

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: JJS 4.1.26

Print Date: 9/26/2025

Acct ID: 535037 MTL: 082W350001300 Date: 2.25.26 Appr: JJS Prop Class: 551 RMV Prop Class: 501
Situs: 8272 LITTLE RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 28164 Year: 2025

Last Date Appraised: 01/13/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - MS Placement - Parcel (TAGS/PERMIT)
Owner: US HORTICULTURE FARMLAND LLC Last Sales Date: 02/26/1996 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1064664
RMV Land: 891880 RMV Imp: 862360 RMV Total: 1754240 MAV: 814490 MSAV: 250174 SAV: 492249
Comment: 25-26: L2 1.13.25 MDL MS TAG

gone # 12, 15, 16, 9, 10, 11 - MF 6 134455
26-27 MOVED to 537301 17610 HARRIS verified 2025
gone

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	05555	0
1	SAF	SA OSD - FAIR	40000	05555	0

Land

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 3210 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 05555 Size: 38.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 134210 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 25-26 CORR SOILS; 00-01; UPDATED MARKET VALUES, 550050

Site: 4 Code Area: 05555 Size: 204.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 655420 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 25-26 CORR SOIL S

Site: 5 Code Area: 05555 Size: 60.48 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 5830 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 25-26 CORR SOILS 00-01; UPDATED MARKET VALUES, 550050

Site: 6 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 3210 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2024 (was 1974)

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05555 Stat Class: 132 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 2640 % Complete: 100.00
Desc: Multi Story above grade Dimensions: RMV: 294160
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	3	Finished	1320	0	FB-1	1998	1998	KIT-, HVAC+, BATH - 1, ROOF	Y N
Second Floor	3	Finished	1320	2	FB-1	1998	1998	HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1998	16756	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05555 Stat Class: 341 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 288 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 24x12 RMV: 3320
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	5	Finished	288	0	0	1997	1997	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 2 Code Area: 05555 Stat Class: 321 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 39200 % Complete: 100.00
Desc: Hay Cover (HC) Dimensions: 245x160 RMV: 257570
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
Hay Cover	6	Finished	39200	0	0	1998	1998	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 3 Code Area: 05555 Stat Class: 316 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 25296 % Complete: 100.00
Desc: Arenas (HA) Dimensions: RMV: 183650
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
Horse Arena	5	Finished	25296	0	FB-2	1998	1998	AVG, BATH - 2	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 5 Code Area: 05555 Stat Class: 321 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 900 % Complete: 100.00
Desc: Hay Cover (HC) Dimensions: 20x45 RMV: 4410
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
Hay Cover	4	Finished	900	0	0	2005	2005	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 6 Code Area: 05555 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 480 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 20x24 RMV: 5760
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	480	0	0	2005	2005	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 9 Code Area: 05555 Stat Class: 353 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 3920 % Complete: 100.00
Desc: Machine Shed (MS) Dimensions: 56x70 RMV: 38250
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
Machine Shed	5	Finished	3920	0	0	2010	2010	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 10 Code Area: 05555 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 5760 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 36x160 RMV: 26440
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
Lean-to Heavy Duty	4	Finished	5760	0	0	2008	2008		Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 05555 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 8820 % Complete: 100.00
 Desc: Lean-to Heavy (LH) Dimensions: 36x245 RMV: 40480
 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
Lean-to Heavy Duty	4	Finished	8820	0	0	2008	2008	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 05555 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 432 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 36x12 RMV: 8280
 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
Multi-Purpose Bldg	5	Finished	432	0	0	2016	2016	FAIR Exception: Y N

