

Acct ID: 544003 MTL: 081W29C000900 Date: 1.20.26 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 10695 JAMES WAY DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 106931 Year: 2026

Last Date Appraised: 08/23/2021 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: MORGAN, JAMES D & MORGAN, SUSAN A Last Sales Date: 05/07/1991 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 542580
 RMV Land: 380100 RMV Imp: 386530 RMV Total: 766630 MAV: 542580 MSAV: 0 SAV: 0
 Comment: 22-23 L4 8/23/2021 CL/
 L2 01/26/21 #10 CL//

Addition @ 65% , R/T 1/1/27

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	29558	0

Land
 Site: 1 Code Area: 29558 Size: 5.05 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 325100 Exception: Y N
 Adjustment(s): **2HD GSOIL** Fire Patrol: _____ Description: _____
 Comments: 99-2000 REMOVE GB4 & MP4, ADD NEW GB6 & RERUN GB6 W/NOTED CHANGES, PULL FROM MAINT 2002-03 REAPP.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 29558 Stat Class: 141 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1822 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 258810
 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	1822	3	FB-2	1977	1977	ROOF, FP - 1, HVAC+, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	506	0	0	1977	1977	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	3977	1987	9664	1	Y N
DECK	4	315	2021	6791	0	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1977	20634	1	Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 29558 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1152 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 9320
 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
General Purpose Bldg	5	Finished	1152	0	0	1992	1992	FAIR	Y N

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

Bldg: 3 Code Area: 29558 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3920 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 98x40 RMV: 75790
 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
General Purpose Bldg	6	Finished	3920	0	0	2003	2003	GOOD	Y N

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

Bldg: 4 Code Area: 29558 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 2005 Sq.Ft: 960 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 42610
 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	
General Purpose Bldg	6	Finished	960	0	FB-1	1996	2005	AVG, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
FINISHED OFFICE IN A FARM BUILDING	6	960	2005	21456	0	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007097	85562	MARION COUNTY	NEW CONSTRUCTION	ADDITION	149164	0	R	ADDITION OF MASTER BEDROOM & BATHROOM (NO CHANGE TO BDRM COUNT) ADDITION OF 2 CAR GARAGE & LAUNDRY ROOM



NO ACCESS but visible from road



Percent Complete Form

Account # 544003

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%	0%	Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%		Heating Rough-In	2%		1%	65%
	80%	Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%		Floor Coverings & Countertops	7%	90%	6%	90%
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR JJS
 APPR _____
 APPR _____
 APPR _____

Date 1.20.26 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 65
 % COMP _____
 % COMP _____
 % COMP _____

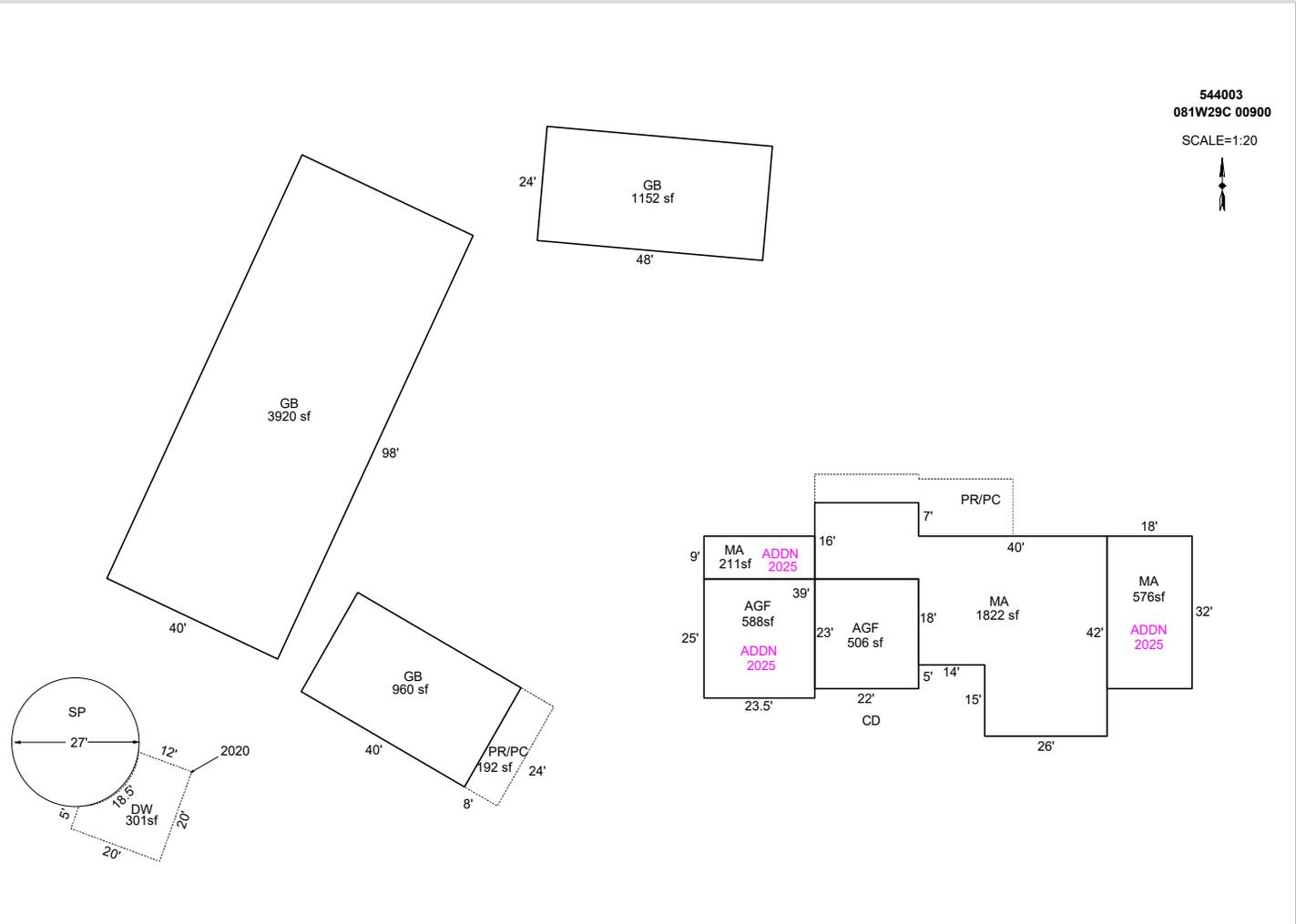
E4B will be 1994 when finished

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544003 Parcel No.: 081W29C 00900
 Property Address: 10695 JAMES WY DR SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	960.0	128.0	
	GB	1.0	3920.0	276.0	
	GB	1.0	1152.0	144.0	6032.0
GLA1	MA	1.0	1822.0	222.0	1822.0
GAR	AGF	1.0	506.0	90.0	
	AGF	1.0	587.5	97.0	1093.5
MA	MA	1.0	576.0	100.0	
	MA	1.0	211.5	65.0	787.5
P/P	PR/PC	1.0	192.0	64.0	
	DW	1.0	301.4	75.7	493.4
	Net LIVABLE	cnt	4 (rounded)		3,703
	Net BUILDING	cnt	0 (rounded)		6,032

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/2/18
 UPD BY PHU 12.22.20: 555-20-004743
 UPDATED BY CLOBERG 12/12/25 25-007097 ADDN

COMMENT TABLE 2

JIS 1.20.26

COMMENT TABLE 3

Tugs L3