

Summary

Lead Appr: WW 10/31 Clerk: _____ Lead Clerk: _____ Appr: MDL Input 10/29/25

Print Date: 9/29/2025

Acct ID: 564475 MTL: 091W18B000300 Date: 10/30/25 Appr: MDL Prop Class: 451 RMV Prop Class: 451

Situs: 11226 BEAN ALLEY RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 104350 Year: 2025

Last Date Appraised: 05/31/2013 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: CLEAVER, CLINT A Last Sales Date: 02/18/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 104450

RMV Land: 205750 RMV Imp: 114420 RMV Total: 320170 MAV: 104450 MSAV: 0 SAV: 0

Comment: 33 SALES LETTER

OSDs 26-27 SALES MLS 822357 DOM 129

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

Land

Site: 1 Code Area: 05545 Size: 17860 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0

Class: 4B355 Value Source: Rural Restrictive Description: RMV: 165750 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 00-01; UPDATE MARKET VALUE / 02-03: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 131 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 1080 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 110390

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	Exception: Y N
First Floor	3	Finished	1080	2	FB-1	1945	1945	KIT-, HVAC, ROOF, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	3	1	1945	6955	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 30 % Complete: 100.00

Desc: Accessory Improvements & Misc. Dimensions: 6x5 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	Exception: Y N
Pump House	0	Finished	30	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 216 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 4030

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

Floors 6000E

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	216	0	0	0	0		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: 84 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 12x7 RMV: 0

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

Floors 6000E

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	84	0	0	0	0		Y N

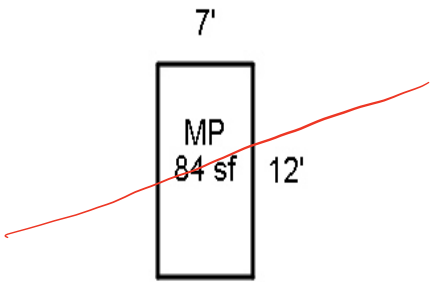
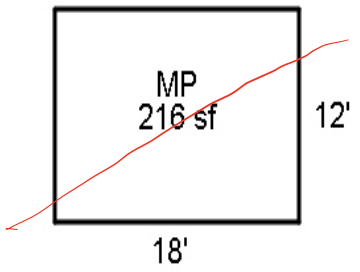
Accessories

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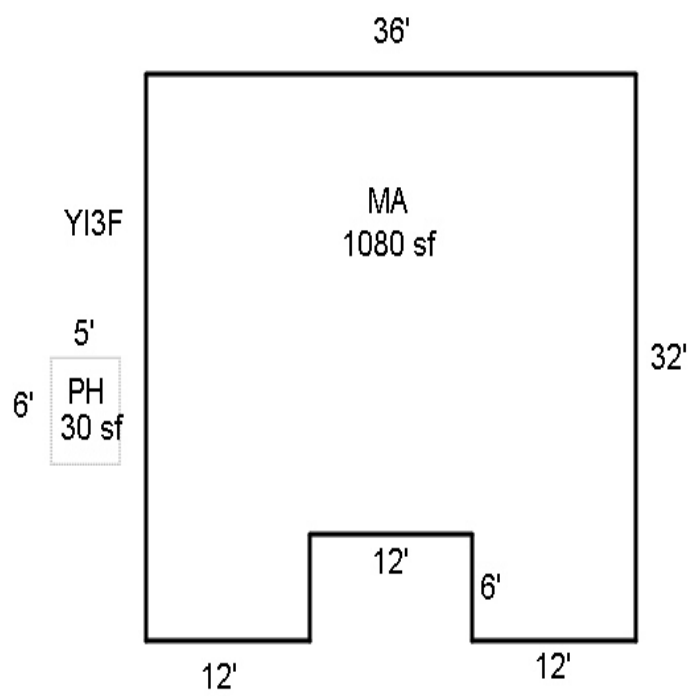
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

R64475
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Scale 1:20



APEX UPDATED





091W18B 00300
451 01D F31
00550040

R64475

ROMERO,JOSE A

0.41 Acres

11226 BEAN ALLEY SE

1/30/02

75710-080

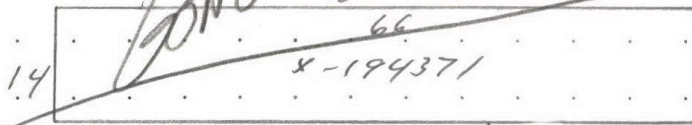
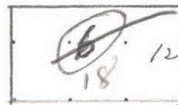
00-00-97618-01951-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

19553

MAP NO.

