

Acct ID: 563286 MTL: 082W14D000101 Date: **9-30-25** Appr: **Conce** Prop Class: 581 RMV Prop Class: 581
 Situs: 8400 SILVER FALLS HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 114281 Year: 2025
 Last Date Appraised: 02/19/2019 Appraiser: CLINT LUKE Retag: Y Tag info: **NPVT 12-3-25 Conce**
 Owner: KEUDELL, LARRY K & KEUDELL, JANICE E Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 732433
 RMV Land: 392070 RMV Imp: 1067980 RMV Total: 1460050 MAV: 729320 MSAV: 3113 SAV: 5890
 Comment: **CWO forest use ok - contiguous qualifying land 3/4/26**

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	FUZ	FARM NON-EFU ZONED

Was not part of wildfire

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	05558	0

Tag 5-1-26 for DFL

Flu = Hay or Grass Seed?

Land

Does not meet staking req for DFL

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Market Homesite Description: TWO HILL DRY RMV: 62350 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 560050

Site: 3 Code Area: 05558 Size: 1.29 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - Non EFU Description: TWO HILL DRY RMV: 80420 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1972 / 2011-12: MOVE ACREAGE FROM DFL TO UZ//04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31

Site: 4 Code Area: 05558 Size: 3.34 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 189300 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1996 / 560050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 152 Year Blt: 1995 Eff Year Blt: 1996 Sq.Ft: 5311 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 953590
 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	5	Finished	3662	1	FB-1/ HB-1	1995	1996	ROOF, FP - 1, HVAC+, KIT+, BTH - 1, BATH - 1	Y N
Second Floor	5	Finished	1649	3	FB-1	1995	1995	HVAC+, BATH - 1	Y N
Garage Attached	5	Finished	1118	0	0	1995	1995	ROOF	Y N

AVG AVG

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	2200	1996	5676	1	Y N
CONCRETE DRIVEWAY	5	3914	1995	10939	1	Y N
OUTDOOR AMENITIES FP / KITCHEN	5	0	2018	19700	1	Y N
PATIO	5	111	1996	525	1	Y N
PATIO	5	2124	2018	11332	1	Y N
ROOF EXTENSION OR PATIO COVER	5	111	1996	2768	1	Y N
ROOF EXTENSION OR PATIO COVER	5	736	2018	20704	1	Y N

X1

4/15G

Bldg: 2 Code Area: 05558 Stat Class: 158 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 114390
 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
Garage Oversized Detached	5	Finished	1256	0	0	1995	1995	ROOF	Y N

WC

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W14D 00101

File No R63286

SUBJECT

Property Address 8400 SILVER FALLS HY SE

City AUMSVILLE

State OR

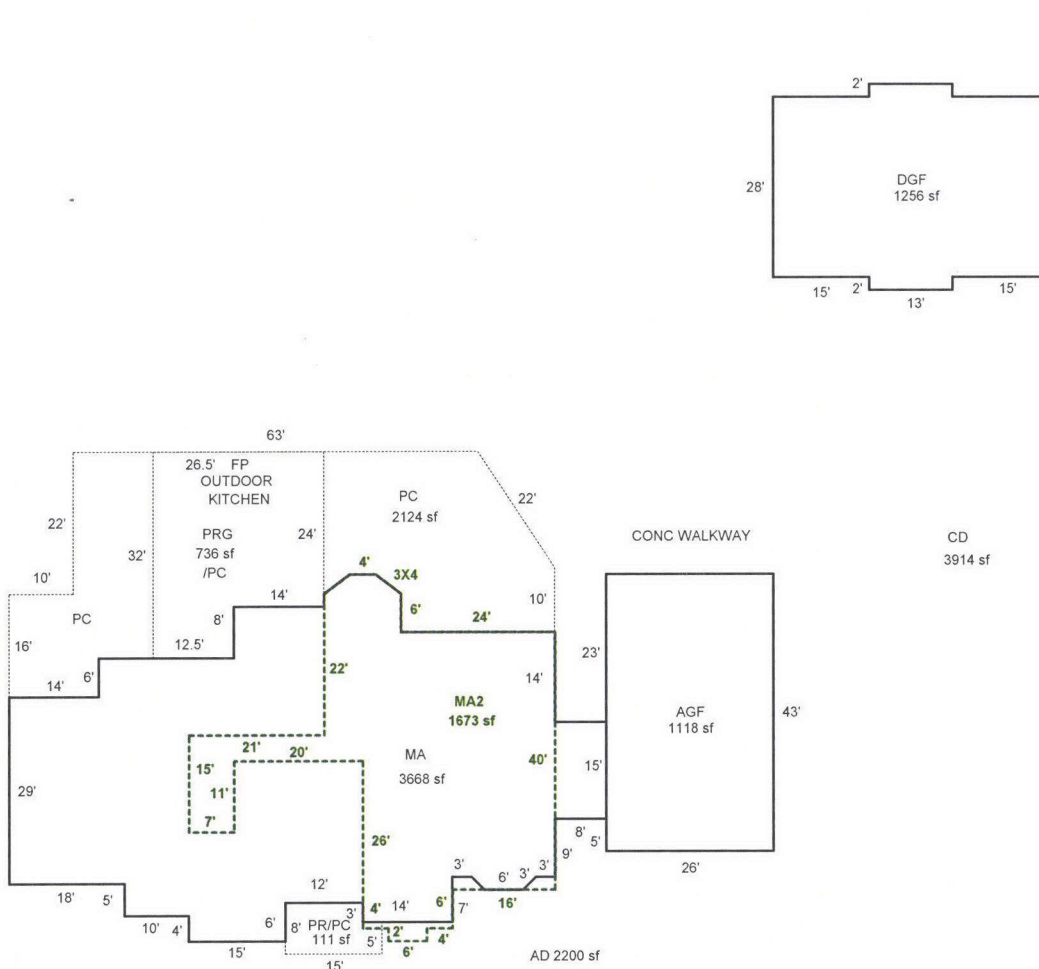
Zip 97325

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R63286
082W14D 00101
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3668	304	5341
	MA2	1.00	1673	246	
GAR	AGF	1.00	1118	138	2374
	DGF	1.00	1256	150	
P/P	PRG	1.00	736	117	2971
	PC	1.00	2124	252	
	PR/PC	1.00	111	46	

DRAWN BY NRC 01/27/2009
UPDATED BY JRONDEMA 4/4/17
UPDATED BY JRONDEMA 2/22/19
UPDATED BY JRONDEMA 3/20/19

2.19.19 SR #94 TAGS

*Coner 93025
cycle 24*

Net LIVABLE Area (rounded w/ factors) 5341