Accessories

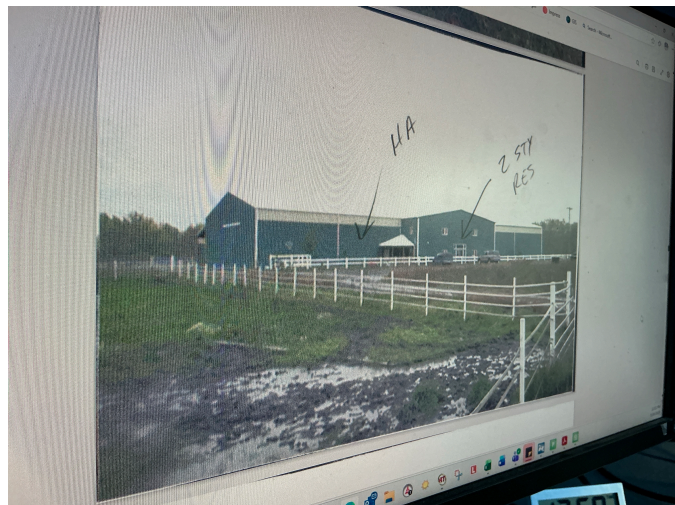
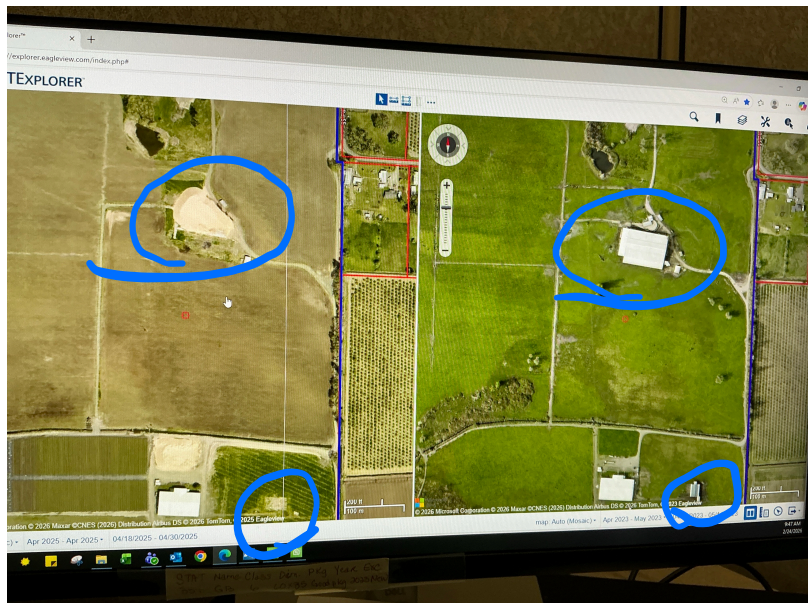
Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Farm Notes

2025FARM

1/13/25: Inspected by MDL during tags, farm use ok - cattle







SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535037 Parcel No.: 082W35 01300
 Property Address: 8272 LITTLE RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535037
082W35 01300
SCALE=1:430

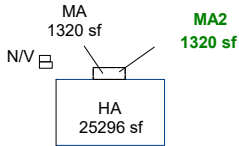
MP
432 sf
CD 2260 sf



PORTABLE SHELTER (NV)
1200 sf

SEE PAGE 2 FOR MP DIMENSIONS

SEE PAGE 3 FOR MA/MA2/HA DIMENSIONS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1.0	25296.0	656.0	
	MP	1.0	432.0	96.0	25728.0
GLA1	MA	1.0	1320.0	164.0	1320.0
GLA2	MA2	1.0	1320.0	164.0	1320.0
OTH	PORTABLE SHELTER	1.0	1200.0	140.0	1200.0

COMMENT TABLE 1

Drawn by AC 07/03/07
 Modified by RW 05/14/08
 Updated by SH 12-4-08
 UPDATED BY JRONDEMA 6/12/15
 UPDATED BY JRONDEMA 4/13/17

COMMENT TABLE 2

#36 DB 8.31.16
 SR #94 3.10.17 TAGS

COMMENT TABLE 3

JJS 2.25.26 T4YS L3

Net LIVABLE cnt 0 (rounded) 2,640
 Net BUILDING cnt 0 (rounded) 25,728

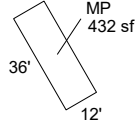
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

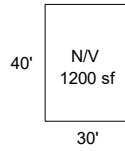
File No.: 535037 Parcel No.: 082W35 01300
 Property Address: 8272 LITTLE RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535037
 082W35 01300
 SCALE=1:80



PORTABLE SHELTER



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	432.0	96.0	432.0
OTH	PORTABLE SHELT	1.0	1200.0	140.0	1200.0

COMMENT TABLE 1

Drawn by AC 07/03/07
 Modified by RW 05/14/08
 Updated by SH 12-4-08
 UPDATED BY JRONDEMA 6/12/15
 UPDATED BY JRONDEMA 4/13/17

