

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: JJS 3.24.26 Print Date: 3/9/2026

Acct ID: 528392 MTL: 081W210000900 Date: 3.20.26 Appr: JJS Prop Class: 459 RMV Prop Class: 459
 Situs: 6288 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 61124 Year: 2026

Last Date Appraised: 11/20/2015 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: GUERRERO-SIFERRA, ABRAM MOISES Last Sales Date: 01/28/2026 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 4 LCB TTO INSP AV: 145710
 RMV Land: 308910 RMV Imp: 92970 RMV Total: 401880 MAV: 145710 MSAV: 0 SAV: 0
 Comment: _____

VM EYB + Inv

MLS: 835287
DOM: 48
code: 30

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	05558	0

Land

Site: 1 Code Area: 05558 Size: 2.52 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 263910 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPP.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 138 Year Blt: 1978 Eff Year Blt: 1961 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: _____ RMV: 28000
 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 Detached	3	Unfinished	576	0	0	1978	1961	ROOF	Y N

Accessories

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

1998 Per EYBC

Bldg: 3 Code Area: 05558 Stat Class: 457 - Year Blt: 1992 Eff Year Blt: 1987 Sq.Ft: 1372 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: _____ RMV: 62240
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	1372	3	FB-2	1992	1987	SKRT+, ROOF, HVAC+, BATH - 2, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	1987	19950	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 609 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 29x21 RMV: 2730
 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
General Purpose Bldg	5	Finished	609	0	0	1971	1971		Y N

F

Accessories

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

SKETCH/AREA TABLE ADDENDUM

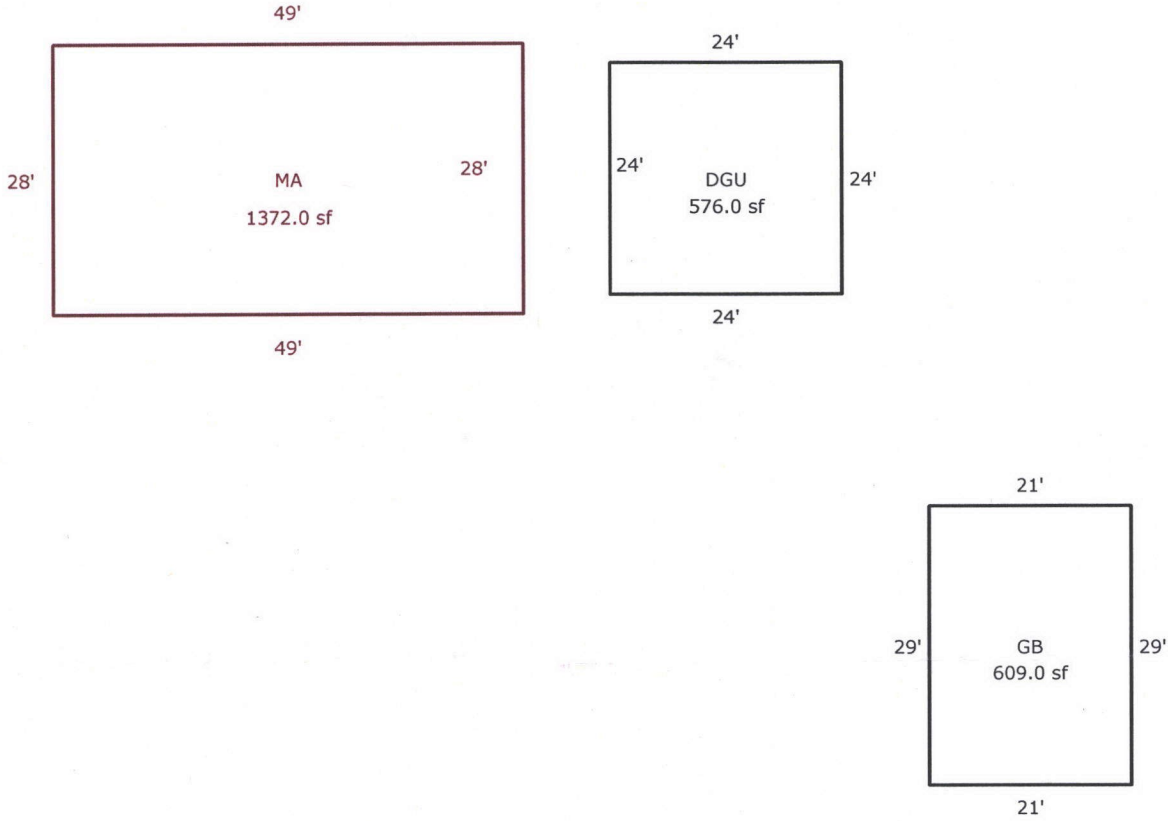
Parcel No 081W21 00900

File No R28392

SUBJECT	Property Address 6288 SHERMAN RD SE
	City AUMSVILLE State OR Zip 97325
	Owner
	Client
	Appraiser Name

R28392
 N ←
 081W21 00900

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1372.0	154.0	1372.0
GBA1	GB	1.00	609.0	100.0	609.0
DG	DGU	1.00	576.0	96.0	576.0

Net LIVABLE Area	(rounded w/ factors)	1372
Net BUILDING Area	(rounded w/ factors)	609

Comment Table 1

DRAWN BY TJS 5-21-12

Comment Table 2

JJS
3.20.26

Comment Table 3

L4 SV