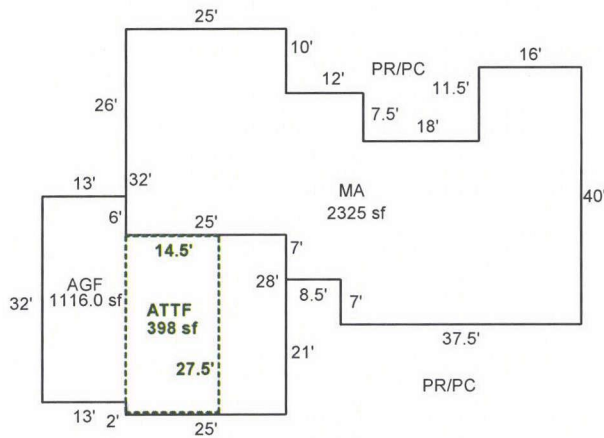
Zip 97325

Owner

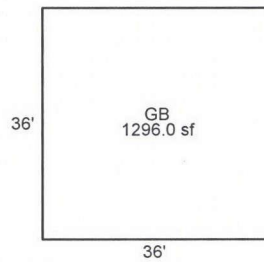
Client

Appraiser Name

4th GB 40
16 40



R63242
082W13C 02800
SCALE=1:30



Scale: 1 = 30

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2325.5	257.0	2325.5
GLA2	ATTF	1.00	398.8	84.0	398.8
GBA2	GB	1.00	1296.0	144.0	1296.0
GAR	AGF	1.00	1116.0	144.0	1116.0

Net LIVABLE Area
Net BUILDING Area

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

2724
1296

Comment Table 1

DRAWN BY JRONDEMA 4/22/15

Comment Table 2

12/9/15 SR #94
11/17/16 SR #94
June 9-16-25

Comment Table 3

tags
tags - ver.
CYCLES 24