COMMENT TABLE 2

#36 DB 8.31.16
 SR #94 3.10.17 TAGS

COMMENT TABLE 3

Net BUILDING cnt 0 (rounded) 432

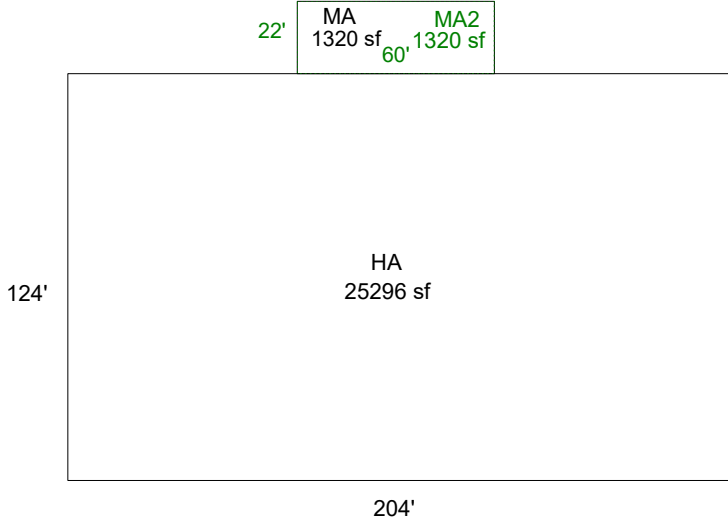
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535037 Parcel No.: 082W35 01300
 Property Address: 8272 LITTLE RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

535037
082W35 01300
SCALE=1:90



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1.0	25296.0	656.0	25296.0
GLA1	MA	1.0	1320.0	164.0	1320.0
GLA2	MA2	1.0	1320.0	164.0	1320.0
Net LIVABLE		cnt	0 (rounded)		2,640
Net BUILDING		cnt	0 (rounded)		25,296

COMMENT TABLE 1

Drawn by AC 07/03/07
 Modified by RW 05/14/08
 Updated by SH 12-4-08
 UPDATED BY JRONDEMA 6/12/15
 UPDATED BY JRONDEMA 4/13/17

COMMENT TABLE 2

#36 DB 8.31.16
 SR #94 3.10.17 TAGS

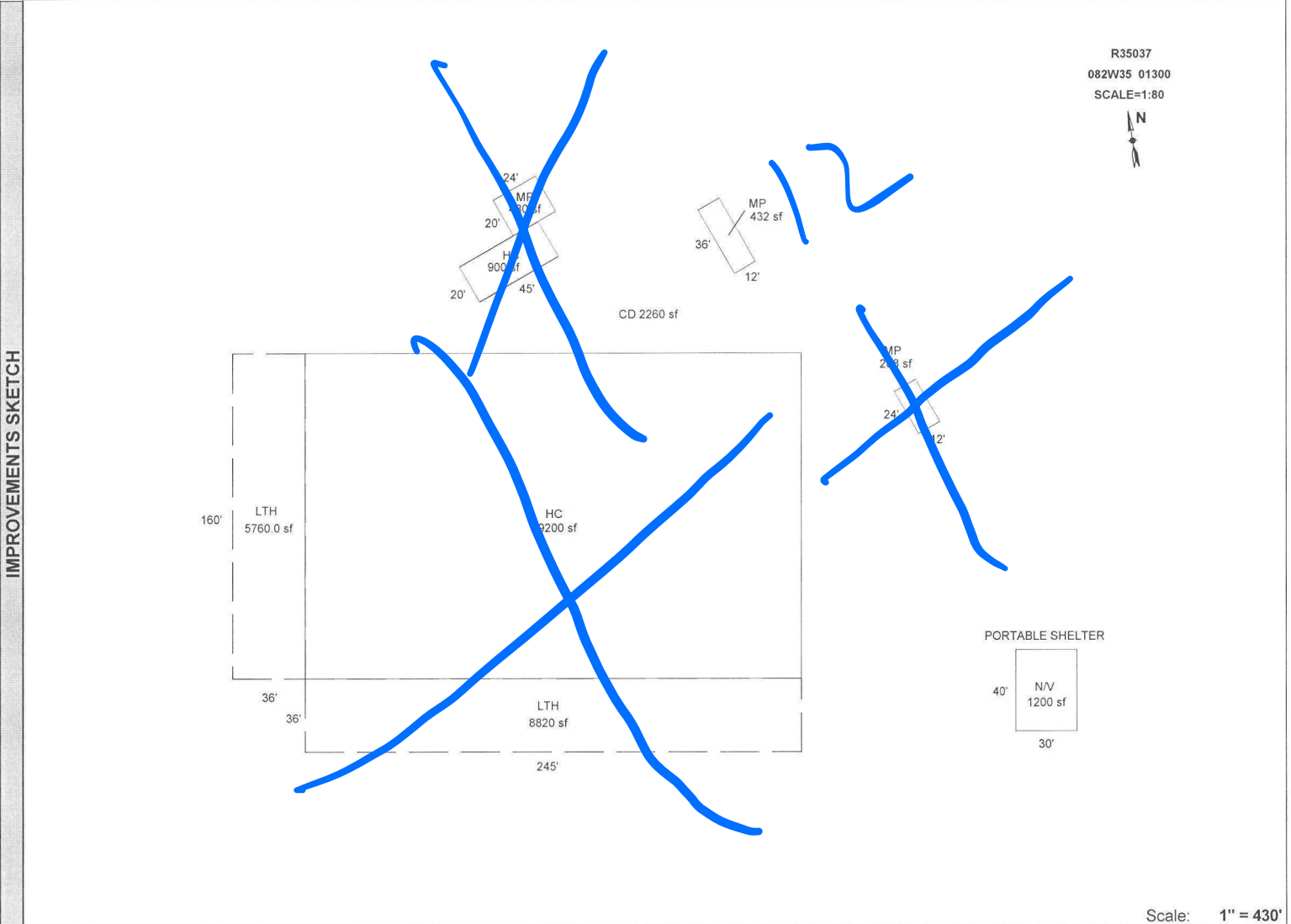
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W35 01300

