

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Inpe

Print Date: 9/29/2025

Acct ID: 563629

MTL: 092W13DA02200

Date: 10/21/25

Appr: MDL

Prop Class: 401

RMV Prop Class: 401

Situs: 11557 MCCLELLAN LN SE AUMSVILLE OR 97325

MaSaNh: 07 06 000

Unit: 128553

Year: 2025

Last Date Appraised: 10/11/2018

Appraiser: MATT LORD

Tag: Y N

Tag info:

Owner: PROPERTY MAX LLC

Last Sales Date: 08/06/2025

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 98450

RMV Land: 198800

RMV Imp: 143810

RMV Total: 342610

MAV: 98450

MSAV: 0

SAV: 0

Comment:

20

26-27 sales ; Bought below market by investment Real Estate Firm

Distressed Sale

Sold 164,000

OSDs

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: 2BDS

Value Source: Rural at MKT

Description:

RMV: 158800

Exception: Y N

Adjustment(s): 6 Soil

Fire Patrol:

Description:

Comments: 2002-03 REAPP.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05545

Stat Class: 132 -

Year Blt: 1948

Eff Year Blt: 1948

Sq.Ft: 1408

% Complete: 100.00

Desc: Multi Story above grade

Dimensions:

RMV: 142450

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	896	2	FB-1	1948	1948	ROOF, HVAC, KIT-, BATH - 1	Exception: Y N
Attic	3 -	Low Cost	512	1	FB-1	1948	1948	BATH - 1	Exception: Y N
Garage Attached	3	Low Cost	420	0	0	1948	1948	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ENCLOSED PORCH <u>part of YI</u>	3	24	1948	475	1	Exception: Y N
ENCLOSED PORCH	3	133	1948	2633	1	Exception: Y N

Bldg: 2

Code Area: 05545

Stat Class: 107

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100.00

Desc: Yard Improvements

Dimensions:

RMV: 1360

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

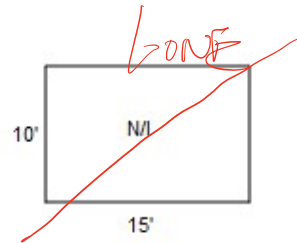
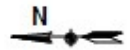
Adjust RMV: 0

Floors

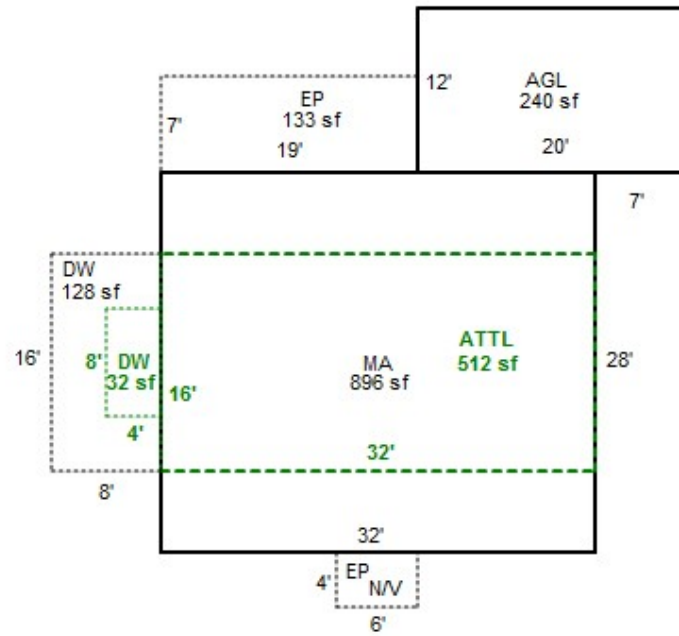
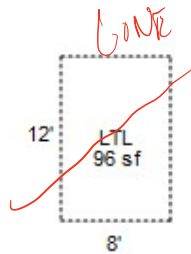
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