18B-9-1W-00300

2000 01
ONE 12/14/99
4105:8
412:7
7

N/V

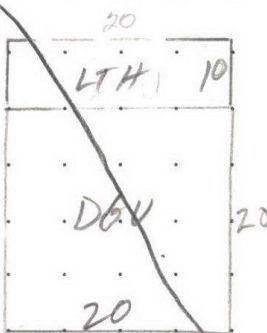
36

N/V
Y13F
6 PH
5

1080

$$1577 \\ (32 \times 36) + (6 \times 12) = 1080$$

32

12
Y13F
12

11226 BEAN ALLEY SE

RT 1 BOX 258 AUMSVILLE

MEASUREMENT
VERIFIED

REMARKS:

DATE

BY

71

SWS

10-17-75

WK 14

1-25-84

Payer 1080

7-26-91

R4 #83

10-1-01

410

SKETCH/AREA TABLE ADDENDUM

Parcel No R64475

File No 091W18B 00300

SUBJECT

Property Address 11226 Bean Alley Rd SE

City Aumsville

State OR

Zip 97325

Owner

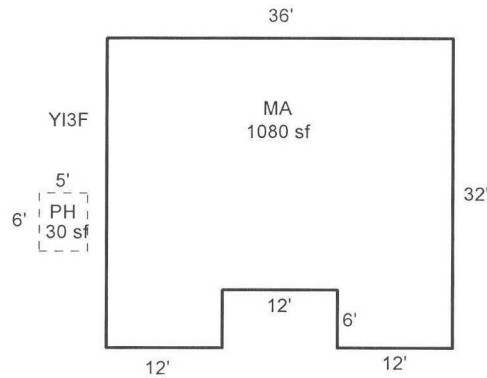
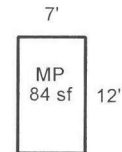
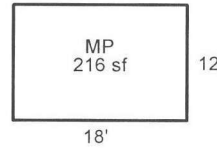
Client

Appraiser Name

IMPROVEMENTS SKETCH

R64475
091W18B 00300

Scale 1:20



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080	148	1080
GBA1	MP	1.00	84	38	
	MP	1.00	216	60	300
Net LIVABLE Area (rounded w/ factors)					1080
Net BUILDING Area (rounded w/ factors)					300

Comment Table 1

APEX BY CE 7/16/13

Comment Table 2

Comment Table 3

R64475091W18B 00300Appr #: 36Date 5/31/13Prop Class 451Prop Code F31

Situs Address 11226 BEAN ALLEY RD SE97325Franchise Code 36Year For: 2013-2014

Owner MOYNIHAN,GARY &

Notes: Delete DGU, LTH - gone.

TagsCycleSales VerificationOther:

RMV Land: 63,760	RMV Imp: 46,510	RMV Total: 110,270	M50 Total: 81,230			
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1080	Eff Area 1080	
Length	Width	Roof Cover COMP	Plumbing BATH1		Heat ST	
Fireplace		Inter. Comp: H&F			Bedrooms 2	
Year Built 1945	Eff. Year Built 1945		Cond. P F A G E			
Adj Codes RLCM3		Qty	% Comp	Func	Econ	RMV: 35,200
Lump Sum	Except Code/Year	Comments				

Accessory Improvements

Seg.Type YI3F	Seg. # 1.2	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 2,520
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type DGU	Seg. # 1.3	Method: R05	Class 3	Area 400	Eff Area 400	
Length 20	Width 20	Foundation	Ex. Wall	Roof Cover COMP		
Roof Style		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt. 1940	Eff. Yr. Blt: 1940	
Cond. P F A G E	Adj. Codes RLCM3		% Comp	Func	Econ	RMV: 8,630
Lump Sum	Except Code/Year	Comments				

Seg.Type LTH	Seg. # 2.1	Method: F09	Class	Area 200	Eff Area 200	
Length 20	Width 10	Foundation POST	Ex. Wall PLYWD	Roof Cover METAL		
Roof Style		Floor DIRT	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 160
Lump Sum	Except Code/Year	Comments				

Seg.Type PH	Seg. # 3.1	Method: F;N	Class	Area 30	Eff Area 30	
Length 6	Width 5	Foundation FRAME	Ex. Wall PLYWD	Roof Cover COMP		
Roof Style		Floor WOOD	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 0
Lump Sum	Except Code/Year	Comments				

Seg.Type MP	Seg. # 4.1	Method: F;N	Class 4	Area 216	Eff Area 216	
Length 18	Width 12	Foundation FRAME	Ex. Wall WOOD	Roof Cover SHAKE		
Roof Style GABLE		Floor WOOD	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 0
Lump Sum	Except Code/Year	Comments				

Seg.Type MP	Seg. # 5.1	Method: F;N	Class 4	Area 84	Eff Area 84	
Length 12	Width 7	Foundation FRAME	Ex. Wall SHAKE	Roof Cover COMP		
Roof Style SHED		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:	
Cond. P F A G E	Adj. Codes FLCM		% Comp	Func	Econ	RMV: 0
Lump Sum	Except Code/Year	Comments				

R64475091W18B 00300Appr #: 36Date 5/31/13Prop Class 451Prop Code F31

Situs Address 11226 BEAN ALLEY RD SE97325Franchise Code 36Year For: 2013-2014

Owner MOYNIHAN,GARY &

TagsCycleSales VerificationOther:

Notes:

RMV Land: 63,760RMV Imp: 46,510RMV Total: 110,270M50 Total: 81,230

Segment								Land
Class								
Dim/Size								
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code								

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	030	0.41		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff AcresCompanion Accounts

Date 7/15/13Clerk ChrisROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☒ Appraiser responseOK #36 DB 7/17/13

☐ Reviewed by lead appraiser/comments



RG4475

5/31/13