File No R35037

SUBJECT	Property Address 8272 LITTLE RD SE	County MARION	State OR	Zip 97325
	City AUMSVILLE			
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GBA1	HC	1.00	39200	810	
		LTH	1.00	8820	562	
		LTH	1.00	5760	392	
HC		1.00	900	130		
MP		1.00	480	88		
MP		1.00	432	96		
MP		1.00	288	72	55880	
OTH	PORTABLE SHELTER	1.00	1200	140	1200	
Net BUILDING Area (rounded w/ factors)					55880	

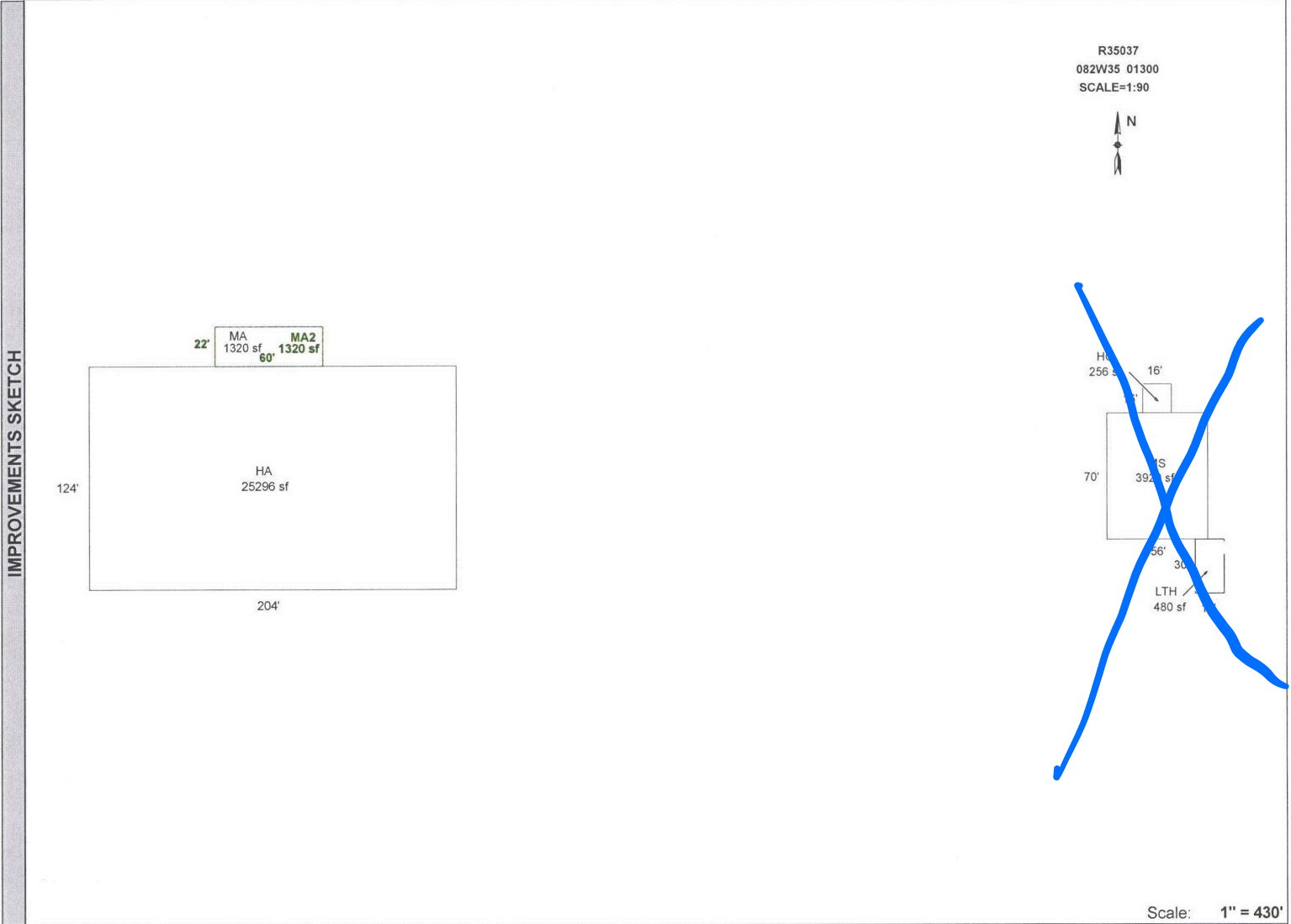
Comment Table 1	
Drawn by AC 07/03/07 Modified by RW 05/14/08 Updated by SH 12-4-08 UPDATED BY JRONDEMA 6/12/15 UPDATED BY JRONDEMA 4/13/17	
Comment Table 2	Comment Table 3
#36 DB 8.31.16 SR #94 3.10.17 TAGS	

