

Acct ID: 563214 MTL: 082W13C002600 Date: 1.21.26 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 5625 MONTGOMERY FARM LN SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 112347 Year: 2026

Last Date Appraised: 09/16/2025 Appraiser: CLINT LUKE Tag: Y N Tag info:
 Owner: JIMENEZ ARIAS, JOSE ALFREDO Last Sales Date: 12/28/2023 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 431670
 RMV Land: 445480 RMV Imp: 501290 RMV Total: 946770 MAV: 431670 MSAV: 0 SAV: 0
 Comment: 26-27 L4 9/16/25 CLUKE
 24-25 L4 4/1/24 CLUKE

Owner e-mailed back, confirmed GB size + Dead of old Burn + LT

OSDs

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

Land

Site: 1 Code Area: 05558 Size: 6.77 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 390480 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 05558 Stat Class: 142 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2959 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 472250
 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	4 +	Finished	2360	3	FB-3	2008	2008	ROOF, HVAC, BATH+, FP - 1, KIT, BATH - 3	Y N
Attic	4 +	Finished	599	0	HB-1	2008	2008	BTH - 1, HVAC	Y N
Garage Attached	4 +	Finished	948	0	0	2008	2008	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	2008	24978	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 1966 Eff Year Blt: 2000 Sq.Ft: 575 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 25x23 RMV: 8160
 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
General Purpose Bldg	5	Finished	575	0	0	1966	2000	AVG	Y N

Accessories

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

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1995 Sq.Ft: 256 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x16 RMV: 5200
 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
Multi-Purpose Bldg	6	Finished	256	0	0	1981	1995	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 354 Year Blt: 1975 Eff Year Blt: 1995 Sq.Ft: 449 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 800
 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
Lean-to Light Duty	4	Finished	449	0	0	1975	1995	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 312 Year Blt: 1963 Eff Year Blt: 1995 Sq.Ft: 744 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: 31x24 RMV: 9440
 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
Loft Barn	4	Finished	744	0	0	1963	1995	FAIR Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05558 Stat Class: 321 Year Blt: Eff Year Blt: 2005 Sq.Ft: 800 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 40x20 RMV: 5440
 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
Hay Cover	5	Finished	800	0	0	0	2005	AVG Exception: Y N

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
25-007467	85608	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	95328	0	R	48X60 POLE BARN NO PLM

351 GB 48x60 Aug 2025 new @ 95%.



Percent Complete Form

Account # 563214

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: 6B

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR <u>555</u> _____	Date <u>1-21-26</u>	YR For <u>26-27</u>	% COMP <u>95</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

ACCOUNT # 56324 DATE: 1.21.26 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR TJJ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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

TYPE GB
 STAT / CLASS 351
 SIZE 48x60
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 95
 EXCEPT Y N
 MISC: _____

