

2.4.26
 Acct ID: 528588 MTL: 081W280000400 Date: 10.16.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 7027 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 83675 Year: 2025

Last Date Appraised: 02/09/2023 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: GAPP JRLT Last Sales Date: 02/19/1991 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 258986
 RMV Land: 191950 RMV Imp: 428870 RMV Total: 920820 MAV: 225160 MSAV: 33826 SAV: 66769
 Comment: 23-24: 2.9.23 CL

30x40 GB @ 100% - Close sider tag per owner

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs CWO 3/10/26 L4 Hay and cattle

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	05558	0

Land

Site: 1	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDSS	Value Source: Farm Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 42070	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 00-01; 560050, UPDATE MARKET VALUE /02-03: REAPPRAISAL						
Site: 2	Code Area: 05558	Size: 8.39 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDSS	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 352900	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1980						
Site: 3	Code Area: 05558	Size: 1.49 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDSS	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 56980	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1980						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 142 -	Year Blt: 1917	Eff Year Blt: 1948	Sq.Ft: 2752	% Complete: 100.00
Desc: Multi Story above grade			Dimensions:	RMV: 377980		
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	1854	4	FB-1	1917	1948	FP - 2, HVAC, ROOF, BATH - 1, KIT	Y N
Attic	4 -	Finished	574	1	0	1917	1948	HVAC	Y N
Attic	4 -	Finished	324	0	0	1999	1999		Y N
Garage Detached	4	Finished	834	0	0	1999	1999	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	1948	21186	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 353	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 1280	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 40x32	RMV: 6440		
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
Machine Shed	4	Finished	1280	0	0	1998	1998	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 05558	Stat Class: 341	Year Blt: 1999	Eff Year Blt: 2003	Sq.Ft: 208	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions:	RMV: 5370		
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
Multi-Purpose Bldg	6	Finished	208	0	0	1999	2003	FAIR

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 2150
 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
Multi-Purpose Bldg	5	Finished	160	0	0	2003	2003	FAIR

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 354 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 96 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 6x16 RMV: 230
 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	96	0	0	2003	2003	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: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1200 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 28500
 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	1200	0	0	2019	2019	FAIR

Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05558 Stat Class: 353 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 560 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 28x20 RMV: 8200
 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
Machine Shed	5	Finished	560	0	0	2022	2022	FAIR

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
24-008425	83485	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	6923	0	R	Solar Array 9.89kW on RES Roof @ \$6,923
24-008425	83484	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	6923	0	R	Solar Array 4.73kW on Detached Structure Roof @ \$6,923
24-008425	83647	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 30x40 POLE BUILDING, NO PLUMBING

351 GB 5 30x40 Fair 2025 new

ACCOUNT # S28588 DATE: 10/16/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JJS 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 351
 SIZE 30x40
FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 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: _____



