

Acct ID: 563161 MTL: 081W190000700 Date: **1-11-26** Appr: **JJS** Prop Class: 541 RMV Prop Class: 401  
 Situs: 10125 FRIENDLY ACRES RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 111407 Year: 2026

Last Date Appraised: 10/07/2025 Appraiser: CLINT LUKE Tag: **Y N** Tag info: 2026 - Tags/Permit (Completion)  
 Owner: **MICHAEL A STEWART TR &** Last Sales Date: 01/14/1991 Roll Type: R  
 Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2 3 4** LCB TTO INSP AV: 503270  
 RMV Land: 381050 RMV Imp: 804610 RMV Total: 1185660 MAV: 444790 MSAV: 3710 SAV: 6954  
 Comment: 26-27 L4 10/7/25 CLUKE  
 25-26 L2 12/16/24 CLUKE

**NJ Access, Add Solar (on GB)**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05558	0

**Land**

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Market Homesite	Description: FOUR HILL DRY	RMV: 63930	Exception: Y	N	
Adjustment(s):		Fire Patrol:	Description:			
Comments:	24-25: Approved for farm use					
Site: 2	Code Area: 05558	Size: 2.50 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4BDSS	Value Source: Farm Use - Non EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 159830	Exception: Y	N	
Adjustment(s):		Fire Patrol:	Description:			
Comments:	Liability year - 2024					
Site: 3	Code Area: 05558	Size: 1.60 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - Non EFU	Description: FOUR HILL DRY	RMV: 102290	Exception: Y	N	
Adjustment(s):		Fire Patrol:	Description:			
Comments:	02-03; REAPPR. / 03-04: F02-797 SEPE FROM R63161 TO R33116					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05558	Stat Class: 153 -	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 4175	% Complete: 100.00
Desc: One Story with basement					Dimensions:	RMV: 610480
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:
First Floor	5 -	Finished	2887	3	FB-2	2002	2002	KIT, HVAC, ROOF, BATH - 2	Y N
Basement	5 -	Finished	1288	0	FB-1	2002	2002	HVAC, BATH - 1	Y N
Garage Basement	5 -	Finished	672	0	0	2002	2002		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	5	1	2002	33286	1	Y N

Bldg: 3 Code Area: 05558 Stat Class: 107 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 9050  
 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	Exception:
YARD IMPROVEMENTS FAIR	3	0	2024	9050	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 05558	Stat Class: 351	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 3604	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions:	RMV: 185080
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 54770	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	3604	0	0	2024	2024	EXCLT	

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007796	85607	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	18203	0	R	SOLAR ARRAY ON ROOF @ \$18,203

**Farm Notes**

2024FARM  
 2/16/24: CWO rec'd non-EFU app. Spoke with Michael at counter 2/14/24. Approved for farm use - horses used for to provide blood and plasma to equine blood bank.

905 Solar \$18,203 2025 100%.

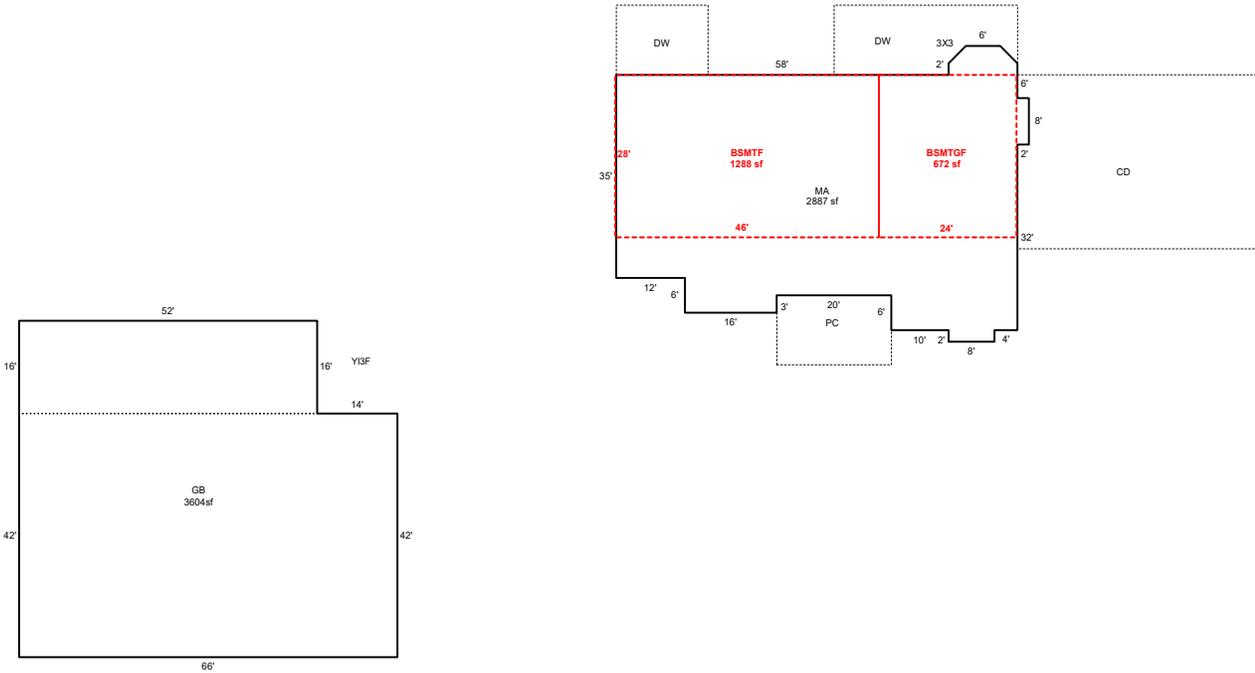
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563161 Parcel No.: 081W19 00700  
 Property Address: 10125 FRIENDLY ACRES RD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

