

Acct ID: 528895 MTL: 081W33B000200 Date: **2.20.26** Appr: **JJS** Prop Class: 401 RMV Prop Class: 401
 Situs: 8155 ANDERSON RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 28642 Year: 2025

Last Date Appraised: 05/11/2012 Appraiser: CLINT LUKE Tag: **Y N** Tag info:
 Owner: WALZ, JAMES P & WALZ, CAROLYN S Last Sales Date: 12/08/1980 Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 346720
 RMV Land: 283310 RMV Imp: 429900 RMV Total: 713210 MAV: 346720 MSAV: 0 SAV: 0
 Comment:

OSDs **SDB sf Addition finished oct 2025**

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1 | MKTF | OSD - FAIR | 40000 | 29588 | 0 |

Land
 Site: 1 Code Area: 29588 Size: 1.82 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 243310 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29588 Stat Class: 142 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 2355 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 389630
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors **1988 BLENDED EYB**

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-----------------|-------|---------------|------------|------|-------|--------|------------|----------------------------|-----------|
| First Floor | 4 | Finished | 1609 | 2 | FB-1 | 1981 | 1981 | HVAC, ROOF, KIT-, BATH - 1 | Y N |
| Second Floor | 4 | Finished | 746 | 2 | FB-1 | 1981 | 1981 | HVAC, BATH - 12 | Y N |
| Garage Attached | 4 | Unfinished | 728 | 0 | 0 | 1981 | 1981 | ROOF | Y N |

Accessories **1st** **sob** **2025**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY | 4 | 1720 | 2001 | 4592 | 1 | Y N |
| CONCRETE DRIVEWAY | 4 | 1465 | 2001 | 4237 | 1 | Y N |
| YARD IMPROVEMENTS AVERAGE | 4 | 1 | 1981 | 25359 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29588 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 608 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 38x16 RMV: 1810
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors **F**

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 4 | Finished | 608 | 0 | 0 | 1985 | 1985 | | Y N |

Accessories

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

Bldg: 3 Code Area: 29588 Stat Class: 352 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2880 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 48x60 RMV: 38460
 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 |
|------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Utility Building | 5 | Finished | 2880 | 0 | 0 | 2009 | 2009 | FAIR | 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 |
|---------------|-----------|---------------|------------------|----------|----------------|------------|-----------|------------------------------------|
| 25-004343 | 83447 | MARION COUNTY | NEW CONSTRUCTION | ADDITION | 79980 | 0 | R | ADDITION TO ENLARGE BDRM, ADD BATH |

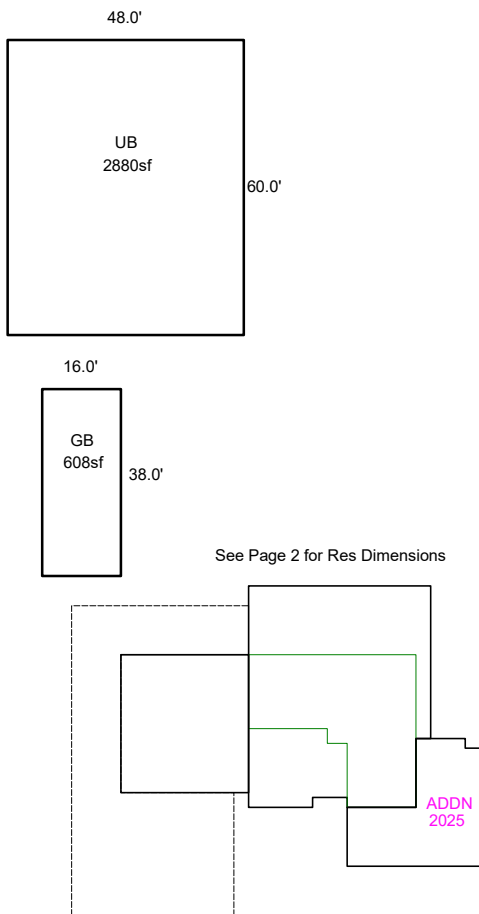
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528895 Parcel No.: 081W33B 00200
 Property Address: 8155 ANDERSON RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

