

Acct ID: 563176 MTL: 081W190000900 Date: 10/30/23 Appr: MDL Prop Class: 641 RMV Prop Class: 401
 Situs: 10074 FRIENDLY ACRES RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 111422 Year: 2023
 Last Date Appraised: 02/09/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)
 Owner: BLADES, DARREN & BLADES, KIMBERLY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 308097
 RMV Land: 241830 RMV Imp: 387470 RMV Total: 629300 MAV: 282120 MSAV: 1467 SAV: 2657
 Comment: 23-24: L2 2.9.23 CL

Notations 24-25: ✓ completion of GB 100% complete / roll tax

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05558	0

Land Chris 12/7/23 Amy 12-29-23

Site: 1 Code Area: 05558 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 39370 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 15-16: DISQ 0.8 ACRES DFL//09-10: HOMESITE IS NOT SPEC ASSESS DUE TO ZONE IS NON-RESOURCE ZONE// /00-01; SEPERATED INCREMENT FROM HOMESITE /02-03: REAPPRAISAL

Site: 2 Code Area: 05558 Size: 3.20 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: ~~FD~~ FTLC Value Source: Designated Forest Land Description: H&B or DFL Class D RMV: 125970 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1985

Site: 4 Code Area: 05558 Size: 0.80 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 31490 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 134 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2860 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 356370
 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	1248	1	FB-1	1979	1979	FP, HVAC+, ROOF, KIT-, BATH - 1	Y N
Second Floor	3	Finished	748	0	FB-1	1979	1979	HVAC+, BATH - 1	Y N
Basement	3	Finished	864	3	0	1979	1979	HVAC+	Y N
Carport Attached	3	Unfinished	540	0	0	1979	1979	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <u>VI 3A</u>	3	576	2013	11059	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 448 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x16 RMV: 5410
 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	6	Finished	448	0	0	1986	1986	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 321 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 720 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 36x20 RMV: 1180
 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	720	0	0	1971	1971		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1920 % Complete: 50
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 24510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 24510 Adjust: Adjust RMV: 0

100

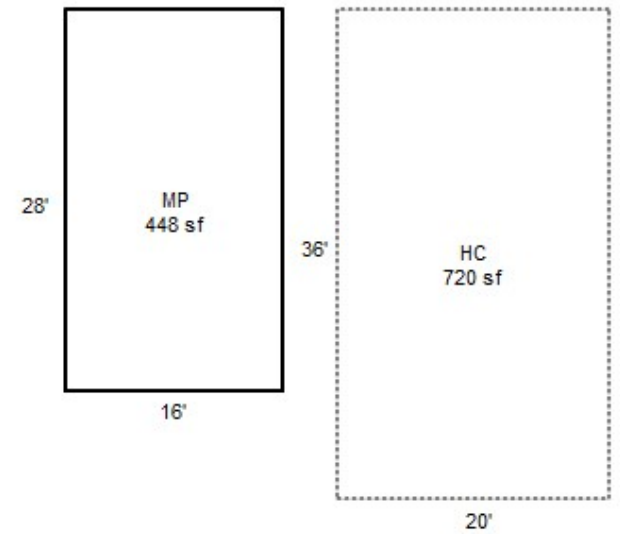
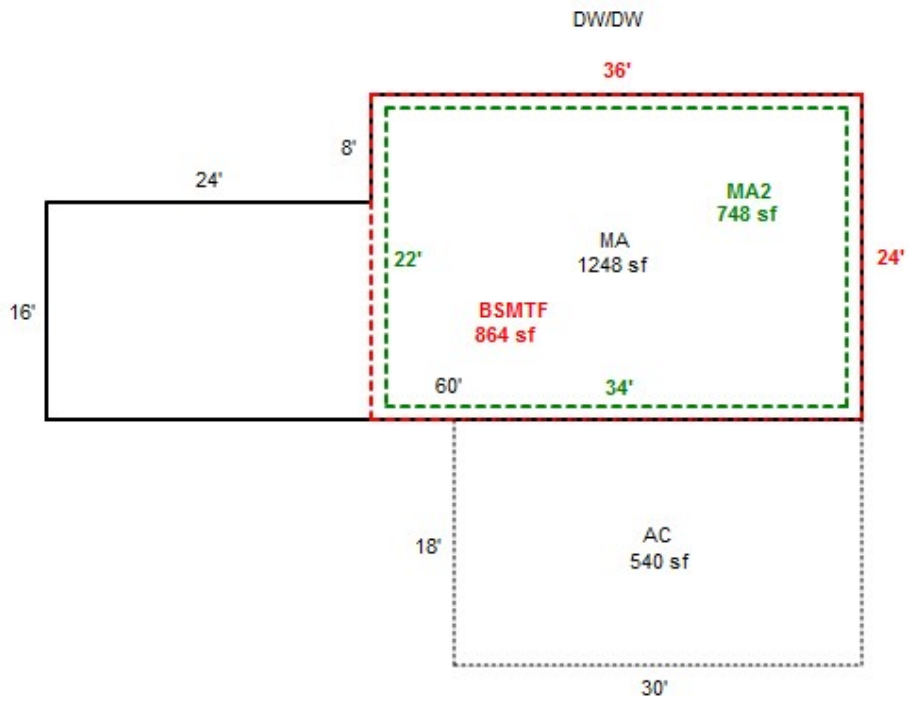
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1920	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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

