

Acct ID: 560493 MTL: 061E34A000200 Date: 10/2/25 Appr: MLH Prop Class: 581 RMV Prop Class: 451  
 Situs: 5496 SPRING CLIFF LN NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 102750 Year: 2025

Last Date Appraised: 06/16/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: KRAEMER, BRENT ANTHONY Last Sales Date: 04/11/2025 Roll Type: R

Cycle Tag: Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 236154

RMV Land: 383560 RMV Imp: 403470 RMV Total: 787030 MAV: 200070 MSAV: 36084 SAV: 66086

Comment: 25-26; L4 6.16.25 MLH  
MLS #23565 31,500 in closing costs contributed to buyer  
DOM 133

Notations Sales Code 22 Update Inventory Input MLH 11/5/25

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 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: 55180 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2024

06-07: RECALC SETUP;#10, 06-28-05

Site: 2 Code Area: 04500 Size: 3.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 168300 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1996 / 400028

Site: 3 Code Area: 04500 Size: 0.95 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 57660 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2024

Site: 4 Code Area: 04500 Size: 0.95 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 52420 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1996 / 400008 // 06-07: RECALC SETUP;#10, 06-28-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 143 Year Blt: 1977 Eff Year Blt: 1992 Sq.Ft: 1872 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 376390  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1248	2	FB-2	1977	1992	FP - 2, HVAC, BATH - 2, ROOF, KIT	Y N
Basement	4	Finished	624	2	0	1977	1992	HVAC	Y N
Garage Basement	4	Unfinished	576	0	0	1977	1992		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1992	26964	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 2000 Sq.Ft: 936 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x26 RMV: 4310  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	936	0	0	1984	1984	<u>FAIR</u> <u>Ade</u>	Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 354 Year Blt: 1984 Eff Year Blt: 1984 <sup>2000</sup> Sq.Ft: 504 % Complete: 100.00  
 Desc: Lean-to Light (LTL) <sup>LTH</sup> Dimensions: 36x14 RMV: 410  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors** I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	504	0	0	1984	1984		

**Accessories**

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

Bldg: 4 Code Area: 04500 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1440 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 22360  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors** N/L

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1440	0	0	2006	2006	AVG	

**Accessories**

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

**Farm Notes**

2023FARM

8/22/23: CWO spoke to Sabrina, they have 2 goats and rotate pastures with up to 10 cows with neighbors property. Approved for 2.0 acres farm use effective for the 2024-25 tax year. Recheck status 5/1/25.