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

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

COMMENT: 0.95%

COMMENT: _____

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

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

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

COMMENT: _____

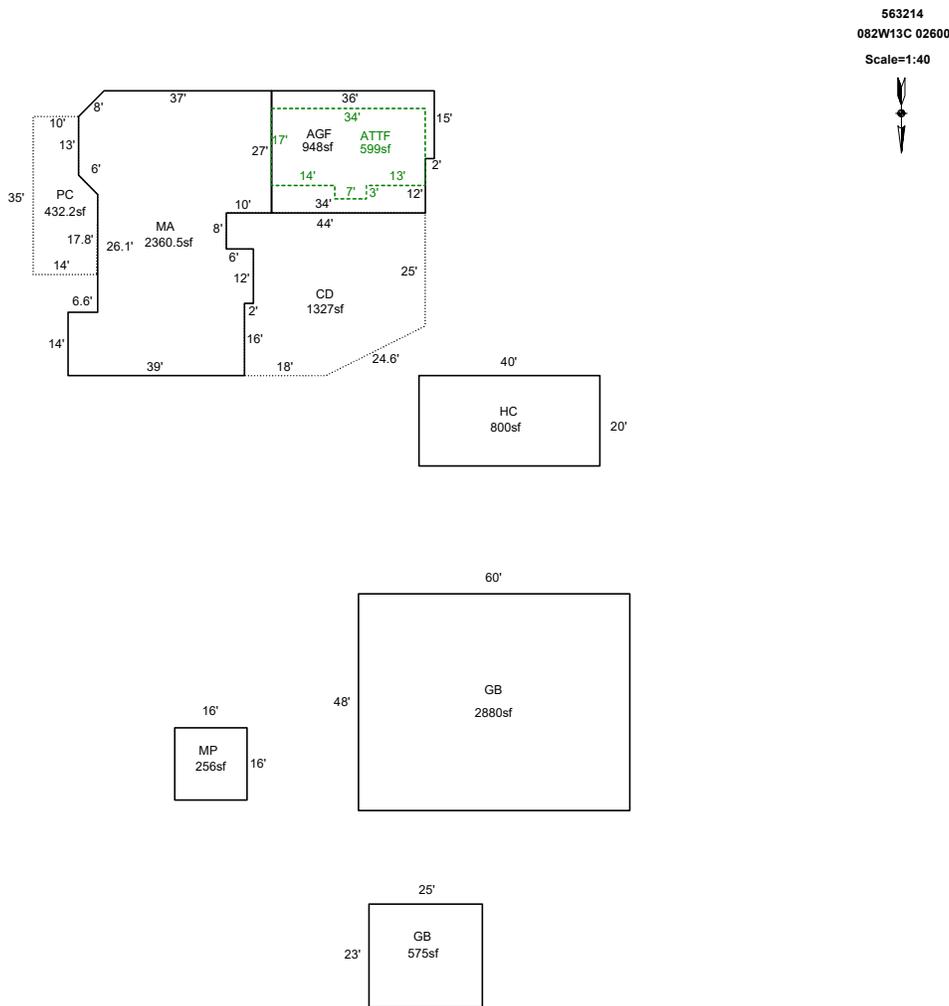
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563214 Parcel No.: 082W13C 02600
 Property Address: 5625 Montgomery Farm Ln SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