528895
 081W33B 00200
 SCALE 1:40



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|-------------|--------------|----------|-------------|------------|---|-----------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | UB | 1.0 | 2880.0 | 216.0 | | APEXED BY CE 2/9/10 UPDATED BY CLOBERG 09/17/25 25-004343 ADDN | |
| | GB | 1.0 | 608.0 | 108.0 | 3488.0 | | |
| GLA1 | MA | 1.0 | 1609.0 | 168.0 | 1609.0 | | |
| GLA2 | MA2 | 1.0 | 746.0 | 130.0 | 746.0 | | |
| GAR | AGU | 1.0 | 728.0 | 108.0 | 728.0 | | |
| MA | MA | 1.0 | 512.0 | 107.0 | 512.0 | | |
| P/P | CD | 1.0 | 1465.0 | 244.0 | 1465.0 | | |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | | |
| | | Net LIVABLE | cnt | 2 (rounded) | 3,595 | | |
| | | Net BUILDING | cnt | 0 (rounded) | 3,488 | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

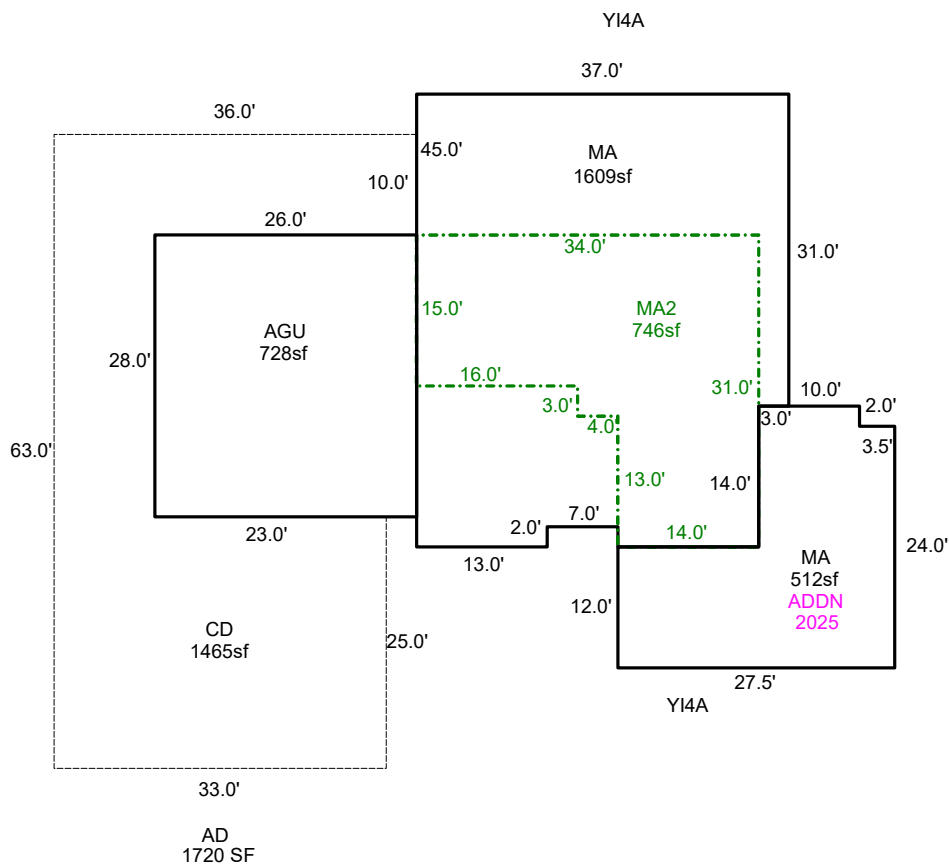
File No.: 528895 Parcel No.: 081W33B 00200
 Property Address: 8155 ANDERSON RD SE
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SKETCH

528895

081W33B 00200

See Page 1 for Outbuildings



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1609.0 | 168.0 | 1609.0 |
| GLA2 | MA2 | 1.0 | 746.0 | 130.0 | 746.0 |
| GAR | AGU | 1.0 | 728.0 | 108.0 | 728.0 |
| MA | MA | 1.0 | 512.0 | 107.0 | 512.0 |
| P/P | CD | 1.0 | 1465.0 | 244.0 | 1465.0 |

COMMENT TABLE 1

APEXED BY CE 2/9/10
 UPDATED BY CLOBERG 09/17/25 25-004343 ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,595

