

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 1.26.26

Print Date: 9/26/2025

Acct ID: 347451 MTL: 081W180001101 Date: 12/10/25 Appr: JJS Prop Class: 450 RMV Prop Class: 450

Situs: 5760 HOMESTEAD WAY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 47796 Year: 2025

Last Date Appraised: 09/16/2016 Appraiser: CLINT LUKE Tag: Y N Tag info: _____

Owner: HARDIN, MATTHEW A Last Sales Date: _____ Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 4 LCB TTO INSP AV: 97040

RMV Land: 275320 RMV Imp: 0 RMV Total: 275320 MAV: 97040 MSAV: 0 SAV: 0

Comment: _____

Land

New MA @ 45% - RT

Site: 1 Code Area: 05558 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0

Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 275320 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: _____ Description: _____

Comments: 17-18: CYCLE WORK #31 NO CHG// 08-09: 8HILL BENCH PROJECT CHG OF 8HILL TO WOODLOT-M AND ADJUST ACREAGE OF 2HILL AND 4HILL// 560050

ADD 08DF

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002402	83701	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	227366	0	R	NSFD 2 BDRM 1 BATH

131 MA 3 11905F 4IF 2025 NW @ 45%
AGF 3785F 2025 new @ 45%.

ACCOUNT # 347421 DATE: 12/10/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR SS TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES			
STAT <u>131</u>	QLTY + -	FLOOR <u>1ST</u>	
AREA <u>1145F</u>	EFF AREA <u>1110</u>	BED <u>2</u>	
ROOF <u>+</u>	HVAC <u>+</u>		
BATH PKG: _____	BATH <u>1</u>	BATH + _____	1/2 BTH
FIREPLACE: <u>1</u>			
KITCHEN <u>-</u>	<u>+</u>		
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____	
% COMP <u>45</u>	% GOOD _____	FUNC _____	
EXCEPT <u>Y</u> N	LUMP SUM: _____		
MISC: _____			
YI CLASS <u>F</u> G A E			
SKIRT <u>+</u>	LIN FT _____		
COMMENT: <u>45% Complete</u>			

STAT _____	QLTY + -	FLOOR _____	
AREA _____	EFF AREA _____	BED _____	
ROOF <u>+</u>	HVAC <u>+</u>		
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH
FIREPLACE: _____			
KITCHEN <u>-</u>	<u>+</u>		
YR BLT _____	EFF YR _____	ECON _____	
% COMP _____	% GOOD _____	FUNC _____	
EXCEPT Y N	LUMP SUM: _____		
MISC: _____			
YI CLASS _____ F G A E			
SKIRT <u>+</u>	LIN FT _____		
COMMENT: _____			

STAT _____	QLTY + -	FLOOR _____	
AREA _____	EFF AREA _____	BED _____	
ROOF <u>+</u>	HVAC <u>+</u>		
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH
FIREPLACE: _____			
KITCHEN <u>-</u>	<u>+</u>		
YR BLT _____	EFF YR _____	ECON _____	
% COMP _____	% GOOD _____	FUNC _____	
EXCEPT Y N	LUMP SUM: _____		
MISC: _____			
YI CLASS _____ F G A E			
SKIRT <u>+</u>	LIN FT _____		
COMMENT: _____			

ACCESSORY IMPROVEMENTS / OUTBUILDINGS	
TYPE <u>ABF</u>	TYPE _____
STAT / CLASS _____	STAT / CLASS _____
SIZE <u>3785F</u>	SIZE _____
FAIR	FAIR
AVERAGE	AVERAGE
GOOD	GOOD
EXCELLENT	EXCELLENT
BATH _____	BATH _____
YR BLT <u>2021</u>	YR BLT _____
EFF YR <u>2025</u>	EFF YR _____
% COMP <u>45</u>	% COMP _____
EXCEPT <u>Y</u> N	EXCEPT Y N
MISC: _____	MISC: _____
COMMENT: _____	COMMENT: _____

TYPE _____	TYPE _____
STAT / CLASS _____	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR	FAIR
AVERAGE	AVERAGE
GOOD	GOOD
EXCELLENT	EXCELLENT
BATH _____	BATH _____
YR BLT _____	YR BLT _____
EFF YR _____	EFF YR _____
% COMP _____	% COMP _____
EXCEPT Y N	EXCEPT Y N
MISC: _____	MISC: _____
COMMENT: _____	COMMENT: _____

Percent Complete Form

Account #

347451

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	70%
5%	85%	Drywall (Finished)	5%	4%	
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%	95%	Electrical Fixtures	3%	2%	
2%		Plumbing Fixtures	4%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

