

Acct ID: 528360 MTL: 081W190000200 Date: **12/21/23** Appr: **EWL** Prop Class: 541 RMV Prop Class: 401
 Situs: 10090 KEENE LN SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 59936 **INPUT 12/21/23 EWL** Year: 2024
 Last Date Appraised: 12/07/2021 Appraiser: MATT LORD Retag: **Y** **N** Tag info: 2024 - Tags/Permit (Alt Energy System)
 Owner: CROWTHER, RYAN & CROWTHER, RYANNE Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 198421
 RMV Land: 309050 RMV Imp: 219520 RMV Total: 528570 MAV: 194700 MSAV: 3721 SAV: 6466
 Comment: 22-23: L2 CL 12.07.21
 LEVEL 2 01.26.21 #10 **ADD 20K MAX FOR SOLAR PERMIT**

Notations

RP/MS Code Description

RP	FUZ	FARM NON-EFU ZONED
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OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05558	0

Land

Site: 2	Code Area: 05558	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Market Homesite	Description: TWO HILL DRY	RMV: 53530	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 00-01: separate the homesite from increment 00560050: 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT 02-03: COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 1.12 ACRES TOTAL //04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31 04-05: COMBINING 3.0 ACRES WOODLOT INTO 1.12 ACRES 2HILL DRY FOR DISQUAL CALCULATION PURPOSES, TTL 4.12 ACRES						
Site: 3	Code Area: 05558	Size: 3.32 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - Non EFU	Description: TWO HILL DRY	RMV: 177700	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 00-01: separate the homesite from increment 00560050: 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT 02-03: COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 1.12 ACRES TOTAL //04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31 04-05: COMBINING 3.0 ACRES WOODLOT INTO 1.12 ACRES 2HILL DRY FOR DISQUAL CALCULATION PURPOSES, TTL 4.12 ACRES						
Site: 4	Code Area: 05558	Size: 0.80 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Woodlot	Description: TWO HILL DRY	RMV: 42820	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 00-01: separate the homesite from increment 00560050: 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT 02-03: COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 1.12 ACRES TOTAL //04-05: LAND ADJUSTMENT PROJECT FOR RECALCULATION BY #31 04-05: COMBINING 3.0 ACRES WOODLOT INTO 1.12 ACRES 2HILL DRY FOR DISQUAL CALCULATION PURPOSES, TTL 4.12 ACRES						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 131	Year Blt: 1981	Eff Year Blt: 2000	Sq.Ft: 1900	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 181750				
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	1900	3	FB-2	1981	2000	HVAC, ROOF, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	320	2021	1742	1	Y N
PATIO	3	652	1981	2833	1	Y N
ROOF EXTENSION OR PATIO COVER	3	156	1981	3574	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 351	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1152	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 36x32	RMV: 0				
Func Obsc: 0	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	1152	0	0	1988	1988		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						
Bldg: 3	Code Area: 05558	Stat Class: 355	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 400	% Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 16x25

RMV: 2520

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	400	0	0	2008	2008		

Accessories

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

Bldg: 4

Code Area: 05558

Stat Class: 351

Year Blt: 2020

Eff Year Blt: 2020

Sq.Ft: 1728

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 48x36

RMV: 35250

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
General Purpose Bldg	5	Finished	1728	0	0	2020	2020	FAIR	

Accessories

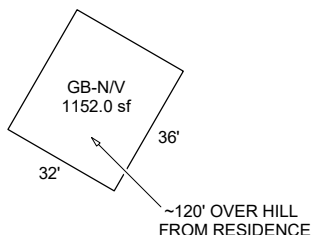
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

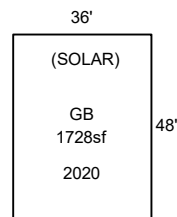
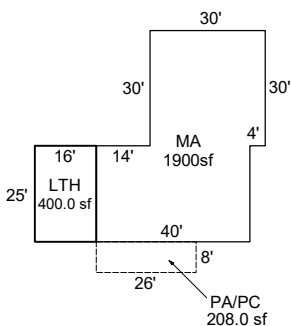
SUBJECT INFO

File No.: 528360 Parcel No.: 081W19 00200
 Property Address: 10090 KEENE LN SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



528360
081W19 00200
SCALE = 1:40



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	400.0	82.0	
	GB-N/V	1.0	1152.0	136.0	
	GB	1.0	1728.0	168.0	3280.0
GLA1	MA	1.0	1900.0	198.0	1900.0
YI1	PA/PC	1.0	208.0	68.0	208.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/22/18
 UPD BY PH 09.24.19
 UPD BY PHU 07.30.20 / BP # 20-003193
 UPDATED BY CJURAN 03/16/2021 555-21-001035
 UPDATED BY CJURAN 12/27/2023 23-005027

COMMENT TABLE 2

09.13.19 CL #10
 #10 CL 01/26/2021
 CL 12/21/2023

COMMENT TABLE 3

S.V.
 L2
 TAGS L?

Net LIVABLE	cnt	1	(rounded)		1,900
Net BUILDING	cnt	3	(rounded)		3,280