Summary Lead Appr: ww 11/3 Clerk: Lead Clerk: Appr: MDL Input Print Date: 9/29/2025

Acct ID: 563628 MTL: 092W13DA02300 Date: 10/21/25 Appr: MDL Prop Class: 409 RMV Prop Class: 409

Situs: 11555 MCCLELLAN LN SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 128552 Year: 2025

Last Date Appraised: 03/28/2024 Appraiser: MATT LORD Tag: Y (N) Tag info:

Owner: NIX, WILLIAM C Last Sales Date: 06/02/2025 Roll Type: R

Cycle Tag (Sales Verification) Other: Inspection level: 1 2 3 (4) LCB TTO INSP AV: 80370

RMV Land: 214680 RMV Imp: 84880 RMV Total: 299560 MAV: 80370 MSAV: 0 SAV: 0

Comment: 24-25: L4 MDL 3.28.24 SV
LEVEL 4 5.13.21 CL10 TAG FOR MS replacement (30)

OSDs

26-27 SALES MLS 825908 DOM 96

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05545	0

Land

Site: 1 Code Area: 05545 Size: 14810 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 174680 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 19-20: CYCLE WORK #11 CHG OSD// 2002-03 REAPP.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05545 Stat Class: 454 Year Blt: 1992 Eff Year Blt: ~~1989~~ 1999 Sq.Ft: 924 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 36280

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	924	0	0	1992	~~1989~~ 1999	KIT-, HVAC, SKIRT, ROOF	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05545 Stat Class: 107 Year Blt: 1996 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: RMV: 39240

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 AVERAGE	5	0	~~1989~~ 1999	37018	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 128 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 8x16 RMV: 3740

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	128	0	0	0	0	~~AVG~~ FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 210 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 10x21 RMV: 5620

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	210	0	0	0	0	~~AVG~~ FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 8x8 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	0	0	0	1989	1989	FAIR	Exception: Y N

Accessories

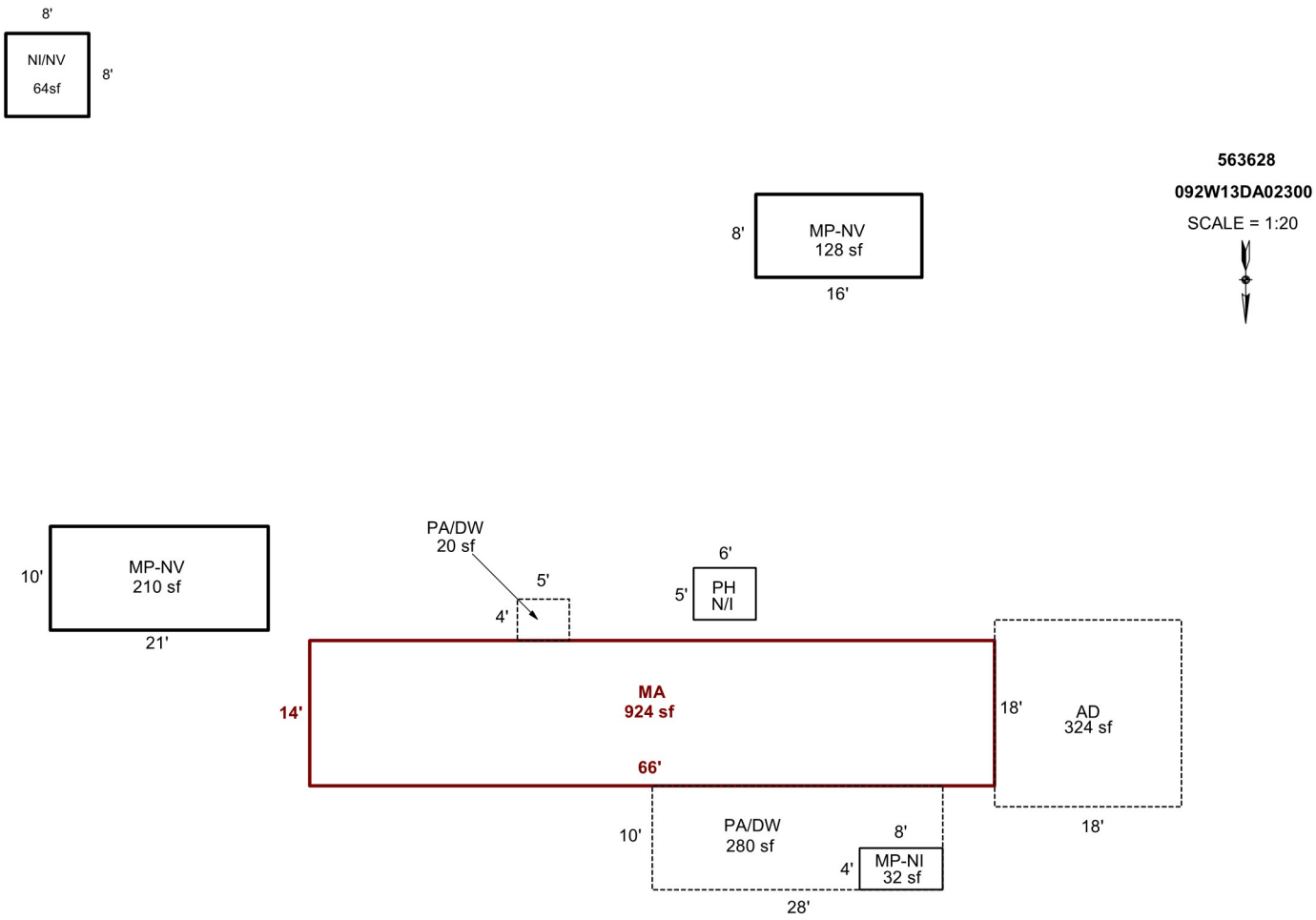
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563628	Parcel No.: 092W13DA02300		
Property Address: 11555 MCCLELLAN LN SE			
City: AUMSVILLE	County: MARION	State: OR	ZipCode: 97325
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NV	1.0	128.0	48.0	
	MP-NV	1.0	210.0	62.0	338.0
GBA6	NI/NV	1.0	64.0	32.0	64.0
GLA1	MA	1.0	924.0	160.0	924.0
P/P	PA/DW	1.0	280.0	76.0	
	AD	1.0	324.0	72.0	
	PA/DW	1.0	20.0	18.0	624.0

