

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 3.4.26 Print Date: 9/26/2025

Acct ID: 528793 MTL: 081W32A000400 Date: 12.10.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 8233 GOLF CLUB RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 24232 Year: 2025

Last Date Appraised: 12/30/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: CODLING, MICHAEL DAVID Last Sales Date: 09/19/2024 Roll Type: R
 Cycle: 1 Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 445060
 RMV Land: 328980 RMV Imp: 550900 RMV Total: 879880 MAV: 445060 MSAV: 0 SAV: 0
 Comment: 25-26 L4 12/30/24 CLUKE

30x60 GB @ 50%, RA 1/1/27
 OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29558	0

Land

Site: 1 Code Area: 29558 Size: 2.09 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 278980 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: _____ Description: _____
 Comments: 18-19: PER #102 CHG OSD / 17-18: PER #36 ADD OSD / 2960050// 09-10: ALL IMPS GONE//07-08: PER #10, REMOVE HA,LT,3 MP's AND ATTIC IN GB 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29558 Stat Class: 142 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2632 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: _____ RMV: 550900
 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	4 +	Finished	2254	3	FB-2/ HB-1	2016	2016	HVAC, KIT, ROOF, BTH - 1, BATH - 2	Exception: Y N
Attic	4 +	Finished	378	0	0	2016	2016	HVAC	Exception: Y N
Garage Attached	4	Finished	600	0	0	2016	2016	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2016	41088	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004639	83596	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	59580	0	R	30 X 60 POLE BUILDING FOR PERSONAL USE, NO PLMG

3SI GB S 30x60 Aug 2025 new 50%

ACCOUNT # 5793 DATE: 12.10.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SS 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: _____

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: _____

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 391
 SIZE 30x60
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 80
 EXCEPT Y N
 MISC: _____

COMMENT: _____

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

COMMENT: _____

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

COMMENT: _____

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

COMMENT: _____

Percent Complete Form

Account # 528793

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: _____

	% 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>535</u>	Date <u>12.10.25</u>	YR For <u>26-27</u>	% COMP <u>50</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____



12/10/25
under
construction



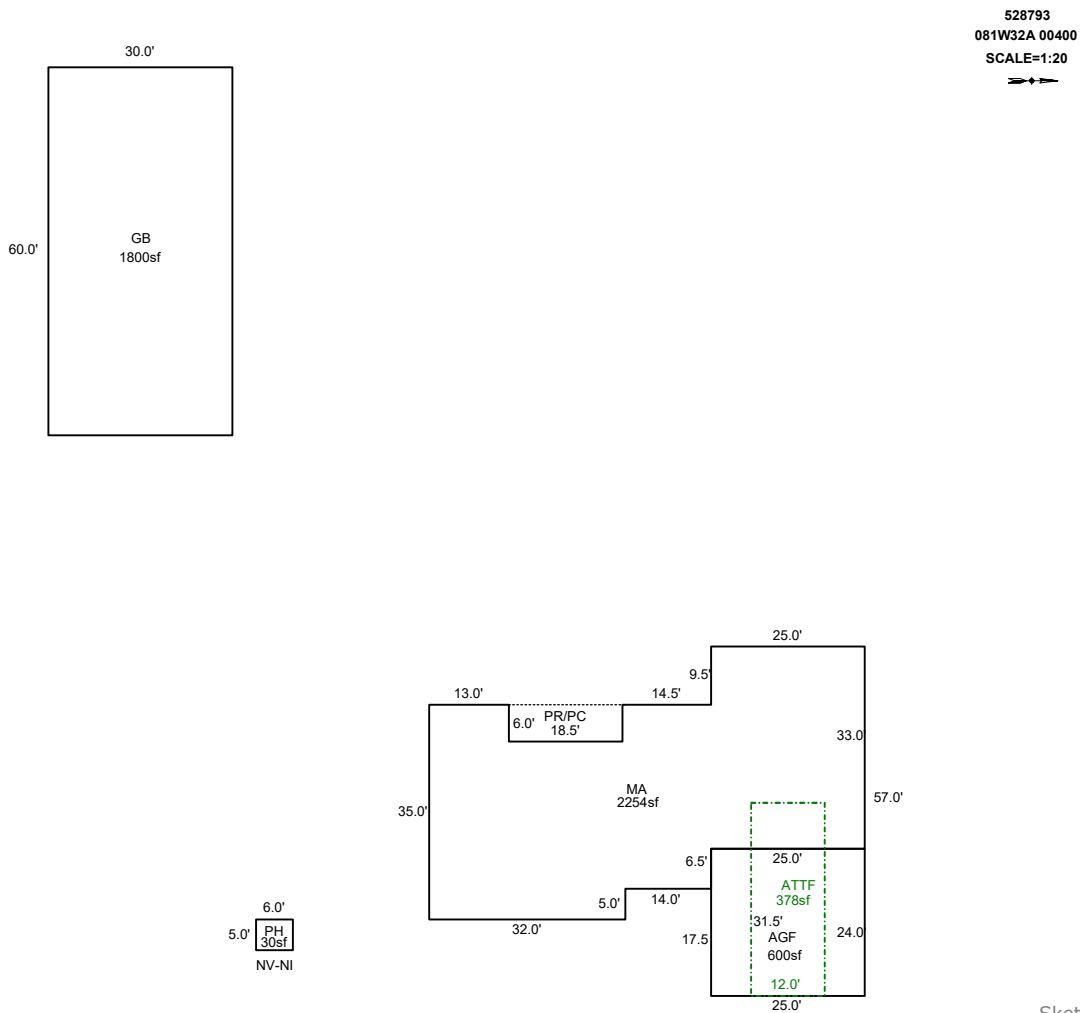
OCT
2025
ground
prepared

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528793 Parcel No.: 081W32A 00400
 Property Address: 8233 GOLF CLUB RD SE
 City: AUMSVILLE County: MARION 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	1800.0	180.0	1800.0
GLA1	MA	1.0	2254.0	243.0	2254.0
GLA2	ATTF	1.0	378.0	87.0	378.0
GAR	AGF	1.0	600.0	98.0	600.0
PH	PH	1.0	30.0	22.0	30.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/3/15
 UPDATED BY CLOBERG 09/17/25 25-004639 GB
 UPDATED BY CLOBERG 02/23/26

