

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: **JJS 3.17.26** Print Date:

9/26/2025

Acct ID: 612986 MTL: 092W13DA02300P1 Date: **2.29.26** Appr: **JJS** Prop Class: 049 RMV Prop Class: 049

Situs: 11555 MCCLELLAN LN SE AUMSVILLE, OR 97325 MaSaNh: 07 06 000 Unit: 150760 Year: 2025

Last Date Appraised: _____ Appraiser: MATT LORD Tag: Y **N** Tag info: 2026 - MS PLACEMENT (L2: ON-SITE REVIEW EXTERIOR)

Owner: A3520 Last Sales Date: _____ Roll Type: MS

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 0

RMV Land: 0 RMV Imp: 0 RMV Total: 0 MAV: 0 MSAV: 0 SAV: 0

Comment:

Improvements - Residence / Manufactured Structures

new MS

Bldg: 1 Code Area: 05545 Stat Class: 441 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE

Dimensions: _____ RMV: 0

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0

Adjust: _____ Adjust RMV: 0

Subtype: P ✓

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

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

MF 6 to 100%



48x24 MF 6 @ 100%

78x26 D6F



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/48
 STAT / CLASS 158
 SIZE 28x26
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: on 563678

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: _____

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

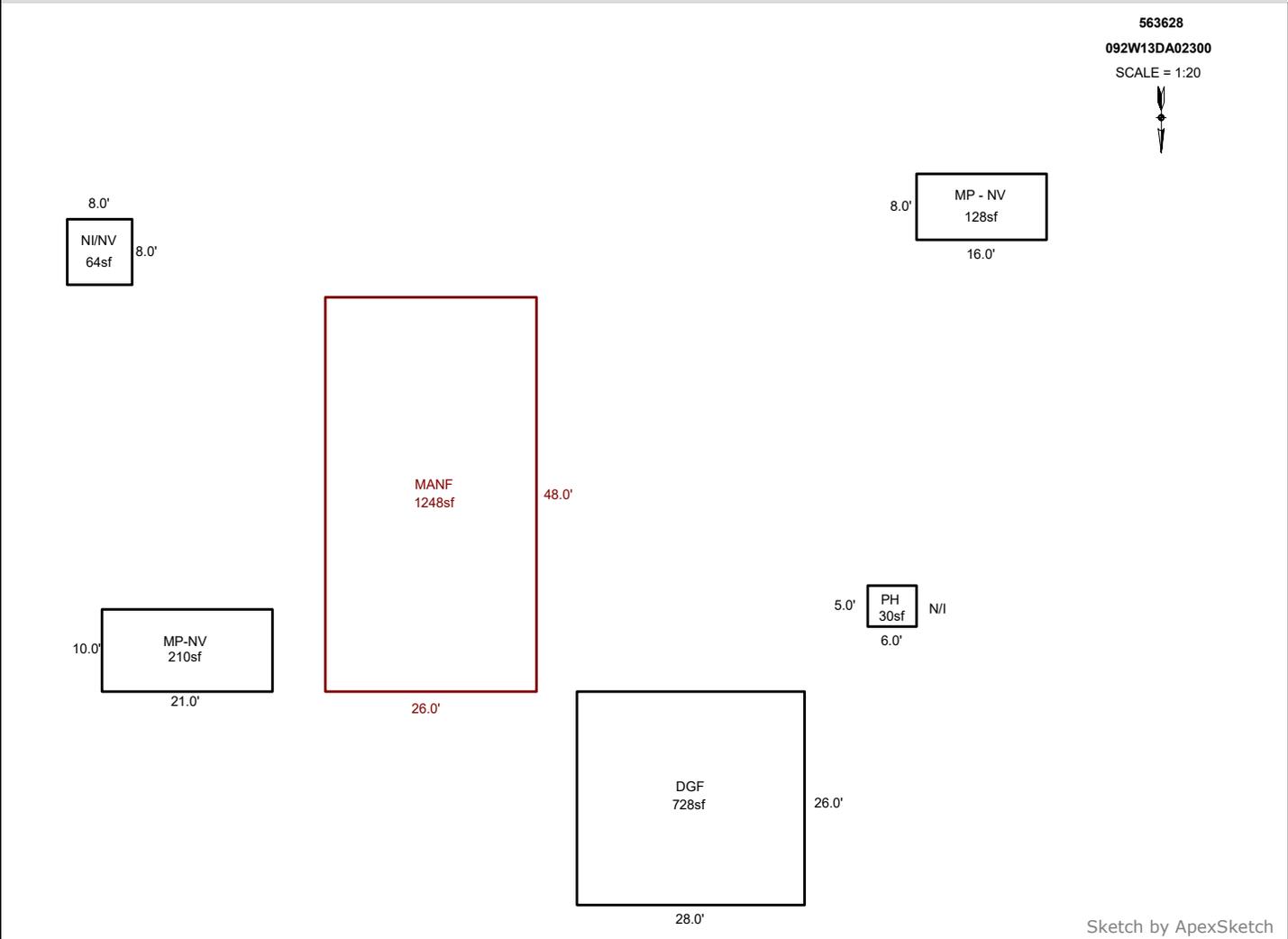
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