Net LIVABLE	cnt	1	(rounded)	924
Net BUILDING	cnt	3	(rounded)	402

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/25/18
UPDATED BY JRONDEMA 10/19/18
UPDATED BY CJURAN 02/17/2022
UPDATED BY WWILLIAMS 4/12/24

COMMENT TABLE 2

#10 CL 05/13/2021
MDL 3.28.24

COMMENT TABLE 3

SV L4
SV L4

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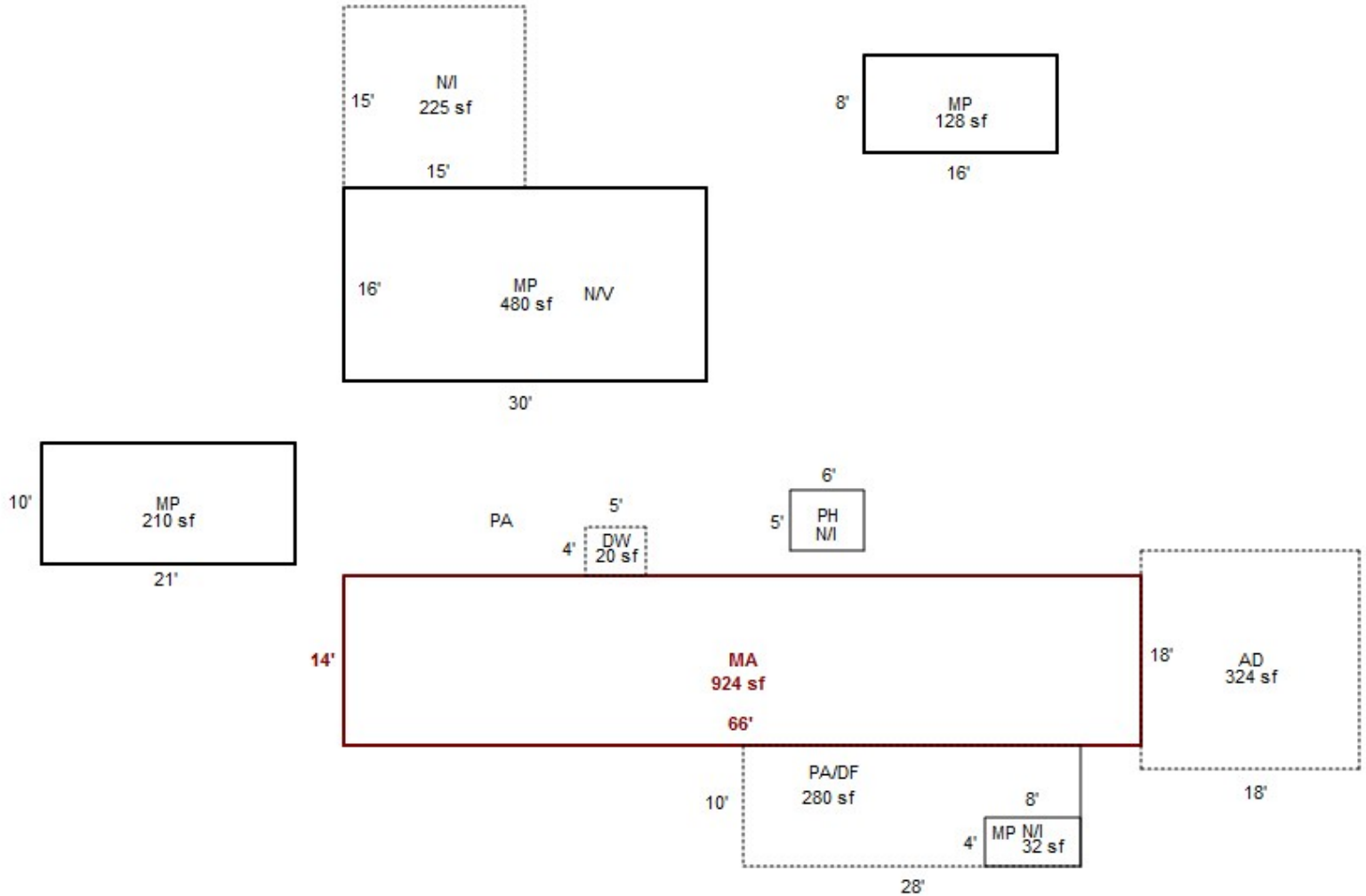
R63628

