

Acct ID: 512127 MTL: 042W20B000100 Date: **1/3/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: MaSaNh: 02 06 000 Unit: 62033 Year: 2024
 Last Date Appraised: 01/11/2024 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Completion)
 Owner: **MERTEN FARMS LLC** Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 250795
 RMV Land: 879310 RMV Imp: 310900 RMV Total: 1190210 MAV: 25780 MSAV: 92065 SAV: 261302
 Comment: 24-25: L2 1.11.24 JJS

Notations No notation data available.

MA still at 35%, HIT

1.0 Homesite 2BI
 25.44 Farm 2BI
 2.27 Farm 4BI
 5.34 Farm 2BD
 0.10 Farm 4BI
 21.71 Water
 19.83 Waste

OSDs Chris 1/30/25 farm use ok - hops

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	30000	45570	0

Land

Site: 1	Code Area: 45570	Size: 43.03 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 652220	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 1980 / 20-21: UPDATED PART TOTALS/CWO/ 07-08: RECALC SETUP; #19 8/17/06						
Site: 2	Code Area: 45570	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 55360	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160: 01-02; THIS PROPERTY IS NOT IN THE URBAN GROWTH BOUNDARY OF ST PAUL. CHANGED LAND SCHEDULE FROM 0155 TO 01ZAI 06-07: F05-0663 CREATES R337808 FROM R12127. THIS IS AN OLD ROAD THAT WAS VACATED. NO ACREAGE CHG OR EXCEPTION TO R12127.						
Site: 3	Code Area: 45570	Size: 20.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND	RMV: 8110	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160: 01-02; THIS PROPERTY IS NOT IN THE URBAN GROWTH BOUNDARY OF ST PAUL. CHANGED LAND SCHEDULE FROM 0155 TO 01ZAI						
Site: 4	Code Area: 45570	Size: 7.06 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 2790	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7						
Site: 5	Code Area: 45160	Size: 0.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 1330	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 1980 / 21-22: CYCLE WORK #29 NO CHG// 20-21: UPDATED PART TOTALS/CWO/01-02; THIS PROPERTY IS NOT IN THE URBAN GROWTH BOUNDARY OF ST PAUL. CHANGED LAND SCHEDULE FROM 0155 TO 01ZAI 06-07: F05-0663 CREATES R337808 FROM R12127. THIS IS AN OLD ROAD THAT WAS VACATED. NO ACREAGE CHG OR EXCEPTION TO R12127. 07-08: RECALC SETUP; #19 8/17/06						
Site: 6	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 129500	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR, H2OGR Fire Patrol: Description:						
Comments: Liability year - 2024 (was liability year 1980)						

Improvements - Residence / Manufactured Structures

Bldg: 4	Code Area: 45570	Stat Class: 153	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3039	% Complete: 35
Desc: One Story with basement			Dimensions:		RMV: 273440	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 132950	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3039	3	FB-3/ HB-2	2023	2023	BATH - 3, BTH - 2, KIT	Y N
Basement	5	Unfinished	412	0	0	2023	2023		Y N
Garage Attached	5	Finished	1126	0	0	2023	2023		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 45570	Stat Class: 352	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 4032	% Complete: 100
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Desc: Utility Building (UB)

Dimensions: 84x48

RMV: 33550

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
Utility Building	5	Finished	4032	0	0	1995	1995	FAIR	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	5	672	1995	1626	1	

Bldg: 2 Code Area: 45570 Stat Class: 311 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1152 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 48x24 RMV: 3540
 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
Feeder Barn	5	Finished	1152	0	0	1985	1985	FAIR	

Accessories

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

Bldg: 3 Code Area: 45570 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 384 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 370
 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	384	0	0	1985	1985		

Accessories

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



Percent Complete Form

Account # 512127

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	2%		
2%		Heating Rough-In	2%			
	80%	Heating Unit	1%	60%	1%	65%
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR 555
 APPR _____
 APPR _____
 APPR _____