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W33B 00200

File No R28895

Property Address 8155 ANDERSON RD SE

City AUMSVILLE

State OR

Zip 97325

Owner

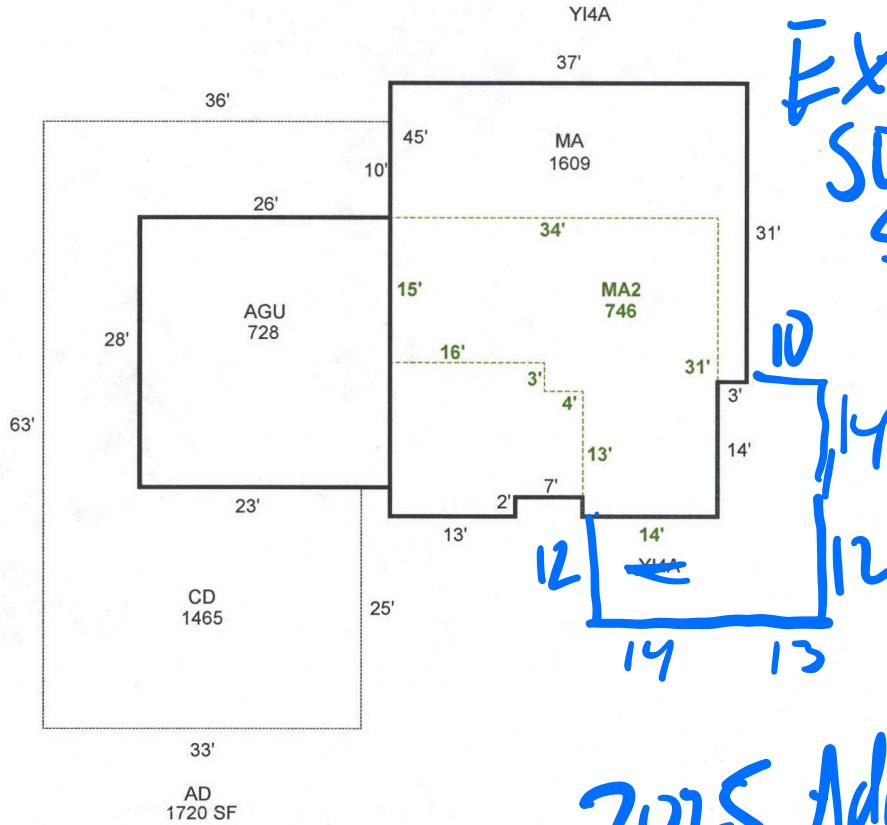
Client

Appraiser Name

R28895

081W33B 00200

See Page 1 for Outbuildings



Plans on next page

2025 Addition Finished out 2025

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 1609 | 168 | 1609 |
| GLA2 | MA2 | 1.00 | 746 | 130 | 746 |
| P/P | CD | 1.00 | 1465 | 244 | 1465 |
| GAR | AGU | 1.00 | 728 | 108 | 728 |

APEXED BY CE 2/9/15

paye

JIS 2.20.24 L4 Tags

Net LIVABLE Area

(Rounded w/ Factors)

2355

AREA CALCULATIONS

SUBJECT

IMPROVEMENTS SKETCH

SKETCH/AREA TABLE ADDENDUM

Parcel No 081W33B 00200

File No R28895

Property Address 8155 ANDERSON RD SE

City AUMSVILLE

State OR

Zip 97325

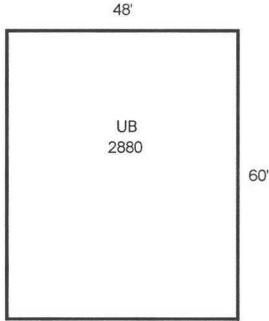
Owner

Client

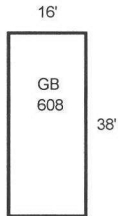
Appraiser Name

SUBJECT

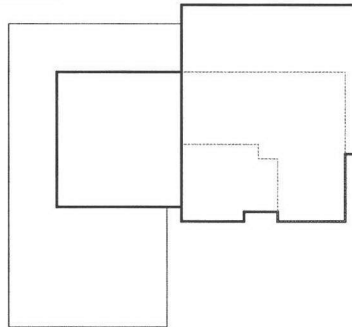
IMPROVEMENTS SKETCH



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081W33B 00200
SCALE 1:40



See Page 2 for Res Dimensions



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|--|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 1609 | 168 | 1609 |
| GLA2 | MA2 | 1.00 | 746 | 130 | 746 |
| GBA1 | UB | 1.00 | 2880 | 216 | |
| | GB | 1.00 | 608 | 108 | 3488 |
| P/P | CD | 1.00 | 1465 | 244 | 1465 |
| GAR | AGU | 1.00 | 728 | 108 | 728 |
| Net LIVABLE Area (Rounded w/ Factors) | | | | | 2355 |
| Net BUILDING Area (Rounded w/ Factors) | | | | | 3488 |

APEXED BY CE 2/9/10