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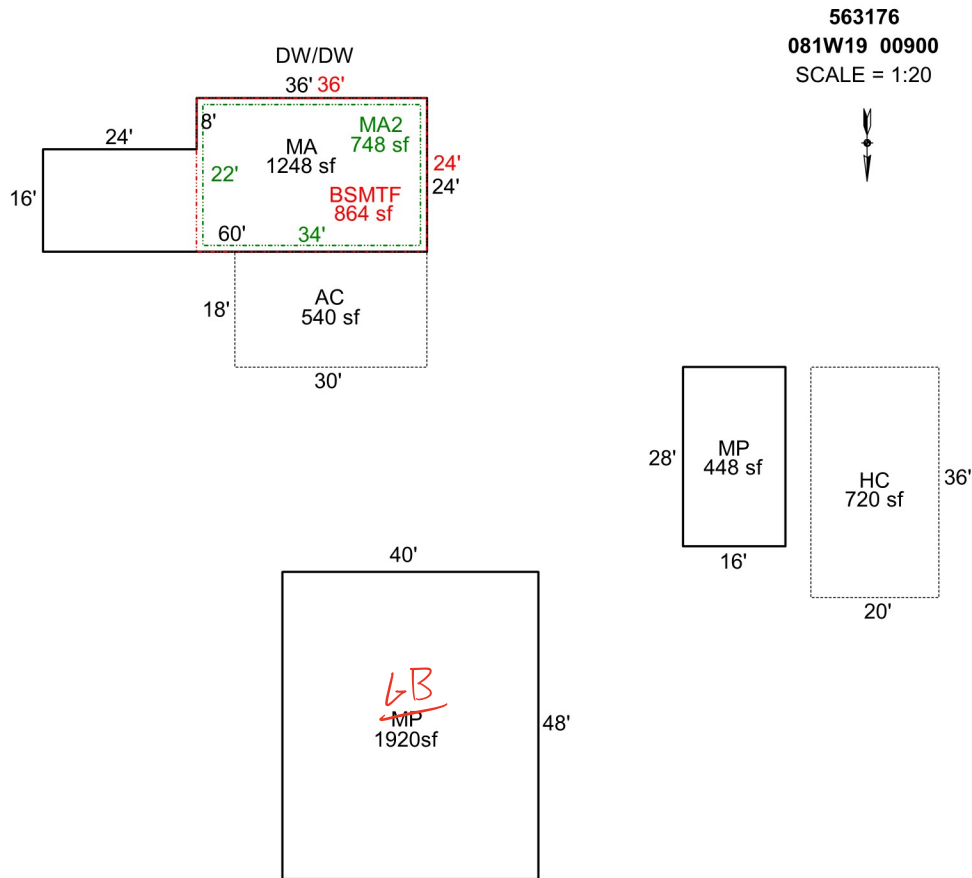


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563176 Parcel No.: 081W19 00900
 Property Address: 10074 FRIENDLY ACRES RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	448.0	88.0	
	HC	1.0	720.0	112.0	
	MP	1.0	1920.0	176.0	3088.0
GLA0	BSMTF	1.0	864.0	120.0	864.0
GLA1	MA	1.0	1248.0	168.0	1248.0
GLA2	MA2	1.0	748.0	112.0	748.0
GAR	AC	1.0	540.0	96.0	540.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/23/18
 UPDATED BY CJURAN 02/23/2023

COMMENT TABLE 2

CL 02/09/2023

MTL 10/30/13 TAB

COMMENT TABLE 3

TAGS L2

L3

Net LIVABLE	cnt	2	(rounded)	2,860
Net BUILDING	cnt	3	(rounded)	3,088