COMMENT TABLE 2

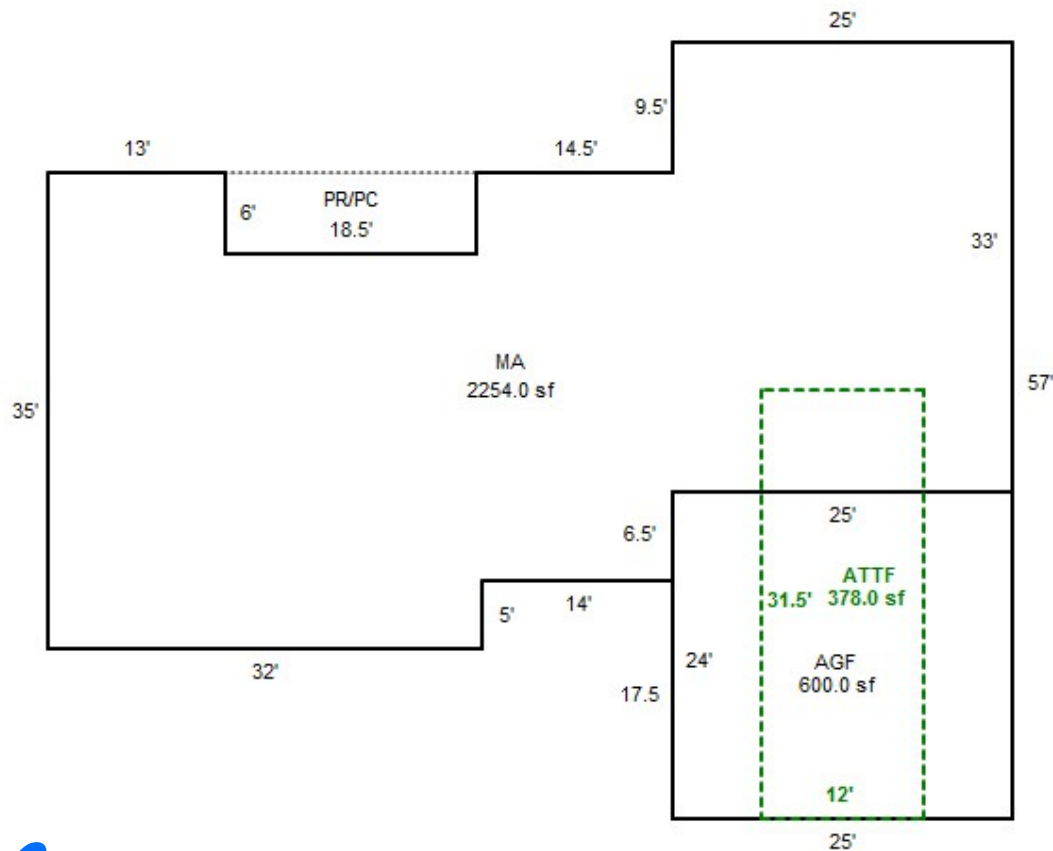
JJS 12/10/25

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 2 (rounded) 3,262
 Net BUILDING cnt 0 (rounded) 1,800

R28793
081W32A 00400
SCALE=1:20



MP Pump House
NV/N I

JSS 12.10.25 TAYS L3

30

63 60

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-004639-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 6/20/2025
 SUB-TYPE: Structural ISSUED: 7/10/2025
 CATEGORY: Comprehensive EXPIRES: 1/6/2026

OFFICE: MC

PARCEL#: 081W32A000400 R28793

ACRES: 2.09

SUBDIV:

LOT/BLOCK: /

ADDRESS: 8233 GOLF CLUB RD SE AUMSVILLE, OR 97325

RELATIONSHIP	NAME	ADDRESS	PHONE
(QP) QUALIFIED PERSON	DH DESIGN & DRAFTING		
APPLICANT	CODLING, MICHAEL DAVID	8233 GOLF CLUB RD SE AUMSVILLE, OR 97325	623-337-3322
CCB	M & W BUILDING SUPPLY CO INC	PO BOX 220 CANBY, OR 97013	503 263-9000
ENGINEER	OREGON TRUSS CO	PO BOX 5787 17900SE WALLACE RD. DAYTON, OR 97114	503 581-8787
ENGINEER	AE, ALLIANCE ENGINEERING OF OREGON	2700 MARKET ST. NE SALEM, OR	503 589-1727
OWNER	CODLING, MICHAEL DAVID	8233 GOLF CLUB RD SE AUMSVILLE, OR 97325	623 337-3322
SITE CONTACT	M & W BUILDING SUPPLY CO INC	PO BOX 220 CANBY, OR 97013	5032639000

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 30 X 60 POLE BUILDING FOR PERSONAL USE, NO PLMG

VALUATION: \$59,580.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1800

TOTAL SQ. FT.: 1800

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	1800 Sq Ft