092W13DA02300

SCALE=1:20



Sketch by Apex Sketch

R63628

092W13DA02300

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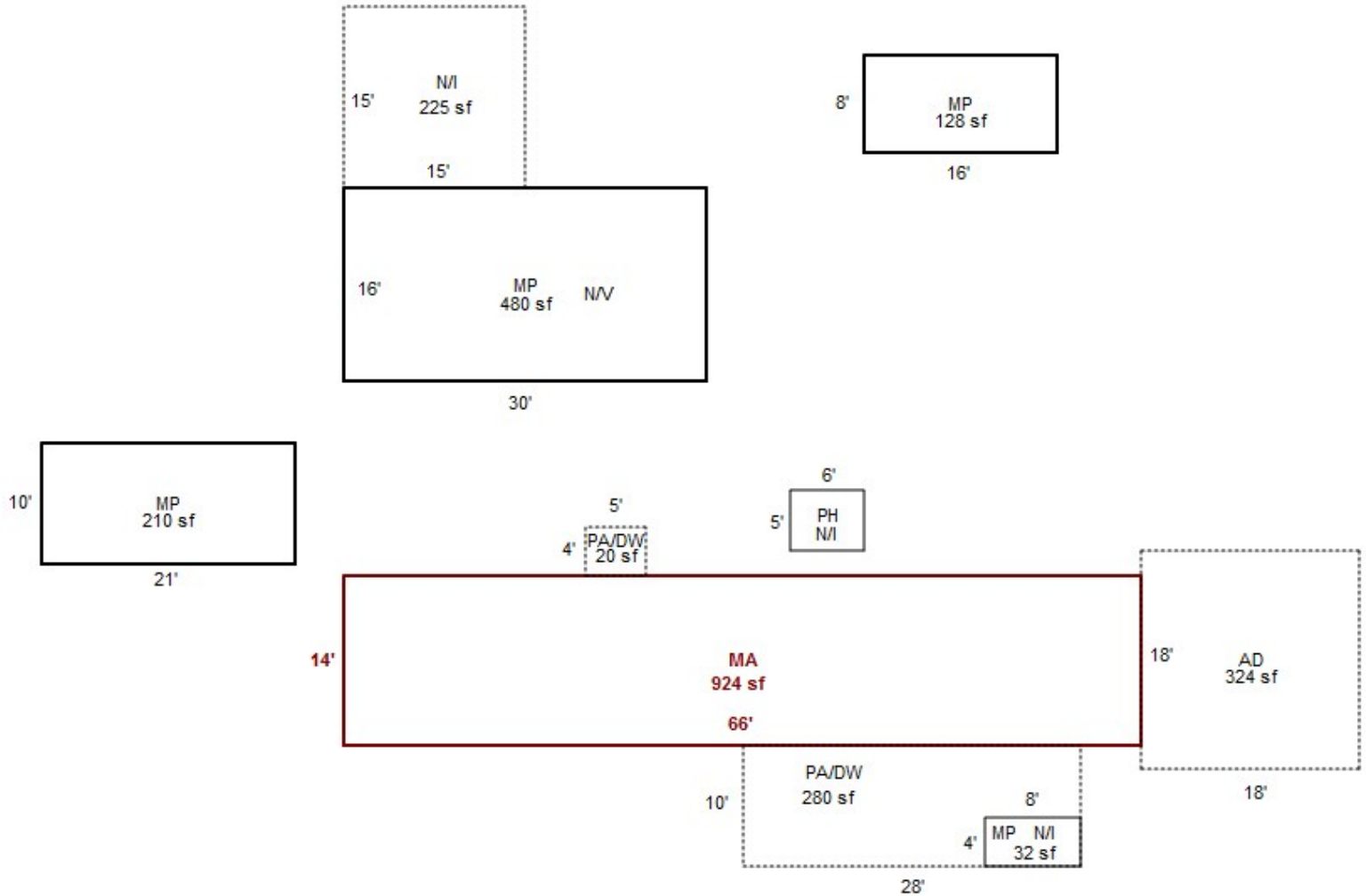

Sketch by Apex Sketch

R63628

092W13DA02300

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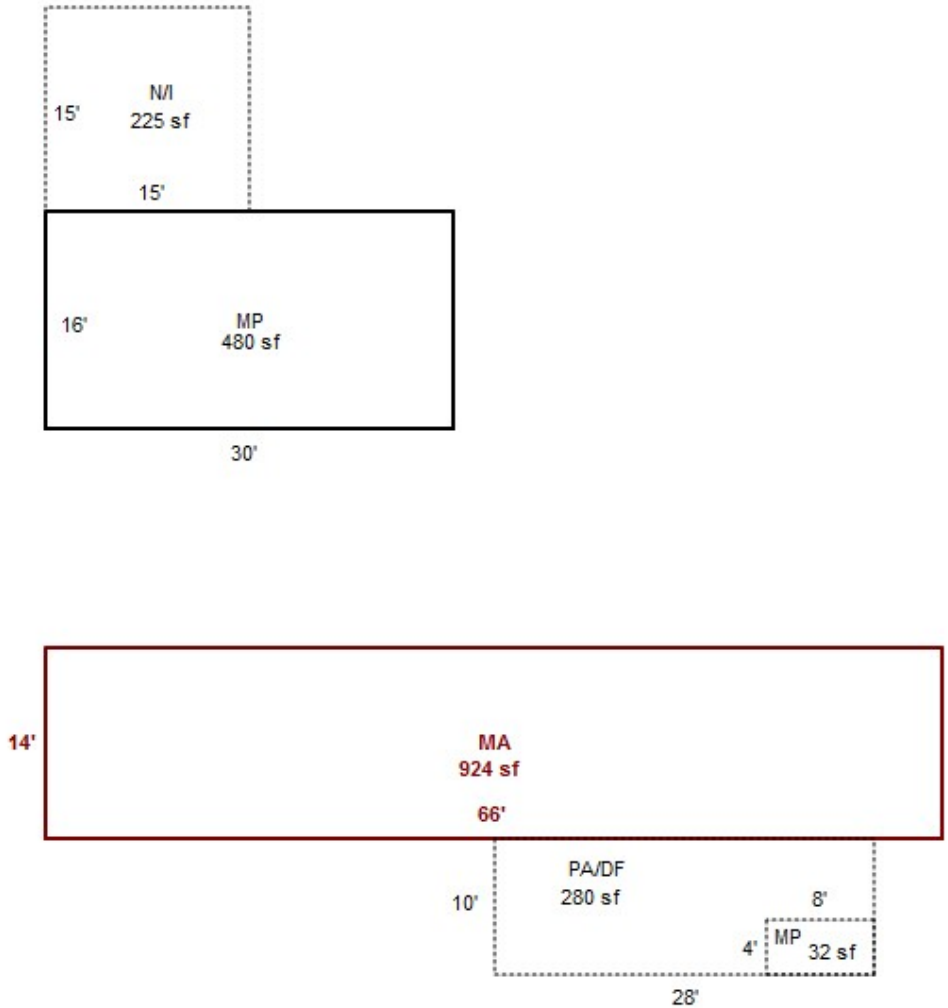


