

Acct ID: 547030 MTL: 081W29D003400 Date: 1-9-25 Appr: luke Prop Class: 401 RMV Prop Class: 401
 Situs: 7928 SHERMAN RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 103428 Year: 2025
 Last Date Appraised: 04/10/2023 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2025 - NEW CONSTRUCTION (outbuilding)
 Owner: RONALD & KELLY BROWN TR Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 253640
 RMV Land: 330030 RMV Imp: 320500 RMV Total: 650530 MAV: 253640 MSAV: 0 SAV: 0
 Comment: 23-24: L4 MDL 4.10.23

IMP 1-16-25 LUKE

ADD GB @ 95% TAG FOR 26 AS L4

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29558	0

Land

Site: 1	Code Area: 29558	Size: 1.44 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Residential	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 198550	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 2002-03 REAPPRAISAL.						
Site: 2	Code Area: 29558	Size: 0.65 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Residential	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 81480	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 2002-03 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29558	Stat Class: 141	Year Blt: 1973	Eff Year Blt: 1983	Sq.Ft: 1886	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 308800				
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	4	Finished	1886	3	FB-2/ HB-1	1973	1983	ROOF, HVAC, BTH - 1, BATH - 2, KIT, HP - 2	Y <u>M</u>
Garage Attached	4	Finished	484	0	0	1973	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1983	25680	1	Y N

Bldg: 4	Code Area: 29558	Stat Class: 108	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 3380				
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	1500	1973	3375	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 29558	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 936	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 36x26	RMV: 3050				
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	<u>OK 4</u>	Finished	936	0	0	1986	<u>2004</u>	<u>60% AVB</u>	Y N

Accessories

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

Bldg: 3 Code Area: 29558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 0
 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	5	Finished	80	0	0	0	0		

GONE

Accessories

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

Bldg: 5 Code Area: 29558 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x16 RMV: 1490
 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	5	Finished	224	0	0	1989	1989		

70%
2009

Accessories

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

Bldg: 6 Code Area: 29558 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 312 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 12x26 RMV: 1220
 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	5	Finished	312	0	0	2003	2003		

60%
2003

Accessories

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

Bldg: 7 Code Area: 29558 Stat Class: 354 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 144 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 8x18 RMV: 260
 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 Light Duty	5	Finished	144	0	0	1996	1996		

60%
2004

Accessories

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

Bldg: 8 Code Area: 29558 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 2300
 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	5	Finished	160	0	0	2005	2005		

GONE

Accessories

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

GB 5 42x48 HVS 95% Comp 2025/NEW 2024

Percent Complete Form

Account #

547030

Additions

New Homes

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding

Type: _____

% Item % Sum

Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

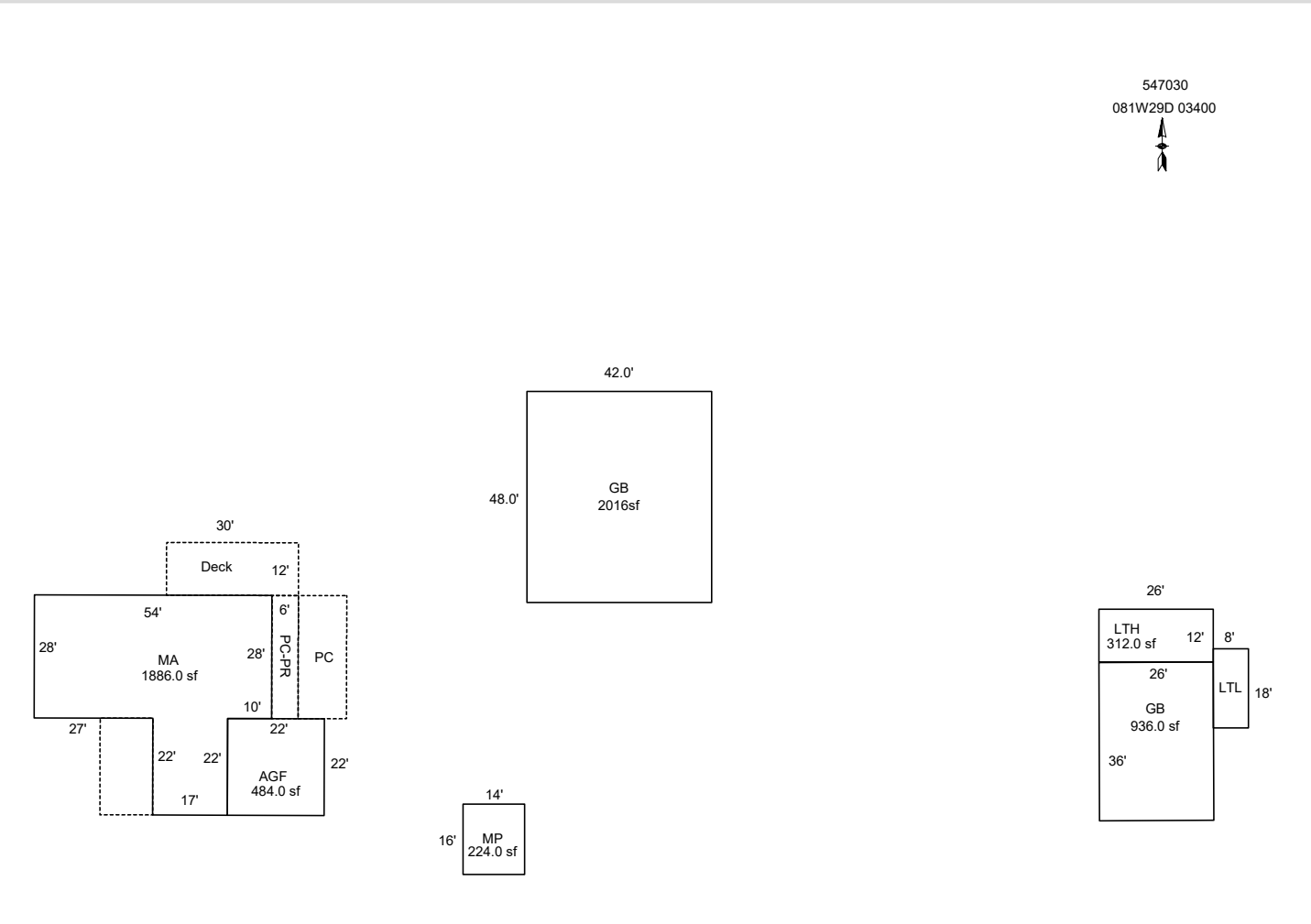
APPR George Date 1-9-25 YR For 25-26 % COMP 95
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547030 Parcel No.: 081W29D 03400
 Property Address: 7928 Sherman Rd SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	936.0	124.0		8/05/13 Jane UPDATED BY CLOBERG 10/18/24 24-006248 GB UPDATED BY CLOBERG 01/14/25	
	MP	1.0	224.0	60.0			
	LTH	1.0	312.0	76.0			
	LTL	1.0	144.0	52.0			
	GB	1.0	2016.0	180.0	3632.0		
GLA1	MA	1.0	1886.0	208.0	1886.0		
GAR	AGF	1.0	484.0	88.0	484.0		
P/P	Deck	1.0	360.0	84.0			
	PC-PR	1.0	168.0	68.0			
	PC	1.0	308.0	78.0			
	Porch	1.0	264.0	68.0	1100.0	COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 01/09/25	TAGS L2
	Net LIVABLE	cnt	0 (rounded)		1,886		
	Net BUILDING	cnt	5 (rounded)		3,632		



1/9/25



1/9/25



1/9/25



1/9/25