NEW ACCOUNTS WORKSHEET FOR MANUFACTURED STRUCTURE (Aptos Narrow font)

DATE: 9-9-25 NEW ACCT #: 612986 ALPHA NUMBER: A3520

Placed **BEFORE JAN 1ST**: YES Means it will have an **ACTIVE STATUS**, will BE taxed in the current tax year
or NO INACTIVE STATUS Per Request from MCPW or CITY OF SALEM issued 8-29-25 Number 555-25-00
Per request from BCD APPLICATION for TRIP PERMIT &/or OWNERSHIP DOC _____ 6444

Placed **AFTER JAN 1ST**: YES Means it will have **INACTIVE STATUS**, will NOT be taxed in the current tax year
or NO it will be taxed in the current and have an ACTIVE STATUS

SITUS ADDRESS: 11555 McClellan Ln SE, Aumsville 97325

If located in Park, ~~PARK~~ NAME: _____, SPACE #: _____

Need to ADD SITUS to LAND ACCOUNT - YES or NO (Done in REAL ACCOUNT MANAGER)

MAINTENANCE CODE: MA/07 SA/06 NH/000 TAX CODE: 05545

(Same as land unless in a park) (Should be the same as the land)

MTL: 092W13DA02300 Circle PROPERTY CLASS: 019 or 049

APPRAISERS Initials: ML Placed on land ACCT #: 563628

TAG MS: _____ TAG LAND: _____ (if not in a park)

Put on TAG SPREADSHEET:

Create NOTATION FOR I/A STATUS on MS account (if inactive for the current tax year).

Assessor Monthly Issued Permit Report

For 8/1/2025 to 8/31/2025

PERMIT#: 555-25-006444-MD STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 8/21/2025
 SUB-TYPE: Manufactured Dwelling ISSUED: 8/29/2025
 CATEGORY: Comprehensive EXPIRES: 2/25/2026

OFFICE: MC **MANUFACTURED HOME INFORMATION**
 PARCEL#: 092W13DA02300 R63628 LOCATION: Private Lot
 ACRES: 0.34 MANF DATE:
 SUBDIV: WEST STAYTON MODEL:
 LOT/BLOCK: 12 / 1 SERIAL #:
 ADDRESS: 11555 MCCLELLAN LN SE AUMSVILLE, OR 97325

RELATIONSHIP	NAME	ADDRESS	PHONE
(MDI) MANUF DWELLING INSTALLER	WILLIAM B HARRISON	84929 APPLETREE DR EUGENE, OR 974059700	5416835510
APPLICANT	WILLIAM B HARRISON	84929 APPLETREE DR EUGENE, OR 974059700	541-689-7762
CCB	HARRISON JACOBSON INC	1441 HWY 99N EUGENE, OR 97402	5416897762
OWNER	NIX, WILLIAM C & RHONDA	11555 MCCLELLAN LN SE AUMSVILLE, OR 97325	
SITE CONTACT	WILLIAM B HARRISON	84929 APPLETREE DR EUGENE, OR 974059700	541-689-7762

CONST CAT: Manufactured Dwelling
 WORK TYPE: Replacement
 WORK DESC: REPLACEMENT 2BD, 2BA MD
 VALUATION: \$1.00

STORIES:
 BATHS: KITCHENS:

SQUARE FEET

HABITABLE: 388

EXISTING:

NEW:

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1296 Sq Ft