

Acct ID: 539798 MTL: 081E190000800 Date: **11/10/25 JJS** Appr: **JJS** Prop Class: 581 RMV Prop Class: 581
 Situs: 6548 CARTER RD SE SUBLIMITY OR 97385 MaSaNh: 01 06 000 Unit: 27670 Year: 2025

Last Date Appraised: 12/07/2023 Appraiser: CLINT LUKE Tag: **Y** Tag info: 2023 - MS Moving Out Of State (Miscellaneous)
 Owner: GOODMAN-BASL, AUSTIN Last Sales Date: 07/01/2022 Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: **1 2 4** LCB TTO **INSP** AV: 78247
 RMV Land: 806830 RMV Imp: 12740 RMV Total: 819570 MAV: 4260 MSAV: 73987 SAV: 127320
 Comment: 24-25 L3 12/7/23 CLUKE
 L2 12/6/22 CLUKE

New MA @ 40% / New LB @ 95%

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

CWO 3/9/26 L4 send inq letter with aerial photo asking about use and locations

OSDs

Count	Code	Description	RMV	Code Area	Exception
4	SAF	SA OSD - FAIR	40000	04580	0

Land

Site: 2	Code Area: 04580	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 9420	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 2009 / 4200188					
Site: 3	Code Area: 04580	Size: 14.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 131890	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1974 / 4200188: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 15.5 ACRES TOTAL					
Site: 4	Code Area: 04580	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 20730	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1980 / 4200188: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					
Site: 5	Code Area: 04580	Size: 4.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTL	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 42390	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1976 / 21-22: DISQ STF/// 04200008//04-05: STF APPROVED 05-06: RECALC SETUP;#10 5/6/04					
Site: 5	Code Area: 29580	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 18840	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1980 / 21-22: DISQ STF / 2900000 05-06: RECALC SETUP;#10 5/6/04					
Site: 5	Code Area: 29580	Size: 34.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 325010	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1974 / 2900180// 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 46.5 TTL ACRES 05-06: RECALC SETUP;#10 5/6/04					
Site: 6	Code Area: 29580	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTL	Value Source: Designated Forest Land	Description: DFL Class B	RMV: 94200	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1976 / 02900000//04-05: STF APPROVED					
Site: 6	Code Area: 29580	Size: 12.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 124350	Exception: Y	N	
Adjustment(s):	GSOIL, GSOIL	Fire Patrol: SA004	Description: FIRE PATROL			
Comments:	Liability year - 1974					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04580	Stat Class: 355	Year Blt: 1973	Eff Year Blt:	Sq.Ft: 500	% Complete: 100.00
Desc: Lean-to Heavy (LTH)	Dimensions: 25x20	RMV: 0	Adjust: Adjust RMV: 0			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0			

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	500	0	0	1973	0	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04580 Stat Class: 341 Year Blt: 1973 Eff Year Blt: Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV:
 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	4	Finished	160	0	0	1973	0	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04580 Stat Class: 351 Year Blt: 1973 Eff Year Blt: Sq.Ft: 1728 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV:
 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	4	Finished	1728	0	0	1973	0	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04580 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 480 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 12740
 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	480	0	0	2007	2007	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
25-001033	83704	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	288804	0	R	NSFD 2 BDRM TO REPL 4 BDRM SFD

Farm Notes

2022FARM

4/5/22: No response. Inspected L4 by #77 farm and forest use ok.

2-28-22: Sent new owner self reporting F/F letter, due back in 30 days.