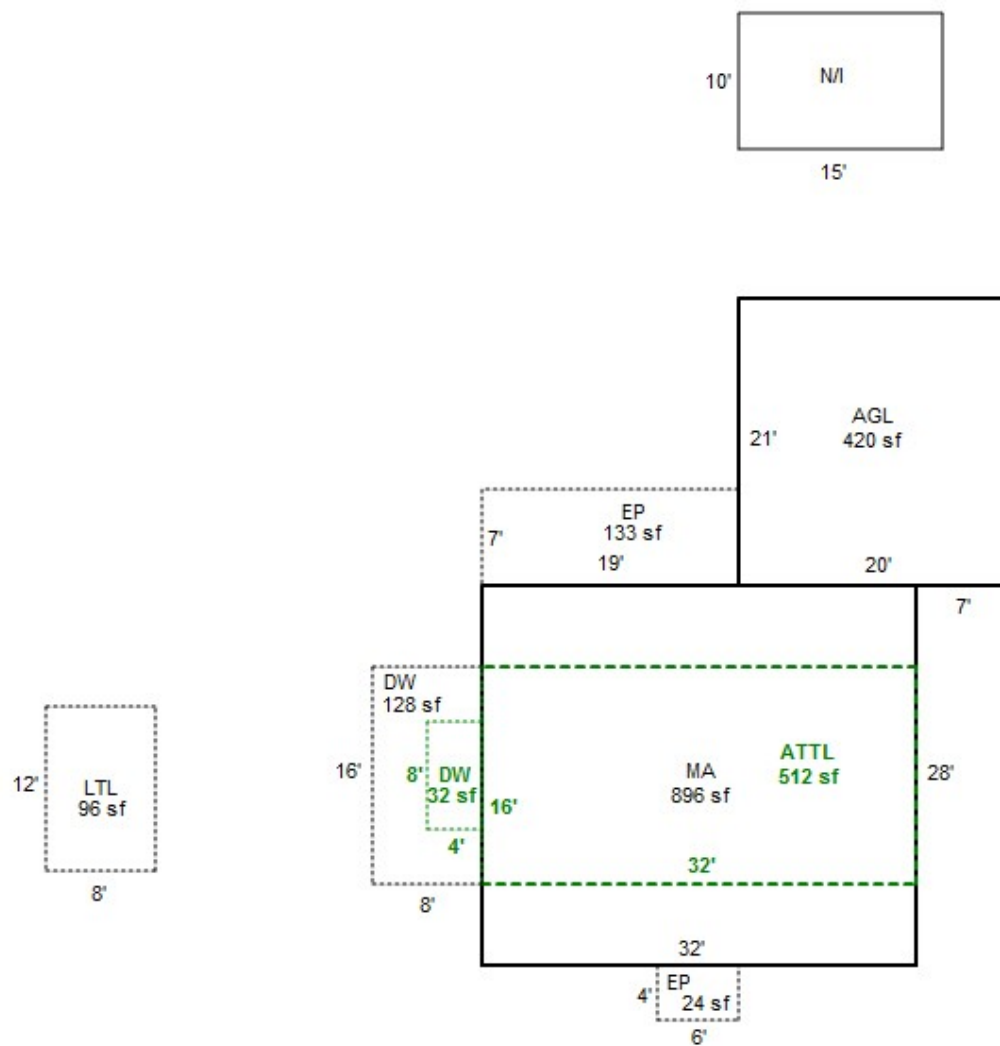
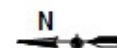
Accessories

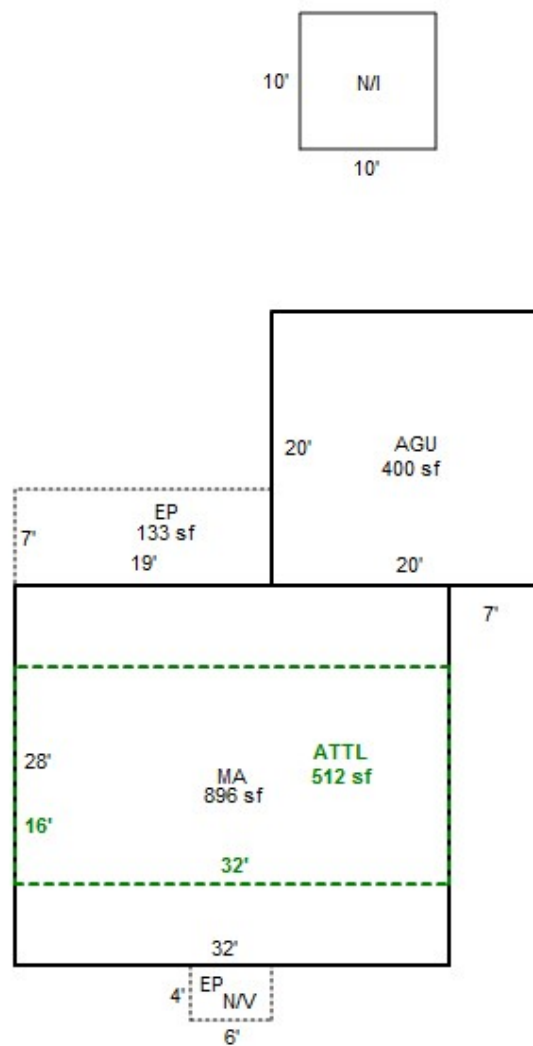
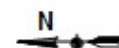
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	2	1	0	1284	1	Exception: Y N



