

Acct ID: 563628 MTL: 092W13DA02300 Date: **2.24.26** Appr: **JJS** Prop Class: 409 RMV Prop Class: 409
 Situs: 11555 MCCLELLAN LN SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 128552 Year: 2025

Last Date Appraised: 03/28/2024 Appraiser: MATT LORD Tag: Y **N** Tag info:
 Owner: **WILLIAM C** Last Sales Date: 06/02/2025 Roll Type: R
 Cycle: **(Tag)** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 80370
 RMV Land: 214680 RMV Imp: 84880 RMV Total: 299560 MAV: 80370 MSAV: 0 SAV: 0

Comment: 24-25: L4 MDL 3.28.24 SV LEVEL 4 5.13.21 CL10 **25-006444 (9/2025 fealty)**

AFB 612986 @ 100%, All DLF @ 100%.

OSDs **26-27: MS flament (563628) Moving off (132379) to Linn county**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05545	0

Land
 Site: 1 Code Area: 05545 Size: 14810 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 174680 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 19-20: CYCLE WORK #11 CHG OSD// 2002-03 REAPP.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05545 Stat Class: 454 Year Blt: 1992 Eff Year Blt: 1989 Sq.Ft: 924 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 36280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors **Moving to Linn county!**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	924	0	0	1992	1989	KIT-, ROOF, SKIRT, HVAC	Y N

Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 No accessory data available **ADD 2025 YI'S**

Bldg: 6 Code Area: 05545 Stat Class: 107 Year Blt: 1996 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 39240
 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
No floor data available									

Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 YARD IMPROVEMENTS AVERAGE 5 0 1989 37018 1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 128 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x16 RMV: 3740
 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
Multi-Purpose Bldg	4	Finished	128	0	0	0	0	AVG	Y N

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 210 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x21 RMV: 5620
 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
Multi-Purpose Bldg	4	Finished	210	0	0	0	0	AVG	Y N

Accessories

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

Bldg: 5 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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
Multi-Purpose Bldg	4	Finished	0	0	0	1989	1989	FAIR	

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006444	84548	MARION COUNTY	MS PLACEMENT	MS PLACEMENT	0	0	R	Replacement 2 bd/2 ba

DGF \$428 x 26 2025 100% new
 MF 6 612986 @ 100% - Has own field sheet



48x26
 MF 6 @ 100%



28x26 DGF



ACCOUNT # 612986 DATE: 2.24.24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 457 QLTY + - FLOOR 1st
 AREA 48x26 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: on 612986

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 DBF 148
 STAT / CLASS 158
 SIZE 28x26
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: on 563678