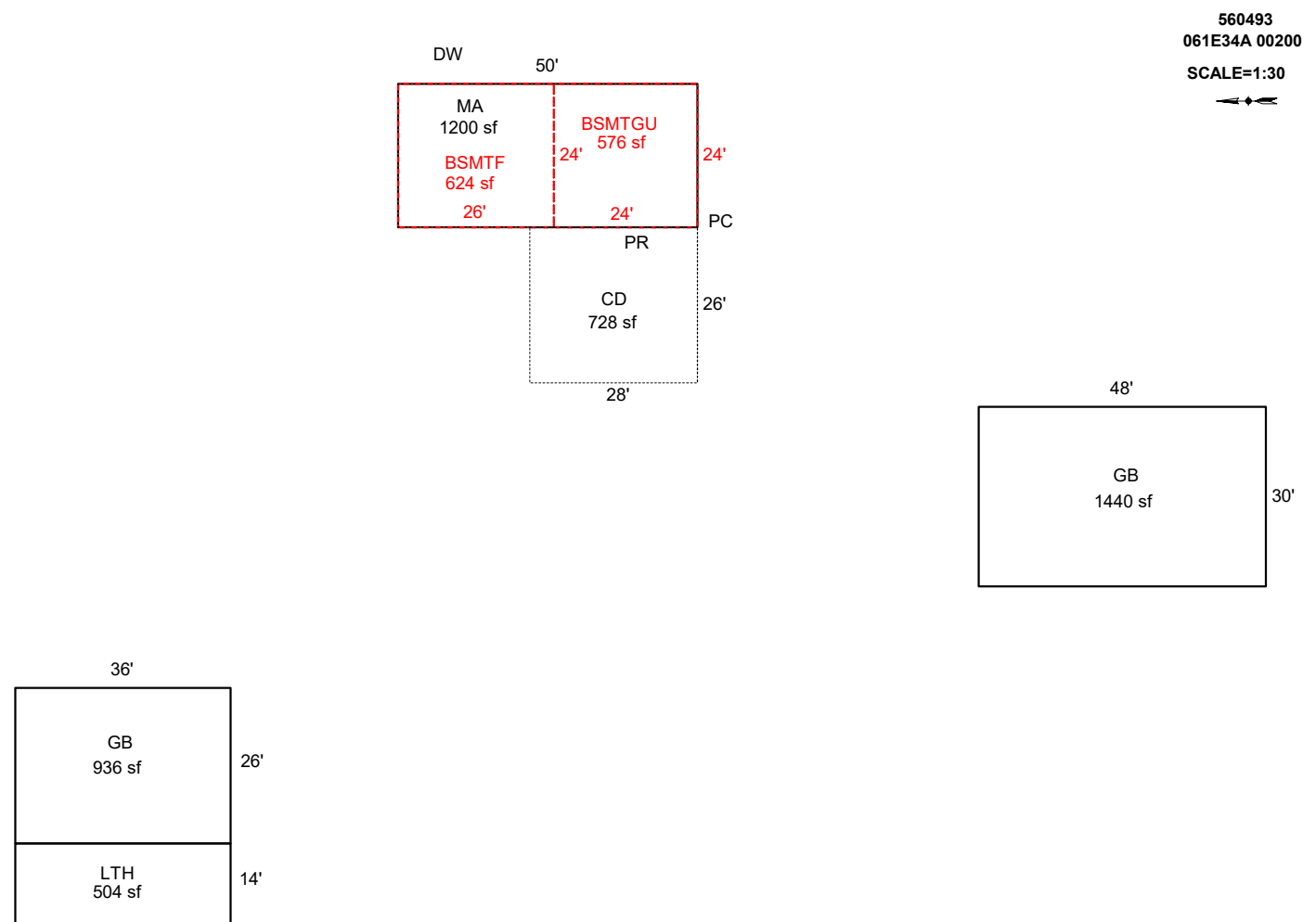
3/17/23: Inspected by CL L1 DFL is ok. Owner will contact us after fences have been replaced and they have livestock on the property to possibly qualify for farm use on 0.95 acres.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560493 Parcel No.: 061E34A 00200  
 Property Address: 5496 Spring Cliff Lane NE  
 City: Scotts Mills County: State: OR ZipCode: 97375  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	156.0	
	GB	1.0	936.0	124.0	
	LTH	1.0	504.0	100.0	2880.0
GLA1	MA	1.0	1200.0	148.0	1200.0
	BSMT	1.0	624.0	100.0	
P/P	BSMTGU	1.0	576.0	96.0	1200.0
	CD	1.0	728.0	108.0	728.0
Net LIVABLE		cnt	0 (rounded)		1,200
Net BUILDING		cnt	0 (rounded)		2,880