apex updated









2017.11.29 15:24



R63629 AGU, EP
10/11/2018



R63629 LTL 12x8
10/11/2018



R63629 MA back, EP
10/11/2018



R63629 MA front
10/11/2018



R63629 MA
10/11/2018



R63629 NI 10x15
10/11/2018



092W13DA02200
401 01D F22
00550040

R63629

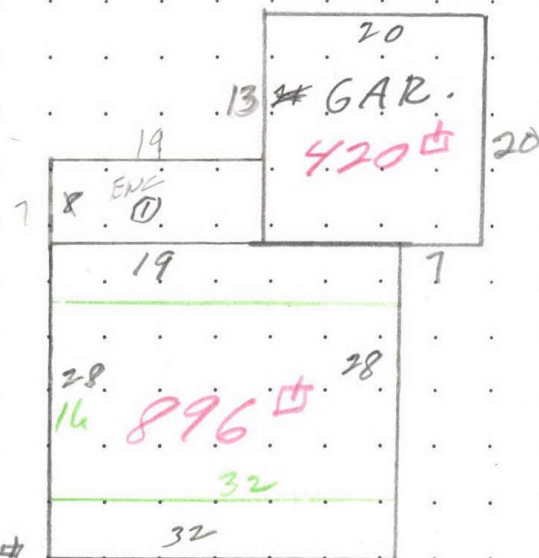
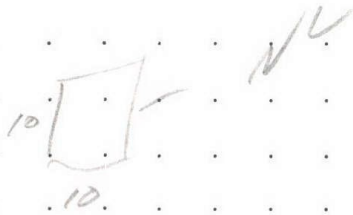
PETERS,FRANK L & TERESA J
0.34 Acres
11557 MCCLELLAN LN SE
1/30/02

75440-100

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 39154

MAP NO. 13DA-9-24 02000



$GAR - 21 \times 20 = 420 \#$

unfin ATTIC $16 \times 32 = 512 \#$ ENC PORCH $4 \times 4 = 16 \#$
 NIV $4 \times 4 = 16 \#$

$H - (28 \times 32) = 896 \#$

11557 MCCLELLAN LN.

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-23-71	H.B.E.	
10-30-75	Gossman	
2-28-84	JC/63	
5-8-91	KEN#82	

11-29-17 96 Cycle NV

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W13DA02200

File No R63629

Property Address 11557 MCCLELLAN LN SE

City AUMSVILLE

County MARION

State OR

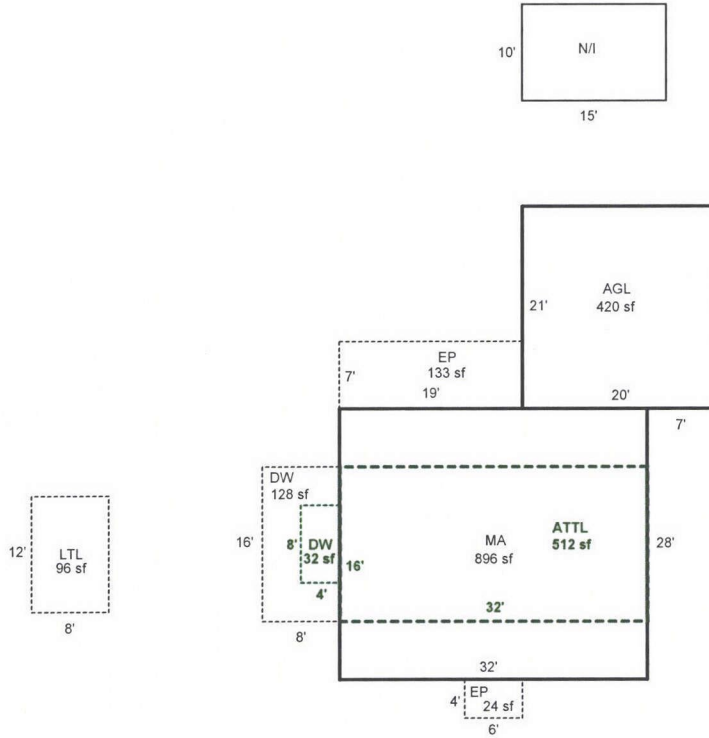
Zip 97325

Owner

Client

Appraiser Name

R63629
092W13DA02200
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	896	120	896
GLA2	ATTL	1.00	512	96	512
GBA1	LTL	1.00	96	40	96
GAR	AGL	1.00	420	82	420
P/P	EP	1.00	133	52	
	DW	1.00	128	48	
	DW	1.00	32	24	293