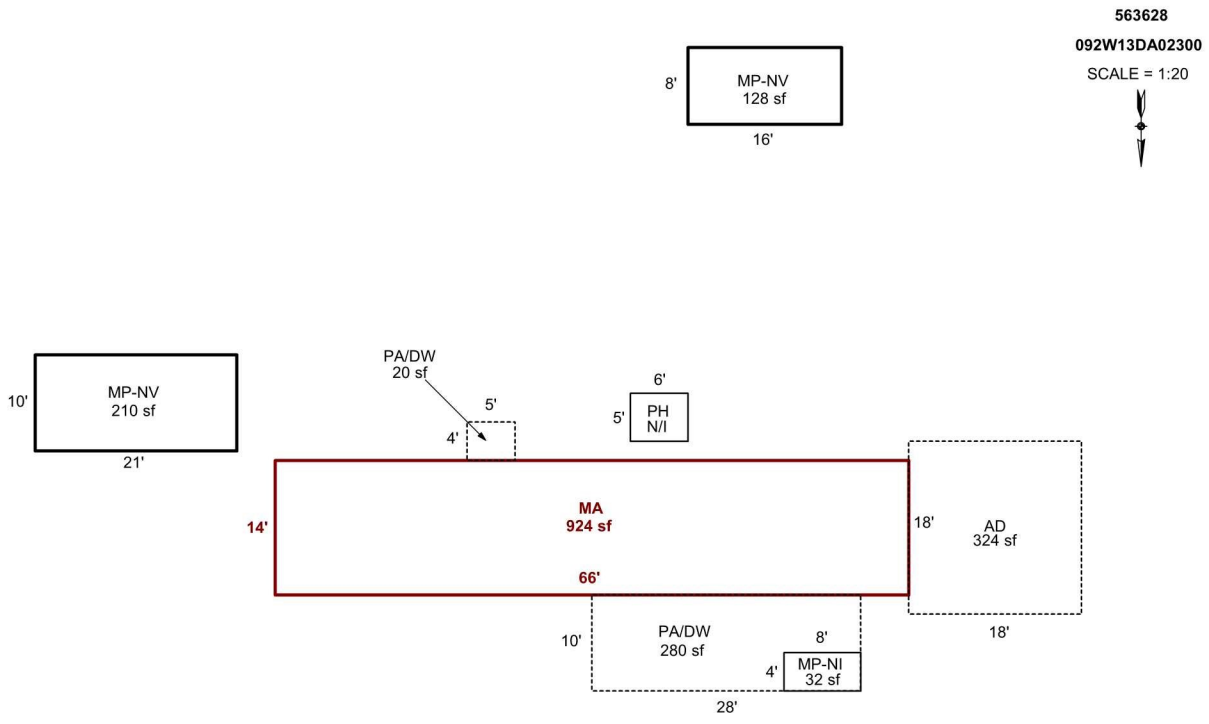
Sketch by Apex Sketch

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563628 Parcel No.: 092W13DA02300
Property Address: 11555 MCCLELLAN LN SE
City: AUMSVILLE County: MARION State: OR ZipCode: 97325
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NV	1.0	128.0	48.0	
	MP-NV	1.0	210.0	62.0	338.0
GLA1	MA	1.0	924.0	160.0	924.0
P/P	PA/DW	1.0	280.0	76.0	
	AD	1.0	324.0	72.0	
	PA/DW	1.0	20.0	18.0	624.0

Net LIVABLE	cnt	1	(rounded)	924
Net BUILDING	cnt	2	(rounded)	338

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/25/18
UPDATED BY JRONDEMA 10/19/18
UPDATED BY CJURAN 02/17/2022