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W35 01300

File No R35037

SUBJECT	Property Address 8272 LITTLE RD SE
	City AUMSVILLE County MARION State OR Zip 97325
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1320	164	1320
	GLA2	MA2	1.00	1320	164	1320
	GBA1	HA	1.00	25296	656	
	MS	1.00	3920	252		
	LTH	1.00	480	92		
	HC	1.00	256	64	29952	
	<p>Net LIVABLE Area (rounded w/ factors) 2640</p> <p>Net BUILDING Area (rounded w/ factors) 29952</p>					

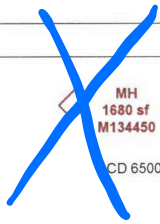
Comment Table 1	
Drawn by AC 07/03/07 Modified by RW 05/14/08 Updated by SH 12-4-08 UPDATED BY JRONDEMA 6/12/15 UPDATED BY JRONDEMA 4/13/17	
Comment Table 2	Comment Table 3
#36 DB 8.31.16 SR #94 3.10.17 TAGS	

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W35 01300

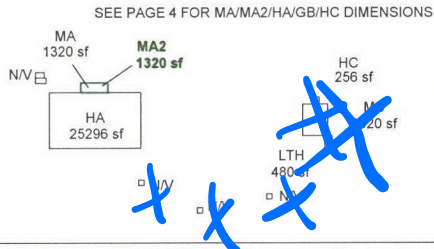
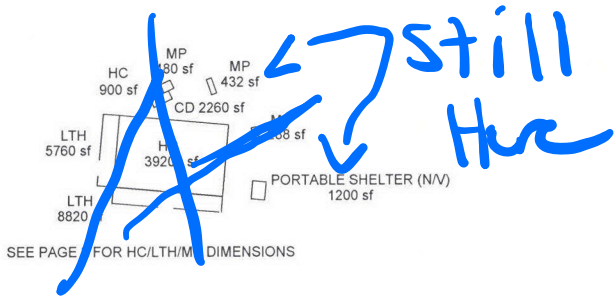
File No R35037

SUBJECT	Property Address 8272 LITTLE RD SE	County MARION	State OR	Zip 97325
	City AUMSVILLE			
	Owner			
	Client			
	Appraiser Name			



MH
1680 sf
M134450
SEE PAGE 2 FOR MH DIMENSIONS
CD 6500 sf

R35037
082W35 01300
SCALE=1:430



Scale: 1" = 430'

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1320	164	3000
	MH	1.00	1680	176	
GLA2	MA2	1.00	1320	164	1320
GBA1	HA	1.00	25296	656	
	MS	1.00	3920	252	
	LTH	1.00	480	92	
	HC	1.00	256	64	
	LTH	1.00	8820	562	
	HC	1.00	39200	810	
	LTH	1.00	5760	392	
	HC	1.00	900	130	
	MP	1.00	480	88	
	MP	1.00	432	96	
	MP	1.00	288	72	85832
OTH	PORTABLE SHELTER (N/V)	1.00	1200	140	1200
	Net LIVABLE Area	(rounded w/ factors)			4320
	Net BUILDING Area	(rounded w/ factors)			85832

Comment Table 1

Drawn by AC 07/03/07
 Modified by RW 05/14/08
 Updated by SH 12-4-08
 UPDATED BY JRONDEMA 6/12/15
 UPDATED BY JRONDEMA 4/13/17

Comment Table 2

#36 DB 8.31.16
 SR #94 3.10.17 TAGS

Comment Table 3