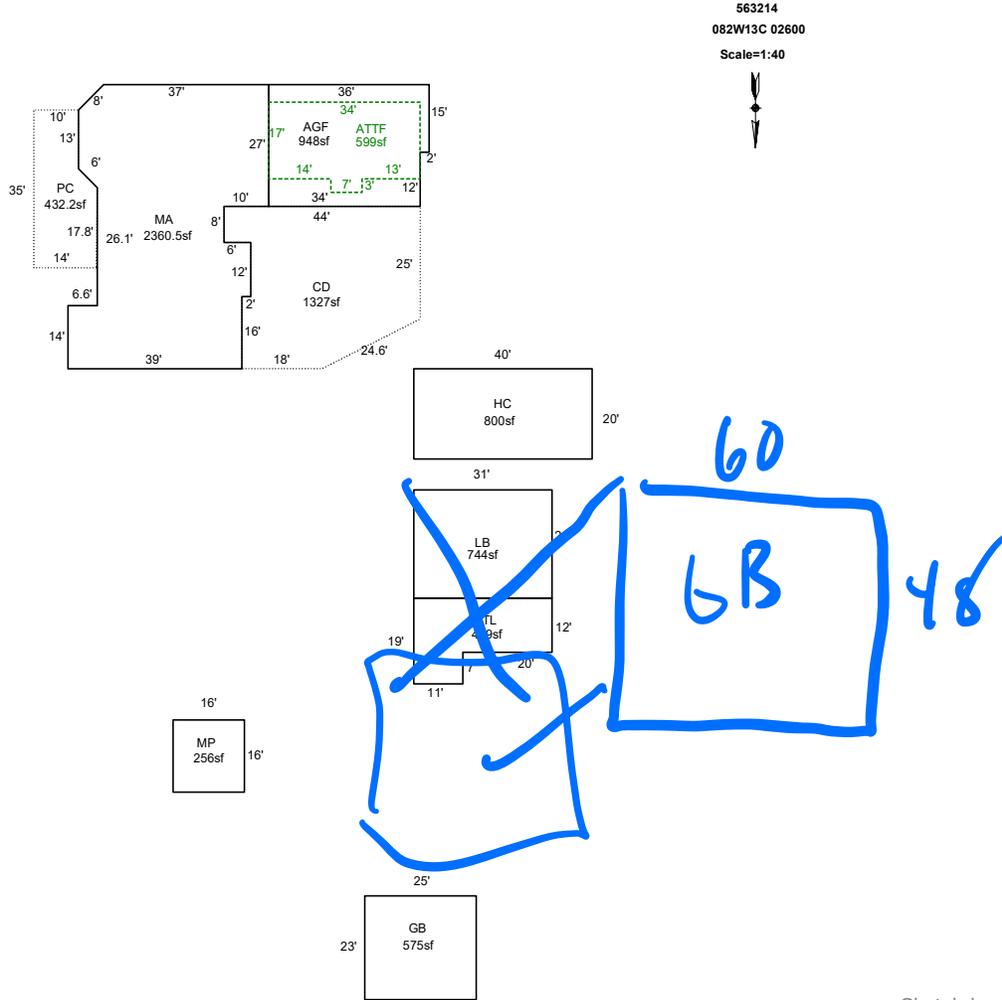
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	575.0	96.0	1631.0	Apex by RW 04/04/08 UPDATED BY CHRIS 5/14/19 UPDATED BY CLOBERG 10/24/25 UPDATED BY CLOBERG 01/08/26 25-007467 GB UPDATED BY CLOBERG 02/11/26			
	MP	1.0	256.0	64.0					
	HC	1.0	800.0	120.0					
GLA1	MA	1.0	2360.5	230.7	2360.5				
GLA2	ATTF	1.0	599.0	108.0	599.0				
AGU	AGF	1.0	948.0	126.0	948.0				
DW	CD	1.0	1327.0	155.6	1327.0				
GB	GB	1.0	2880.0	216.0	2880.0				
PC	PC	1.0	432.2	95.8	432.2				
						COMMENT TABLE 2	COMMENT TABLE 3		
						JS29 05/09/19 CLUKE 09/16/25 JJS 01/21/26	CYCLE L2 CYCLE L4 TAGS L3		
Net LIVABLE		cnt	1	(rounded)	5,839				
Net BUILDING		cnt	0	(rounded)	1,631				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563214 Parcel No.: 082W13C 02600
 Property Address: 5625 Montgomery Farm Ln SE
 City: Aumsville County: 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	GB	1.0	575.0	96.0	
	MP	1.0	256.0	64.0	
	HC	1.0	800.0	120.0	1631.0
GLA1	MA	1.0	2360.5	230.7	2360.5
GLA2	ATTF	1.0	599.0	108.0	599.0
AGU	AGF	1.0	948.0	126.0	948.0
DW	CD	1.0	1327.0	155.6	1327.0
LTH	LB	1.0	744.0	110.0	744.0
LTL	LTL	1.0	449.0	100.0	449.0
PC	PC	1.0	432.2	95.8	432.2

COMMENT TABLE 1

Apex by RW 04/04/08
 UPDATED BY CHRIS 5/14/19
 UPDATED BY CLOBERG 10/24/25

COMMENT TABLE 2

JS29 05/09/19
 CLUKE 09/16/25
JSS 1.21.26

COMMENT TABLE 3

CYCLE L2
 CYCLE L4
Taps L3

Net LIVABLE	cnt	0	(rounded)	2,959
Net BUILDING	cnt	3	(rounded)	1,631