563161  
081W19 00700  
SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3604.0	248.0	
	GB	1.0	0.0	52.0	3604.0
GLA0	BSMTF	1.0	1288.0	148.0	1288.0
GLA1	MA	1.0	2887.0	248.5	2887.0
GAR	BSMTGF	1.0	672.0	104.0	672.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 1/23/18  
 UPDATED BY CLOBERG 12/30/24  
 UPDATED BY CLOBERG 01/07/25  
 UPDATED BY WILLIAMS 10/22/25

### COMMENT TABLE 2

CLUKE 12/16/24  
 10/7/25 CLUKE  
*JSS 1.12.25*

### COMMENT TABLE 3

TAGS L2  
 TAGS L4  
*Tags L3  
 NO ACCESS*

Net LIVABLE cnt 1 (rounded) 4,175  
 Net BUILDING cnt 2 (rounded) 3,604

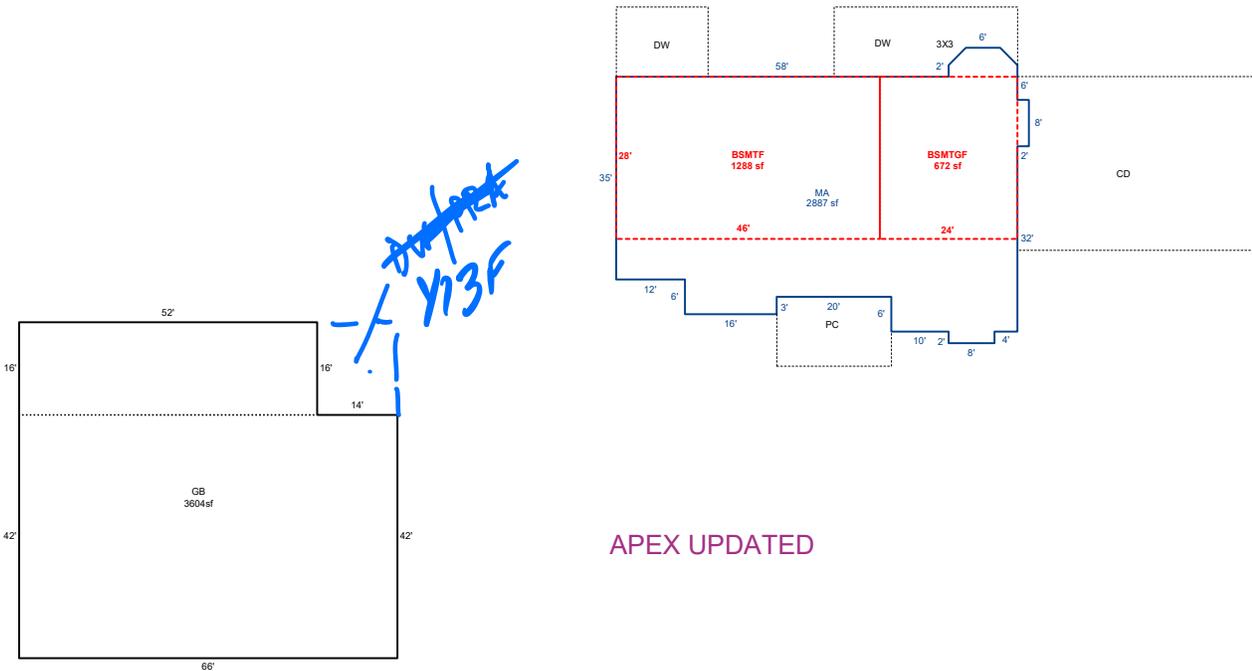
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 UPDATED BY CLOBERG 01/07/25

### COMMENT TABLE 2

CLUKE 12/16/24

CLOBERG 10-7-25

### COMMENT TABLE 3

TAGS L2

TAGS L1

Net LIVABLE	cnt	0	(rounded)		4,175
Net BUILDING	cnt	2	(rounded)		3,604