COMMENT TABLE 2

#10 CL 05/13/2021

COMMENT TABLE 3

SV L4

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R63628 MA back L
10/11/2018

R63628 MA
10/11/2018

R63628 MP 10x21
10/11/2018

R63628 MP 8x16
10/11/2018

R63628 MP NV 16x30
10/11/2018

R63628 PH NI 5x6
10/11/2018

2017 11 20 12:50

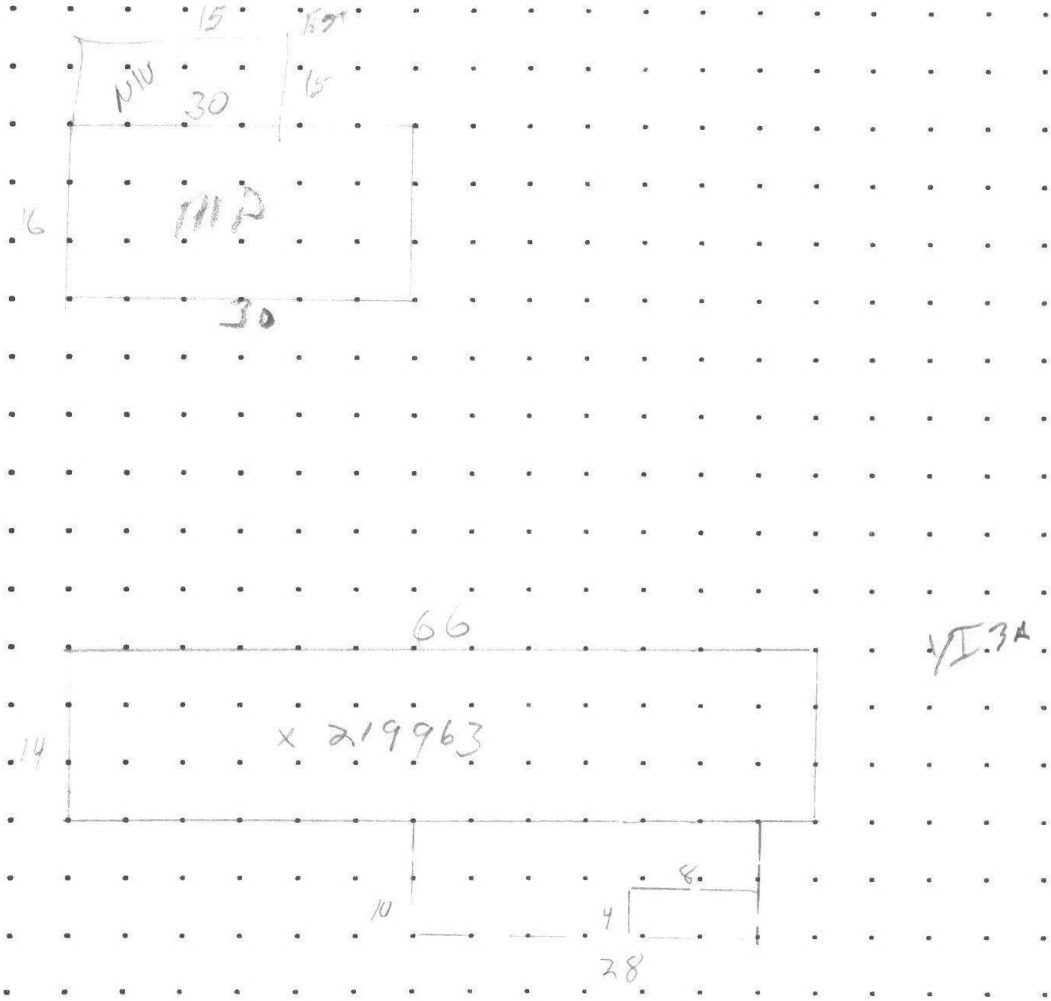
092W13DA02300 R63628
401 01D F09R
00550040 00550040

CANNARD,BARBARA R
0.34 Acres
11555 MCCLELLAN LN SE
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

R63628

ACCT NO: ~~15440090~~ **MAP NO:** 13 DA 9 2 W **TAX LOT:** 2306



1/I.3A

CALCULATIONS: 14x66 = 924 ✓

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT:	ADDRESS: 11555 McClellan NE	SALES Date	SALES Amt.
DATE: 8/13/96, 10-4-01, 11-20-17	BY: SR, GIO, 96	BUILDER:		
		REMARKS: Cycle NV		

CALCULATIONS:

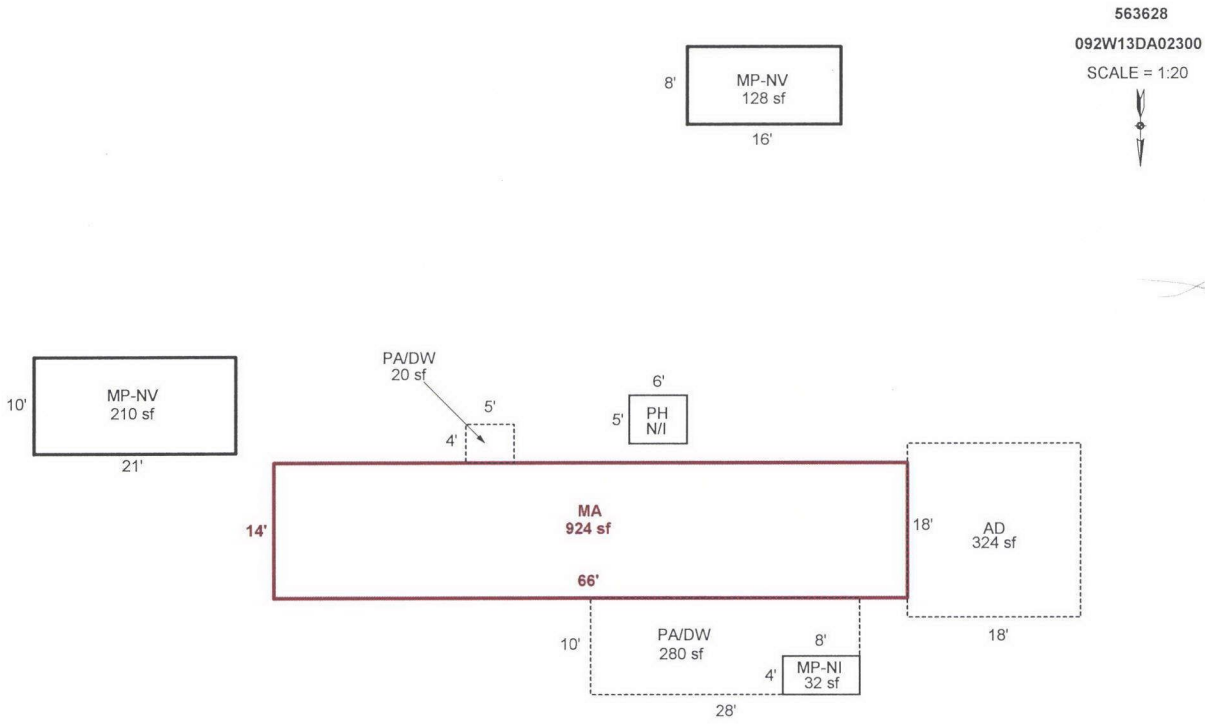
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563628 Parcel No.: 092W13DA02300
Property Address: 11555 MCCLELLAN LN SE
City: AUMSVILLE County: MARION State: OR ZipCode: 97325
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NV	1.0	128.0	48.0	
	MP-NV	1.0	210.0	62.0	338.0
GLA1	MA	1.0	924.0	160.0	924.0
P/P	PA/DW	1.0	280.0	76.0	
	AD	1.0	324.0	72.0	
	PA/DW	1.0	20.0	18.0	624.0

Net LIVABLE	cnt	1	(rounded)	924
Net BUILDING	cnt	2	(rounded)	338

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/25/18
UPDATED BY JRONDEMA 10/19/18
UPDATED BY CJURAN 02/17/2022

COMMENT TABLE 2

#10 CL 05/13/2021

COMMENT TABLE 3

SV L4

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R63628 **092W13DA02300** Prop Class: 409 Prop Code: F09R Fran: 10 Appr #: 10 Date: 5-13-2021

Situs Address 11555 MCCLELLAN LN SE ☐ TTO ☐ LCB ☐ Insp: 1 2 3 (4) Cycle Tags Farm Forest

Owner CANNARD,BARBARA R ☒ Pictom/Google Earth Sales Verif Other: MLS 770490

RMV Land: 105,800 RMV Imps: 38,210 RMV Total: 144,010 M50 Total: 84,910 **For: 2021-2022**

Notes: PLEASE MAKE NOTED CHANGES

Seg: 2.1 **MA** **MFD STRUCT**

Method:	M04			Roof Cover:	ARCMP	Int Comp:		Adj:	MSLCMS
Class:	5S			Roof Style:					
Area:	924	Eff	924	Flooring:					
Dimens:	66	x	14	Plumbing:	BATH2	Electrical:		Qlty:	
Found:				Heat/AC:	FA	Bedrooms:	2	% Comp:	
Ex Wall:				Fireplace:		Year: 1992	Eff: 1989	Adj:	
AddFactor1:				AddFactor2:	NC	AddFactor3:		RMV:	18,330

Exc Code: ____ Comment/Adj: ____ L/S: ____

Accessory Improvements

Seg: 3.1 **FN** **FN** Gone

Method:	F			Roof Cover:		Int Comp:		Adj:	
Class:				Roof Style:					
Area:		Eff:	0	Flooring:					
Dimens:		x		Plumbing:	DELETE	Electrical:		% Comp:	
Found:				Heat/AC:		Bedrooms:		Adj:	
Ex Wall:				Fireplace:		Year:	Eff:	RMV:	2,160
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

Seg: 4.1 **YI3G** **YI'S**

Method:	R05			Roof Cover:		Int Comp:		Adj:	
Class:				Roof Style:					
Area:	1	Eff:	1	Flooring:					
Dimens:		x		Plumbing:	BROKE	Electrical:		% Comp:	
Found:				Heat/AC:		Bedrooms:		Adj:	
Ex Wall:				Fireplace:	OUT	Year:	Eff:	RMV:	15,150
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

Out Buildings

Seg: 1.1 **MP** **MULTI/MISC PURPOSE BUILDING** Delete

Method:	F			Roof Cover:	ROLL	Int Comp:		Adj:	
Class:	4			Roof Style:	GABLE				
Area:	480	Eff:	480	Flooring:	WOOD				
Dimens:	30	x	16	Plumbing:		Electrical:		% Comp:	
Found:	FRAME			Heat/AC:	GONE	Bedrooms:		Func:	
Ex. Wall	8FT;PLYWD			Fireplace:		Year:	Eff:	Value:	0
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

Seg: 2.2 **MHSK** **MFD STRUCT**

Method:	M04			Roof Cover:		Int Comp:		Adj:	
Class:				Roof Style:					
Area:	160	Eff:	160	Flooring:					
Dimens:		x		Plumbing:	NC	Electrical:		% Comp:	
Found:				Heat/AC:		Bedrooms:		Func:	
Ex. Wall	METAL			Fireplace:		Year:	Eff: 1989	Value:	220
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