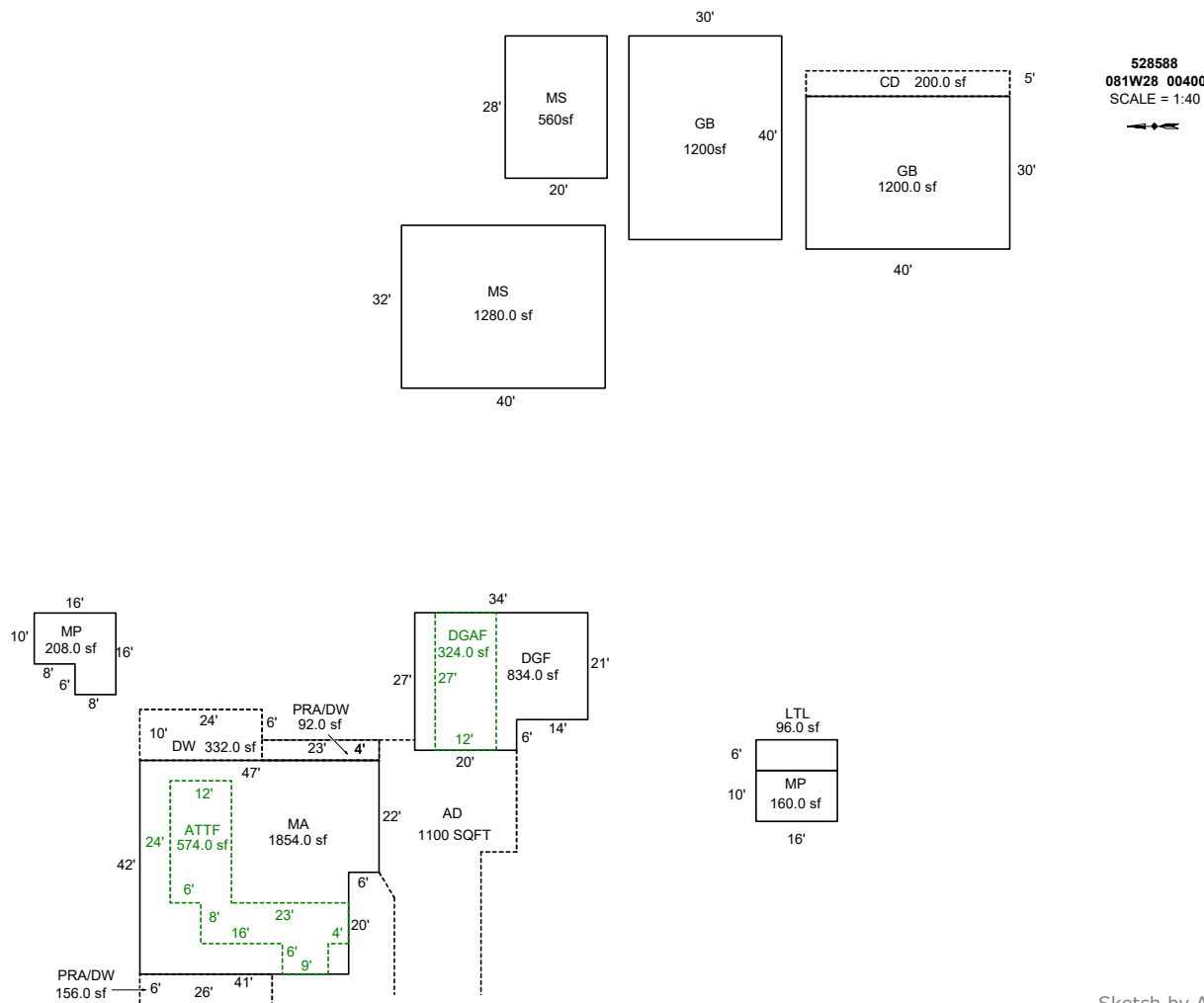
Middle Grey Building
30 x 40 @ 100'.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528588 Parcel No.: 081W28 00400
 Property Address: 7027 SHERMAN RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1280.0	144.0	
	MP	1.0	208.0	64.0	
	GB	1.0	1200.0	140.0	
	MP	1.0	160.0	52.0	
	LTL	1.0	96.0	44.0	
	MS	1.0	560.0	96.0	3504.0
	MA	1.0	1854.0	178.0	1854.0
GLA1	MA	1.0	1854.0	178.0	1854.0
GLA2	ATTF	1.0	574.0	146.0	574.0
GAR	DGAF	1.0	324.0	78.0	324.0
GARG	DGF	1.0	834.0	122.0	834.0
GB	GB	1.0	1200.0	140.0	1200.0
YI1	PRA/DW	1.0	156.0	64.0	
	CD	1.0	200.0	90.0	
	DW	1.0	332.0	114.0	
	PRA/DW	1.0	92.0	54.0	780.0
		Net LIVABLE	cnt	2 (rounded)	
	Net BUILDING	cnt	0 (rounded)		3,504

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/30/18
 UPD BY PH 01.02.20
 UPDATED BY CJURAN 02/23/2023
 UPDATED BY CLOBERG 01/28/26