COMMENT: _____

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

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: _____

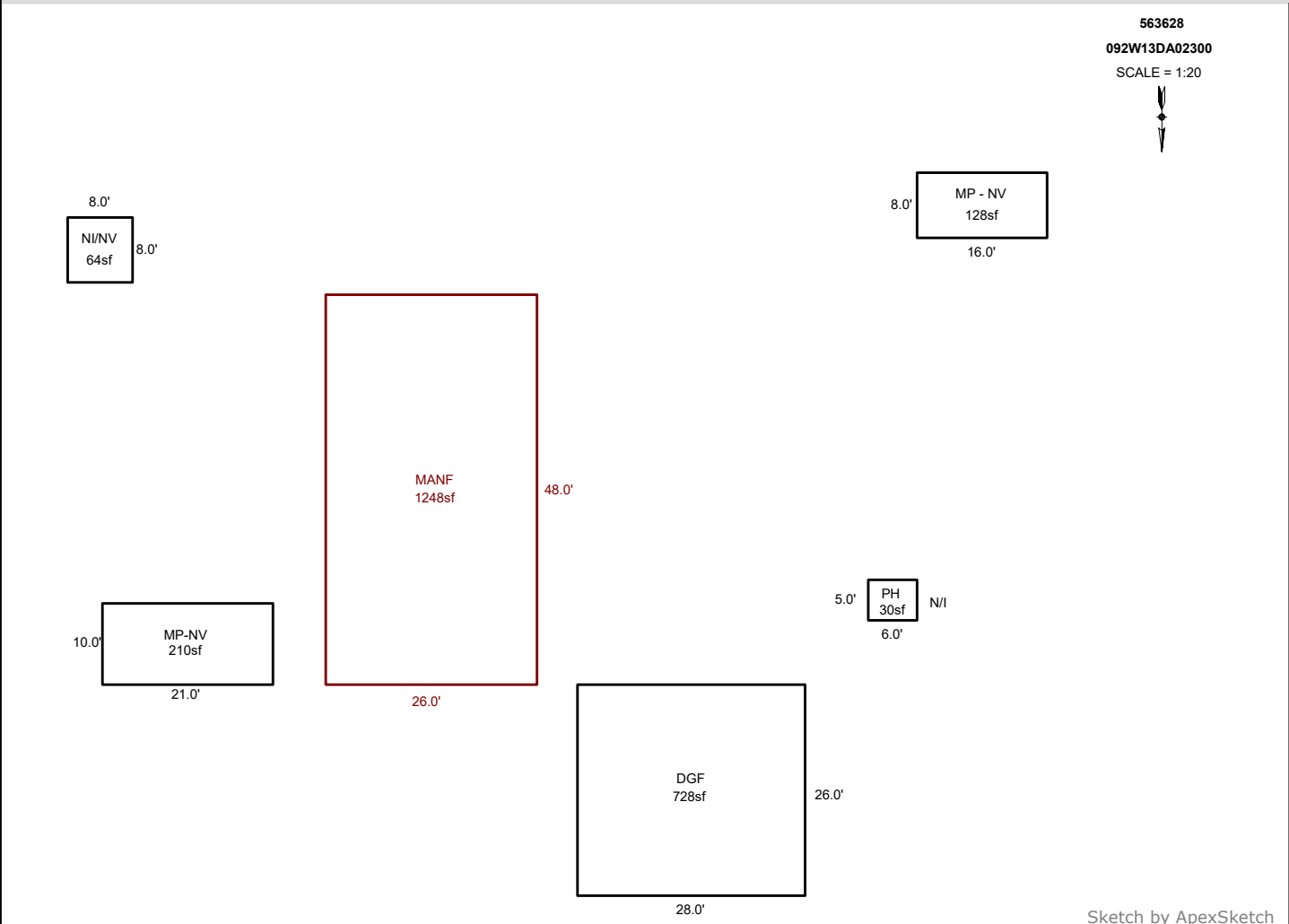
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563628 Parcel No.: 092W13DA02300
 Property Address: 11555 MCCLELLAN LN 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	MP-NV	1.0	210.0	62.0	210.0
GBA6	NI/NV	1.0	64.0	32.0	64.0
GAR	DGF	1.0	728.0	108.0	728.0
MANF	MANF	1.0	1248.0	148.0	1248.0
MP	MP - NV	1.0	128.0	48.0	128.0
PH	PH	1.0	30.0	22.0	30.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/25/18
 UPDATED BY JRONDEMA 10/19/18
 UPDATED BY CJURAN 02/17/2022
 UPDATED BY WWILLIAMS 4/12/24
 UPDATED BY CLOBERG 09/25/25 25-006444 MANF
 UPDATED BY CLOBERG 01/12/26 25-007919 DGF
 UPDATED BY CLOBERG 03/12/26