Seg: 5.1 **MP** **MP4**

Method:	F09			Roof Cover:	ROLL	Int Comp:		Adj:	FLCMCP
Class:	4			Roof Style:	GABLE				
Area:	128	Eff:	128	Flooring:					
Dimens:	8	x	16	Plumbing:	NV	Electrical:		% Comp:	
Found:	FRAME			Heat/AC:		Bedrooms:		Func:	
Ex. Wall	8FT			Fireplace:		Year:	Eff: 1992	Value:	970
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

Seg: 6.1 **MP** **MP4**

Method:	F09			Roof Cover:	METAL	Int Comp:		Adj:	FLCMCP
Class:	4			Roof Style:	GAMBRL				
Area:	210	Eff:	210	Flooring:					
Dimens:	10	x	21	Plumbing:	NV	Electrical:		% Comp:	
Found:	FRAME			Heat/AC:		Bedrooms:		Func:	
Ex. Wall	8FT			Fireplace:		Year:	Eff: 1992	Value:	1,380
AddFactor1:				AddFactor2:		AddFactor3:			

Exc Code: ____ Comment/Adj: ____ L/S: ____

R63628 092W13DA02300 Prop Class: 409 Prop Code: F09R Fran: 10 Appr #: _____ Date: _____

Situs Address 11555 MCCLELLAN LN SE ☐ TTO ☐ LCB ☐ Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner CANNARD,BARBARA R ☐ Pictom Sales Verif Other: _____

RMV Land: 105,800 RMV Imps: 38,210 RMV Total: 144,010 M50 Total: 84,910 **For: 2021-2022**

Notes: _____

Segment	PA	DW	AD				Land
Class							
Dim/Size	10X28 280 @	10X28 280 @	18X18 324 @				
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1989 →						
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.34		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 8/24/21 Clerk: Amy **Routing Slip** Clerk Comments: _____

Appraiser Response: _____

☒ Return to appraiser after input ☐ Review by lead appraiser _____

8.30.2021

R63628 **092W13DA02300** Prop Class: 409 Prop Code: F09R Fran: 10 Appr #: T-11 Date: 10/11/18

Situs Address 11555 MCCLELLAN LN SE ☐ TTO ☒ LCB ☒ Insp Cycle Tags Farm Forest Sales Verif

Owner CANNARD,BARBARA R ☒ Pictom Other:

RMV Land: 49,860 RMV Imps: 23,470 RMV Total: 73,330 M50 Total: 73,330 **For: 2018-2019**

Notes: update / Add seg. Add osd.

Seg: 2.1 **MA** **MFD STRUCT** ~~XRCOMP~~

Method: M04 Roof Cover: COMP Int Comp: Adj: MSLCMS
Class: 5S Roof:
Area: 924 Eff 924 ✓ Flooring:
Dimens: 66 x 14 ✓ Plumbing: BATH2 Electrical: Qlty:
Found: Heat/AC: FA Bedrooms: 2 ~~3~~ 2 ✓ % Comp:
Ex Wall: Fireplace: Year: 1992 Eff: 1989 ✓ Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 16,030
Exc Code: I/O Comment/Adj: L/S:

Accessory Improvements

Seg: 2.3 ~~Y13A~~ 3G **MFD STRUCT**

Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 ✓ Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: RMV: ~~5,700~~
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: PA/DW 280, PA/DW4X5, AD 18X18 L/S:

Seg: 4.1 **FN** **FN**

Method: F;LS Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: Eff: 0 ✓ Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: Eff: RMV: ~~1,000~~
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: 270' L/S: 2,160

Out Buildings

Seg: 1.1 **MP** **MULTI/MISC PURPOSE BUILDING**

Method: F;~~LS~~ N Roof Cover: ROLL Int Comp: Adj: FLCM
Class: 4 Roof Style: GABLE
Area: 480 Eff: 480 ✓ Flooring: WOOD
Dimens: 30 x 16 Plumbing: Electrical: % Comp:
Found: FRAME Heat/AC: Bedrooms: Func:
Ex. Wall 8FT;PLYWD Fireplace: Year: Eff: Value: ~~500~~ Ø
AddFactor1: AddFactor2: AddFactor3:
Exc Code: I/O Comment/Adj: L/S:

Seg: 2.2 **MHSK** **MFD STRUCT**

Method: M04 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 160 Eff: 160 ✓ Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Func:
Ex. Wall METAL Fireplace: Year: Eff: 1989 Value: 240
AddFactor1: AddFactor2: N/C AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 3.1 **MP** **MULTI/MISC PURPOSE BLDG**

Method: F;N Roof Cover: ROLL Int Comp: Adj: FLCM
Class: ~~6~~ 7 Roof Style: Metal
Area: 32 Eff: 32 Flooring:
Dimens: 8 x 4 Plumbing: Delete Electrical: % Comp:
Found: Heat/AC: Bedrooms: Func:
Ex. Wall Fireplace: Year: Eff: 1992 Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

R63628 092W13DA02300 Prop Class: 409 Prop Code: F09R Fran: 10 Appr #: _____ Date: _____

Situs Address 11555 MCCLELLAN LN SE ☐ TTO ☐ LCB ☐ Insp Cycle Tags Farm Forest Sales Verif

Owner CANNARD,BARBARA R ☐ Pictom Other: _____

RMV Land: 49,860 RMV Imps: 23,470 RMV Total: 73,330 M50 Total: 73,330 **For: 2018-2019**