COMMENT TABLE 2

10.23.19 CL #10
 CL 02/09/2023
 JJS 10/16/25

COMMENT TABLE 3

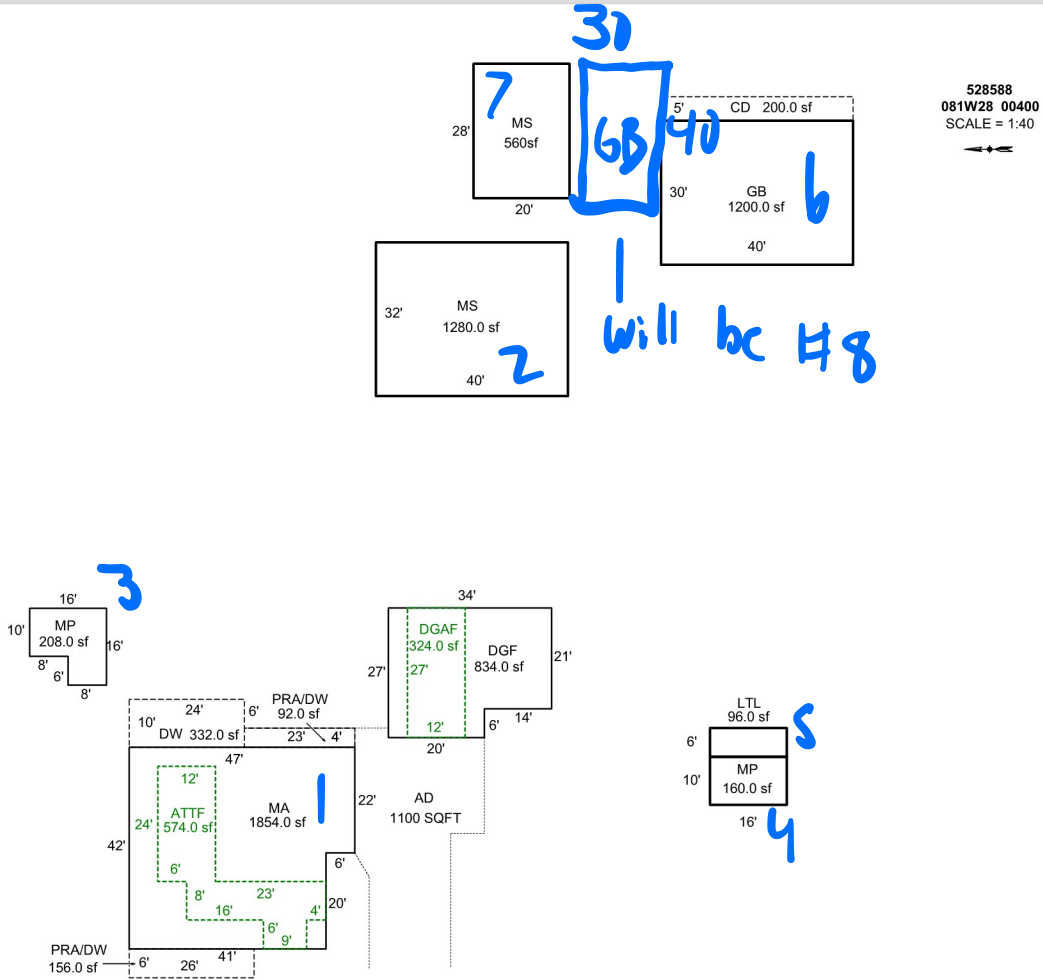
TAGS
 TAGS L3
 TAGS L2

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 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1280.0	144.0	
	MP	1.0	208.0	64.0	
	GB	1.0	1200.0	140.0	
	MP	1.0	160.0	52.0	
	LTL	1.0	96.0	44.0	
	MS	1.0	560.0	96.0	3504.0
	MA	1.0	1854.0	178.0	1854.0
GLA1	MA	1.0	1854.0	178.0	1854.0
GLA2	ATTF	1.0	574.0	146.0	574.0
GAR	DGAF	1.0	324.0	78.0	324.0
GARG	DGF	1.0	834.0	122.0	834.0
YI1	PRA/DW	1.0	156.0	64.0	
	CD	1.0	200.0	90.0	
	DW	1.0	332.0	114.0	
	PRA/DW	1.0	92.0	54.0	780.0
	Net LIVABLE	cnt	2 (rounded)		2,428
	Net BUILDING	cnt	6 (rounded)		3,504

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COMMENT TABLE 2

10.23.19 CL #10
 CL 02/09/2023
JJS 10.16.25

COMMENT TABLE 3

TAGS
 TAGS L3
Tags L2