COMMENT TABLE 2

#10 CL 05/13/2021
 MDL 3.28.24
 JJS 02/24/26

COMMENT TABLE 3

SV L4
 SV L4
 TAGS L2

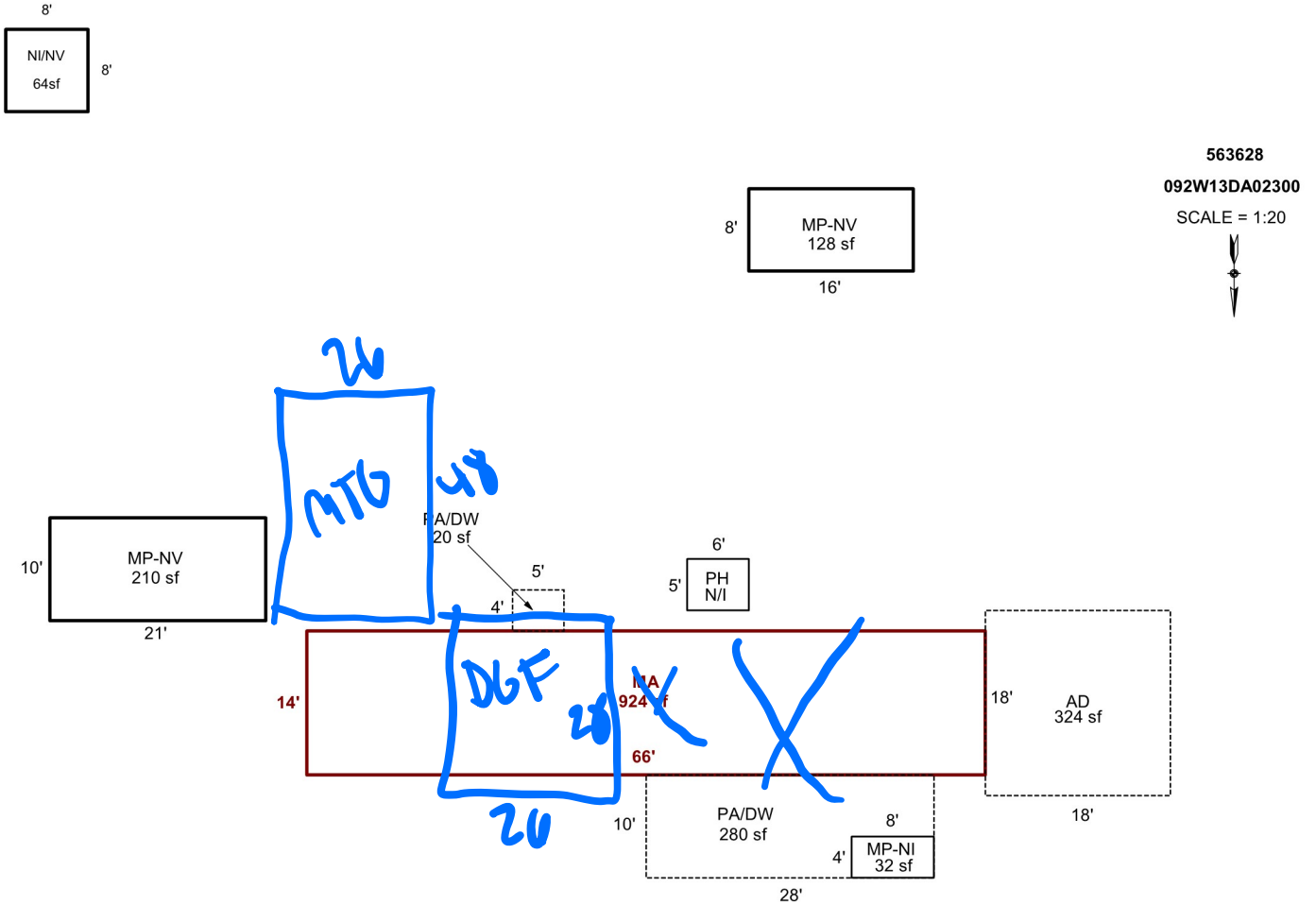
Net LIVABLE	cnt	4	(rounded)	2,134
Net BUILDING	cnt	0	(rounded)	274

SKETCH/AREA TABLE ADDENDUM

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 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NV	1.0	128.0	48.0	
	MP-NV	1.0	210.0	62.0	338.0
GBA6	NI/NV	1.0	64.0	32.0	64.0
GLA1	MA	1.0	924.0	160.0	924.0
P/P	PA/DW	1.0	280.0	76.0	
	AD	1.0	324.0	72.0	
	PA/DW	1.0	20.0	18.0	624.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/25/18
 UPDATED BY JRONDEMA 10/19/18
 UPDATED BY CJURAN 02/17/2022
 UPDATED BY WWILLIAMS 4/12/24

COMMENT TABLE 2

#10 CL 05/13/2021
 MDL 3.28.24
JSS 7.24.24

COMMENT TABLE 3

SV L4
 SV L4
TAYS L2

Net LIVABLE	cnt	1	(rounded)	924
Net BUILDING	cnt	3	(rounded)	402