Notes: _____

Segment	MP 4	MP					Land
Class	4	4					
Dim/Size	8X16	10X21					
Foundation	Frame	Frame					
Exter Wall	—	—					
Wall Height	8'	8'					
Inter Finish	—	—					
Roof Cover	roll	Metal					
Roof Style	Gable	Gabrel					
Flooring	—	—					
Plumbing	—	—					
Electric	—	—					
Misc.	—	—					
Yr Blt	—	—					
Eff Yr	1992	1992					
Cond.	—	—					
% Good	—	—					
% Comp	100	100					
Lump Sum	—	—					
Except.Code	I/O	I/O					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.34		
2	ON SITE DEVELOPMENT	~~OSDN.RUR~~ OSDF.RUR			I/O

Eff Acres Companion Accounts

Zone: AR

Routing Slip

Date: 10/31/18 Clerk: Chris Clerk Comments: _____

Appraiser Response: T-11 11/5/18

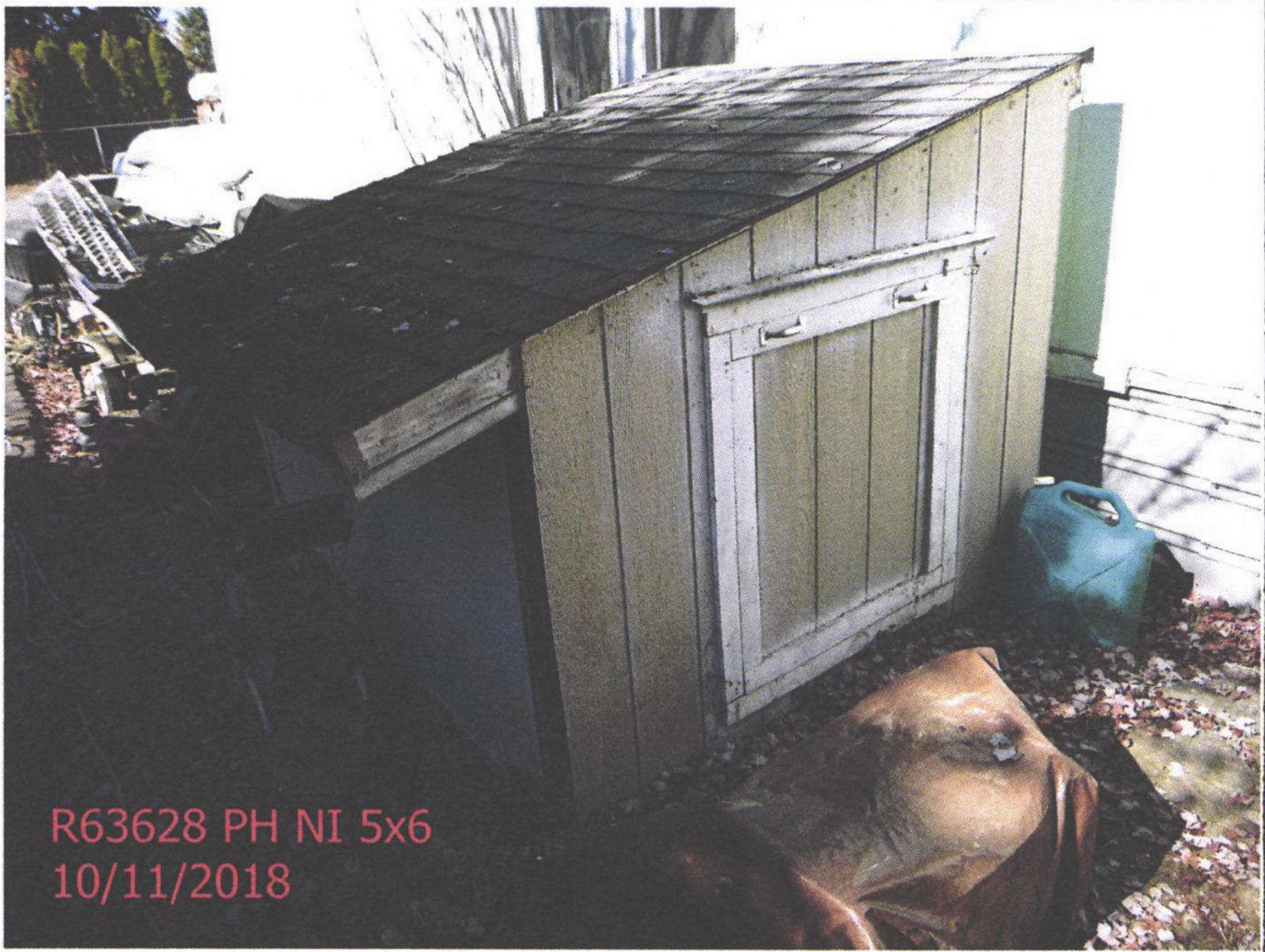
☐ Return to appraiser after input ☒ Review by lead appraiser 10/26/18 (31)

Less type.

could not Access 15X15 N/I to verify. Assume correct Based on N/V MP.

Add OSD F. has Grass/trees. Poorly managed, but existent.

R63628 MP NV 16x30
10/11/2018


R63628 PH NI 5x6
10/11/2018

R63628 MP 10x21
10/11/2018

R63628 MP 8x16
10/11/2018

R63628 MA back L
10/11/2018

2017 11 20 12 50

R63628 MA
10/11/2018

401