141 MA 4 1405 SF YIF 2025 new @40' /
 312 LB S 40x96 Aug 2025 new @95' /

12/14/25



OCT 2025 Photo



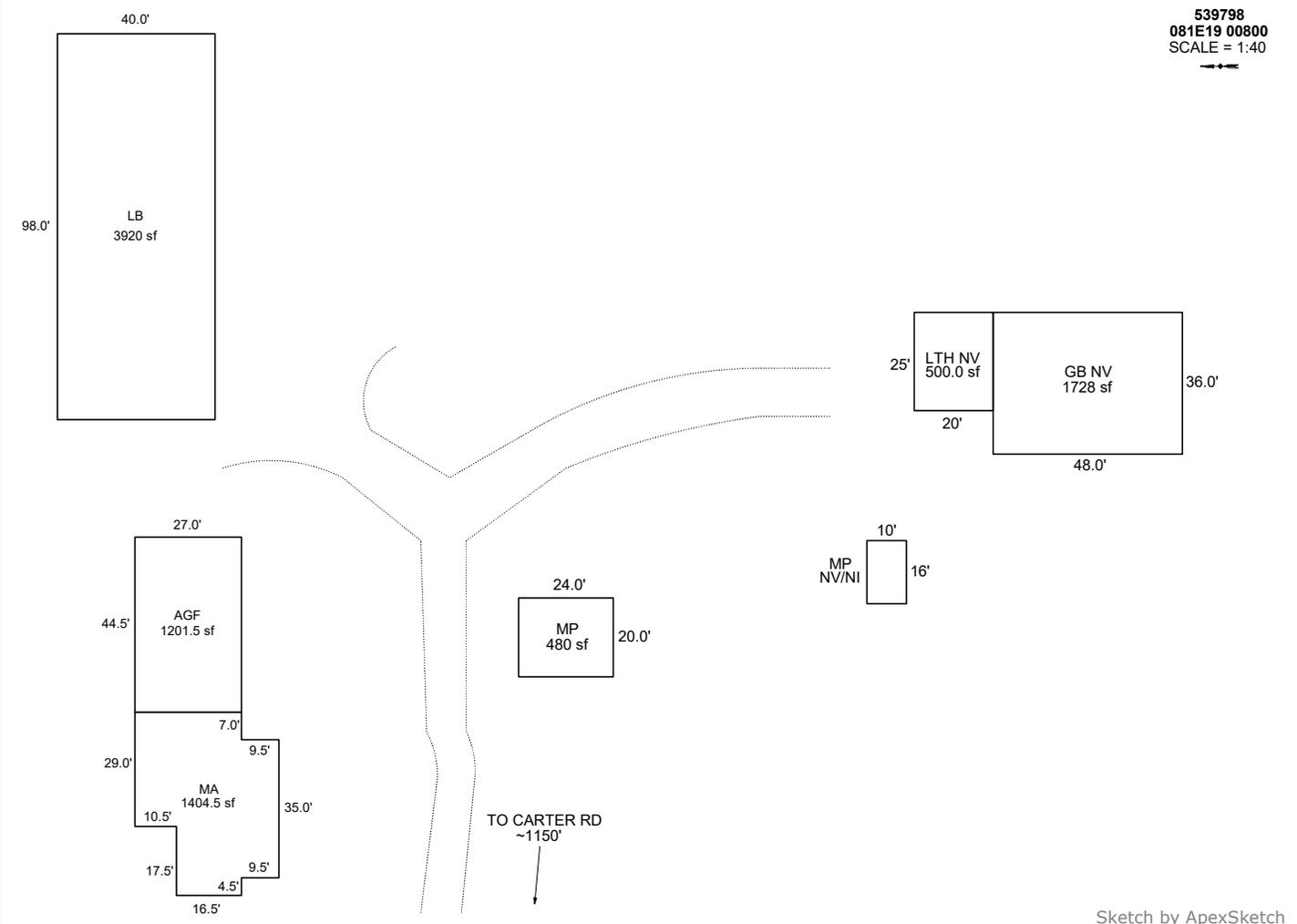


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539798 Parcel No.: 081E19 00800
 Property Address: 6548 CARTER ROAD SE
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH NV	1.0	500.0	90.0	
	MP	1.0	160.0	52.0	
	GB NV	1.0	1728.0	168.0	
	MP	1.0	480.0	88.0	2868.0
GAR	AGF	1.0	1201.5	143.0	1201.5
LB	LB	1.0	3920.0	276.0	3920.0
MA	MA	1.0	1404.3	166.0	1404.3
	Net LIVABLE	cnt	3 (rounded)		6,526
	Net BUILDING	cnt	0 (rounded)		2,868