### COMMENT TABLE 1

Apex by CW 12/14/16  
 UPDATED BY CLOBERG 12/30/25

### COMMENT TABLE 2

MLH 10/02/25

### COMMENT TABLE 3

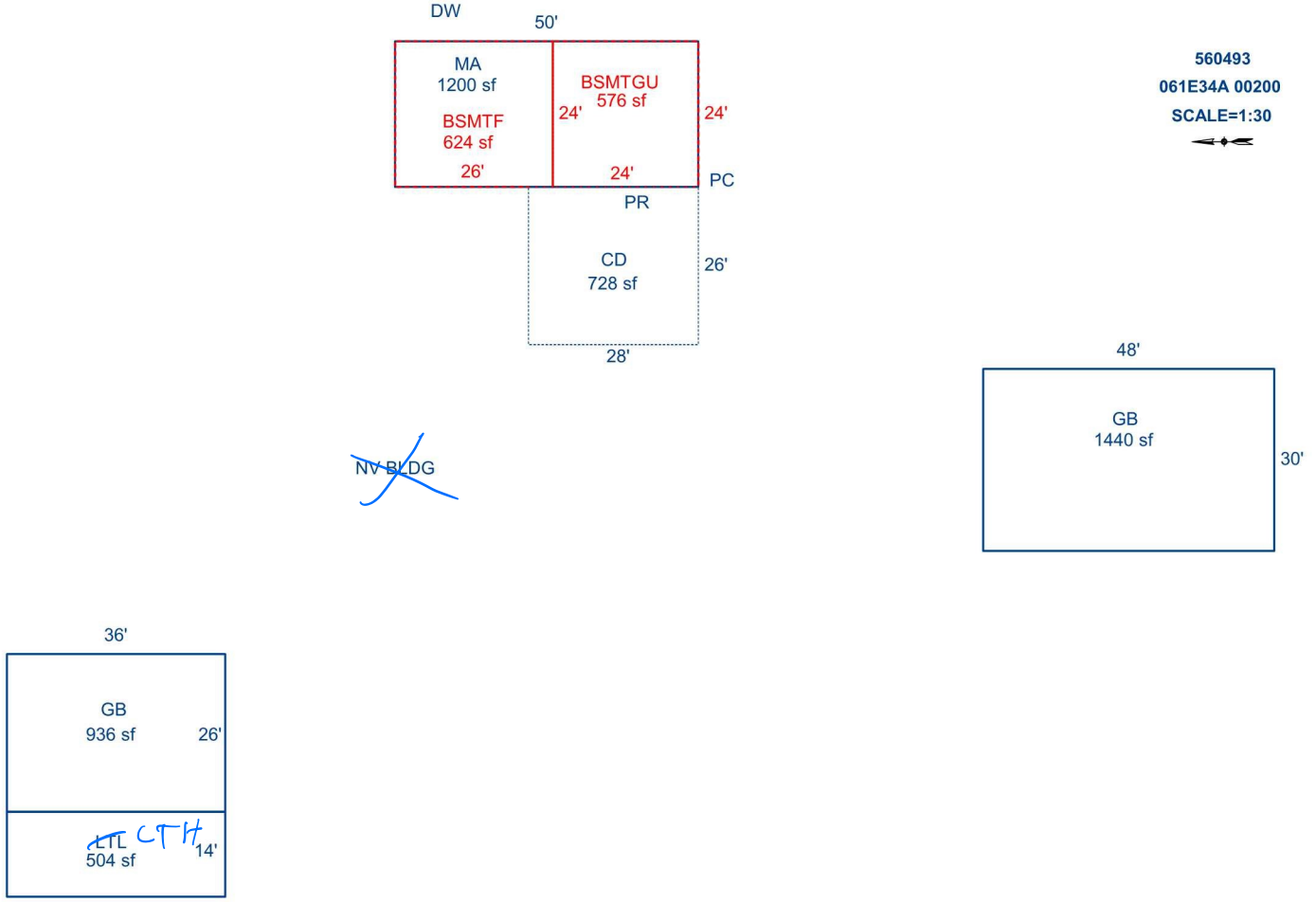
SV L4

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	LTL	1.0	504.0	100.0	2880.0
GLA1	MA	1.0	1200.0	148.0	1200.0
	BSMT	1.0	624.0	100.0	
BSMT	BSMTF	1.0	576.0	96.0	1200.0
	BSMTGU	1.0	728.0	108.0	728.0
P/P	CD	1.0			

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Apex by CW 12/14/16

### COMMENT TABLE 2

MLH 10/2/25

### COMMENT TABLE 3

SU LY

Net LIVABLE	cnt	1	(rounded)	1,200
Net BUILDING	cnt	3	(rounded)	2,880