Net LIVABLE Area (rounded w/ factors) 1408
Net BUILDING Area (rounded w/ factors) 96

Comment Table 1

DRAWN BY JRONDEMA 5/25/18
UPDATED BY JRONDEMA 10/19/18

Comment Table 2

T-1 10/22/18

Comment Table 3

R63629092W13DA02200Prop Class: 401Prop Code: F22Fran: 10Appr #: T-11Date: 10/11/18

Situs Address 11557 MCCLELLAN LN SE

Owner COLLIER, TRAVIS &

RMV Land: 56,790RMV Imps: 73,470RMV Total: 130,260M50 Total: 80,080For: 2018-2019

Notes:

Seg: 1.1MARESIDENTIALB Kenam

Method: R05Roof Cover: METALInt Comp:Adj: RLCM2

Class: 23-41Roof: Gable

Area: 896Eff 896Flooring:

Dimens: xPlumbing: BATH1Electrical:Qty: 3- Minus

Found: conc.Heat/AC: STBedrooms: 2% Comp:

Ex Wall:Fireplace:Year: 1948Eff: 1948Adj:

AddFactor1: I/OAddFactor2:AddFactor3:RMV: 45,800

Exc Code:Comment/Adj:L/S:

Seg: 1.2AGURESIDENTIALB Kenam

Method: R05Roof Cover: METALInt Comp:Adj: RLCM2

Class: 23-41Roof: Shed

Area: 400Eff 400Flooring:

Dimens: 20x 20Plumbing:

Found: 21Heat/AC:Year: 1948Eff: 1948Qty: Minus

Ex Wall:Fireplace:AddFactor3:RMV: 12,240

AddFactor1: I/OAddFactor2:Comment/Adj:L/S: NO MINUS ON GARAGES

Seg: 1.4ATTLRESIDENTIAL

Method: R05Roof Cover:Int Comp:Adj: RLCM2

Class: 23-41Roof:

Area: 512Eff 512Flooring:

Dimens: xPlumbing: 1 BathElectrical:Qty: 3- Minus

Found:Heat/AC:Bedrooms: 2% Comp:

Ex Wall:Fireplace:Year:Eff: 1948Adj:

AddFactor1: I/OAddFactor2:AddFactor3:RMV: 14,410

Exc Code:Comment/Adj:L/S:

Accessory Improvements

Seg: 1.3EPRESIDENTIALB Kenam

Method: R05Roof Cover: METALInt Comp:Adj:

Class: 3-41Roof Style: SHED

Area: 133Eff: 133Flooring:

Dimens: 19x 7Plumbing:

Found:Heat/AC:Bedrooms:Electrical:% Comp:

Ex Wall:Fireplace:Year:Eff: 1948Adj:

AddFactor1: I/OAddFactor2:AddFactor3:RMV: 1,020

Exc Code:Comment/Adj:L/S:

Out Buildings

Rents for \$450

Segment	EP	YT					Land
Class	3-	2F					
Dim/Size	4x6	DV 8x4, 16x8					
Foundation	Frame	—					
Exter Wall	lap	—					
Wall Height	8'	—					
Inter Finish	—	—					
Roof Cover	BKenam	—					
Roof Style	shed	—					
Flooring	—	—					
Plumbing	—	—					
Electric	—	—					
Misc.	—	—					
Yr Blt	—	—					
Eff Yr	1948	—					
Cond.	—	—					
% Good	—	—					
% Comp	100	100					
Lump Sum	—	—					
Except. Code	I/O	I/O					

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

Routing Slip

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

Appraiser Response: T-11 11/5/18

☐ Review by lead appraiser

10/26/18 (31)



R63629 LTL 12x8
10/11/2018







R63629 NI 10x15
10/11/2018



R63629 MA back, EP
10/11/2018





R63629 MA front
10/11/2018



R63629 MA
10/11/2018