COMMENT TABLE 1

Apex 6/14/2012 Jane
 UPDATED BY CJURAN 06/28/2023
 UPDATED BY CLOBERG 08/26/25 25-001033 MA
 UPDATED BY CLOBERG 02/20/26

COMMENT TABLE 2

CL 12/06/2022
 JJS 10/10/25
 JJS 12/10/25

COMMENT TABLE 3

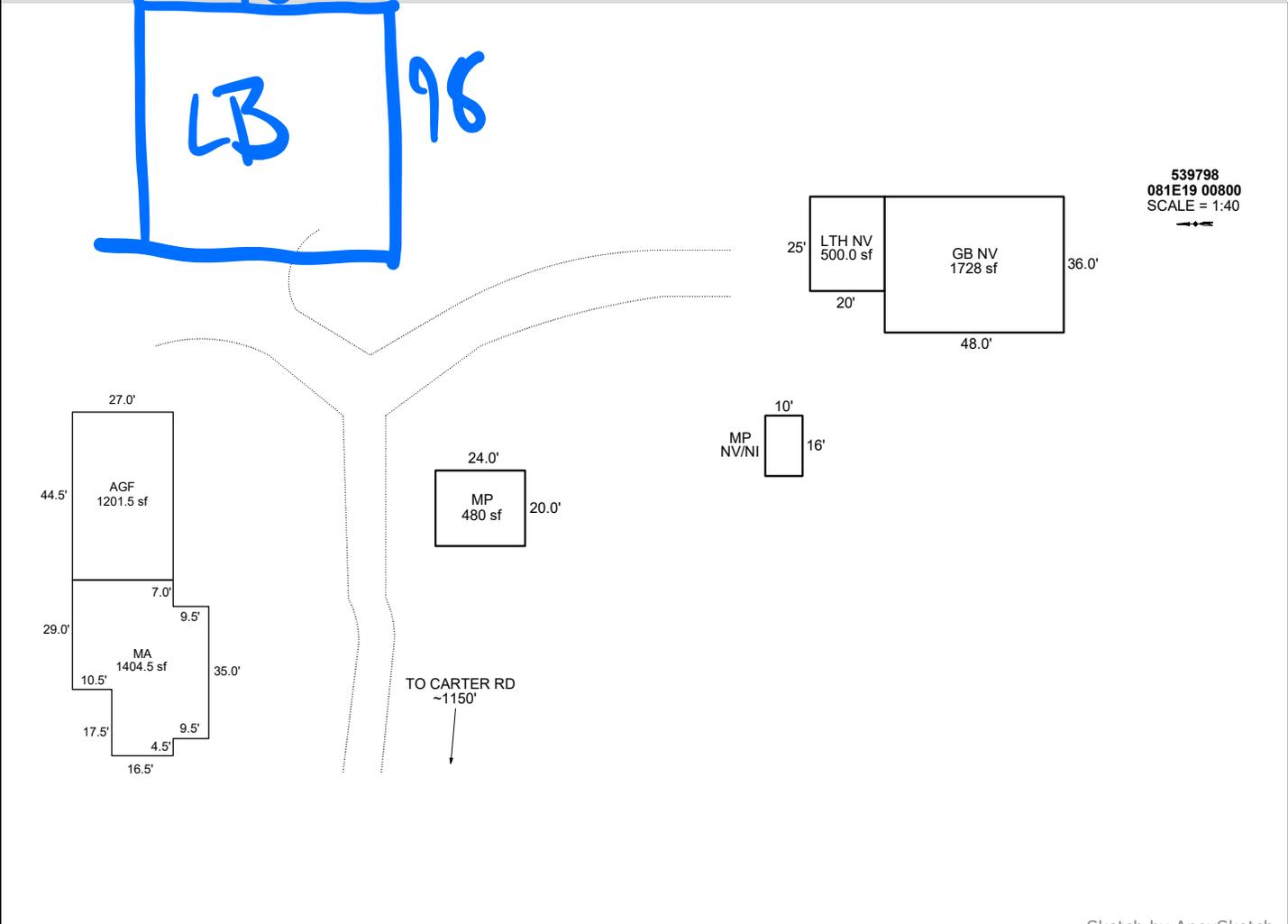
TAGS L2
 TAGS L2
 TAGS L2

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SUBJECT INFO

File No.: 539798 Parcel No.: 081E19 00800
 Property Address: 6548 CARTER ROAD SE
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH NV	1.0	500.0	90.0	
	MP	1.0	160.0	52.0	
	GB NV	1.0	1728.0	168.0	
	MP	1.0	480.0	88.0	2868.0
GAR	AGF	1.0	1201.5	143.0	1201.5
MA	MA	1.0	1404.3	166.0	1404.3

COMMENT TABLE 1

Apex 6/14/2012 Jane
 UPDATED BY CJURAN 06/28/2023
 UPDATED BY CLOBERG 08/26/25 25-001033 MA

COMMENT TABLE 2

CL 12/06/2022

COMMENT TABLE 3

TAGS L2

JJS 10/10/25 T995 L2
 JJS 12.10.25 T945 L2

Net LIVABLE	cnt	1	(rounded)	1,404
Net BUILDING	cnt	4	(rounded)	2,868

ACCOUNT # S39798 DATE: 12.10.15 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSJ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 191 QLTY + - FLOOR 1st
 AREA 1405 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2015 EFF YR _____ ECON _____
 % COMP 90 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE LB
 STAT / CLASS 312
 SIZE 40x90
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 95
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

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

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

Percent Complete Form

Account # 539798

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		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%		5%	
4%	75%	Plumbing Rough-In	4%	50%	3%	60%
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%	60%	1%	
		Heating Unit	1%		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%	95%	Electrical Fixtures	3%	80%	2%	85%
2%		Plumbing Fixtures	4%	85%	3%	
3%		Floor Coverings & Countertops	7%	90%	6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR 555
 APPR _____
 APPR _____
 APPR _____

Date 12-10-25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 40
 % COMP _____
 % COMP _____
 % COMP _____

Percent Complete Form

Account #

539798

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: LTB

	% 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>12.10.25</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 _____