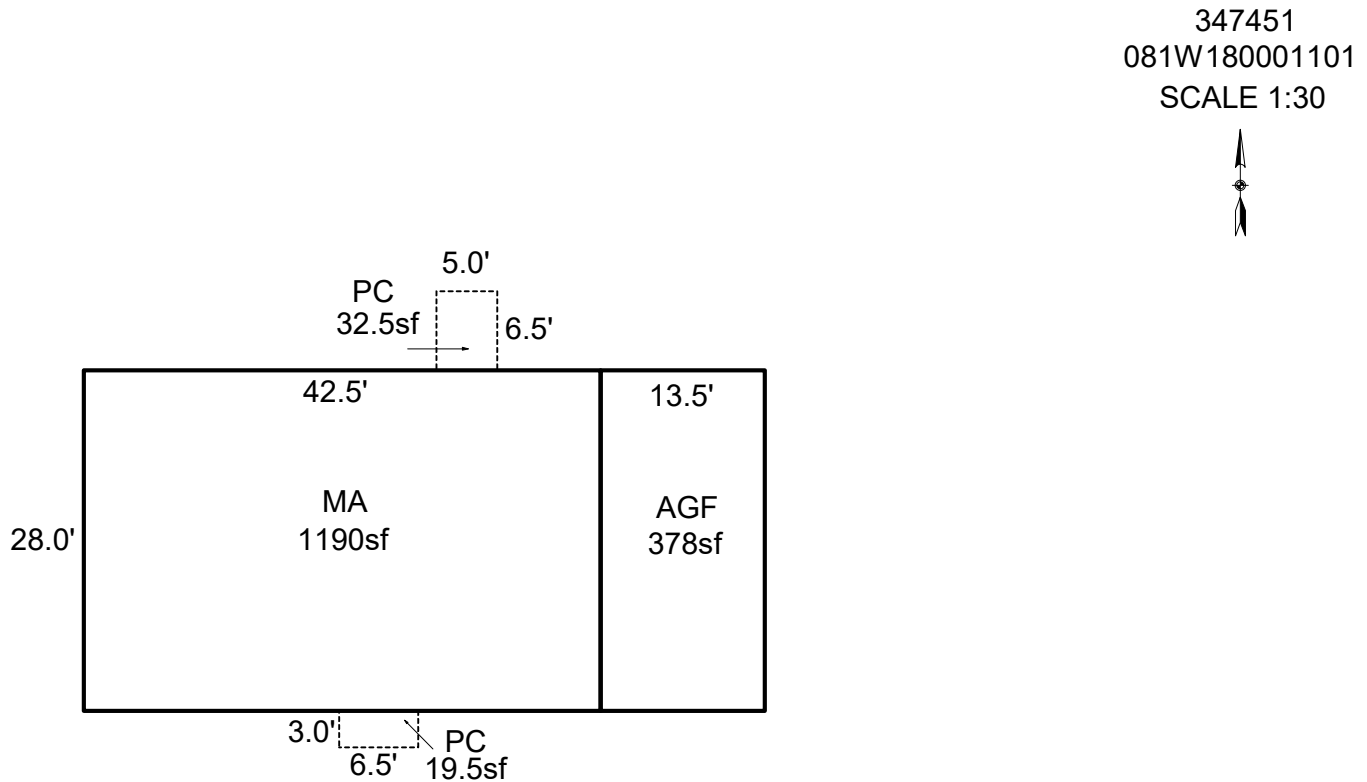
APPR <u>555</u>	Date <u>12.10.25</u>	YR For <u>26-27</u>	% COMP <u>45</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 347451	Parcel No.: 081W180001101		
Property Address: 5760 HOMESTEAD WAY NE			
City: AUMSVILLE	County: Marion	State: OR	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by ApexSketch

[illegible]

Assessor Monthly Issued Permit Report**For 7/1/2025 to 7/31/2025**

PERMIT#: 555-25-002402-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 4/2/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/7/2025
 CATEGORY: Comprehensive EXPIRES: 1/18/2026

OFFICE: MC
 PARCEL#: 081W180001101 347451
 ACRES: 2
 SUBDIV: PP 2023-075
 LOT/BLOCK: 1 /
 ADDRESS: 5760 HOMESTEAD WAY SE AUMSVILLE, OR 97325

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		9117 SILVER FALLS HWY SE AUMSVILLE, OR 97325	5039100892
CCB	MP CONSTRUCTION LLC	9117 SILVER FALLS HWY SE AUMSVILLE, OR 97325	5039100892
OWNER	HARDIN, MATTHEW A	5770 HOMESTEAD WAY NE AUMSVILLE, OR 97325	

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 2 BDRM 1 BATH

VALUATION: \$227,366.10

STORIES: 1

BATHS: 1

KITCHENS: 1

SQUARE FEET

HABITABLE: 1190

EXISTING:

NEW:

TOTAL SQ. FT.: 1568

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1190 Sq Ft
U Utility, misc.	VB	395 Sq Ft