Date 1/3/25
 Date _____
 Date _____
 Date _____

YR For 25-26
 YR For _____
 YR For _____
 YR For _____

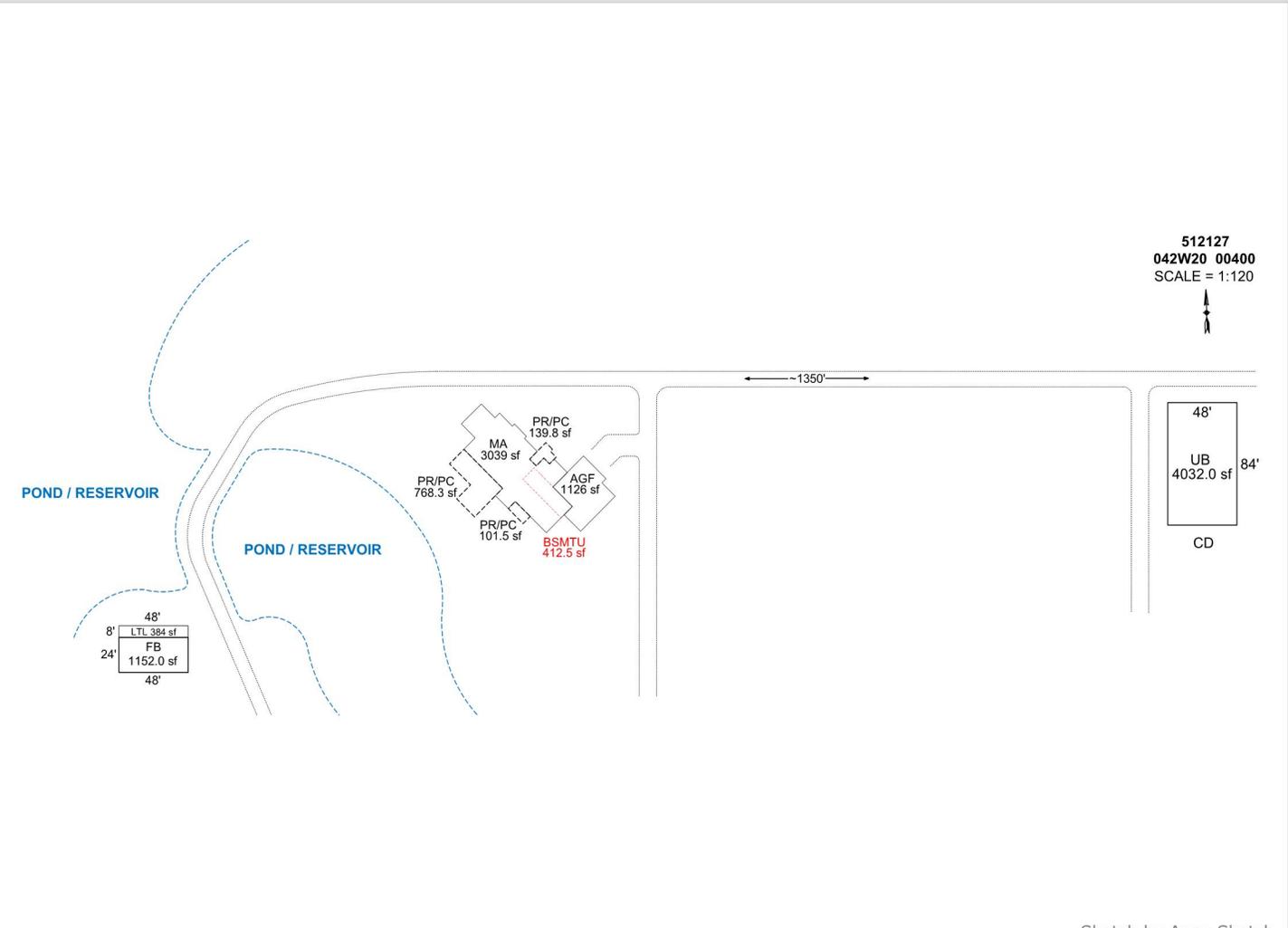
% COMP 35
 % COMP _____
 % COMP _____
 % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512127 Parcel No.: 042W20B 00100
 Property Address: 4504 TWIN OAKS AVE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97137
 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	LTL	1.0	384.0	112.0	384.0
GLA1	MA	1.0	3039.0	301.0	3039.0
BSMT	BSMTU	1.0	412.5	97.0	412.5
GAR	AGF	1.0	1126.0	146.0	1126.0
OTH	UB	1.0	4032.0	264.0	
	FB	1.0	1152.0	144.0	5184.0
P/P	PR/PC	1.0	768.3	131.0	
	PR/PC	1.0	139.8	56.0	
	PR/PC	1.0	101.5	43.0	1009.5
	Net LIVABLE	cnt	1 (rounded)		3,039
	Net BUILDING	cnt	1 (rounded)		384

COMMENT TABLE 1

Apex 9/21/2010 Jane
 UPDATED BY CJURAN 10/23/2023 23-004599 MA

COMMENT TABLE 2

JSS 1/3/25

COMMENT TABLE 3

Tayl L3

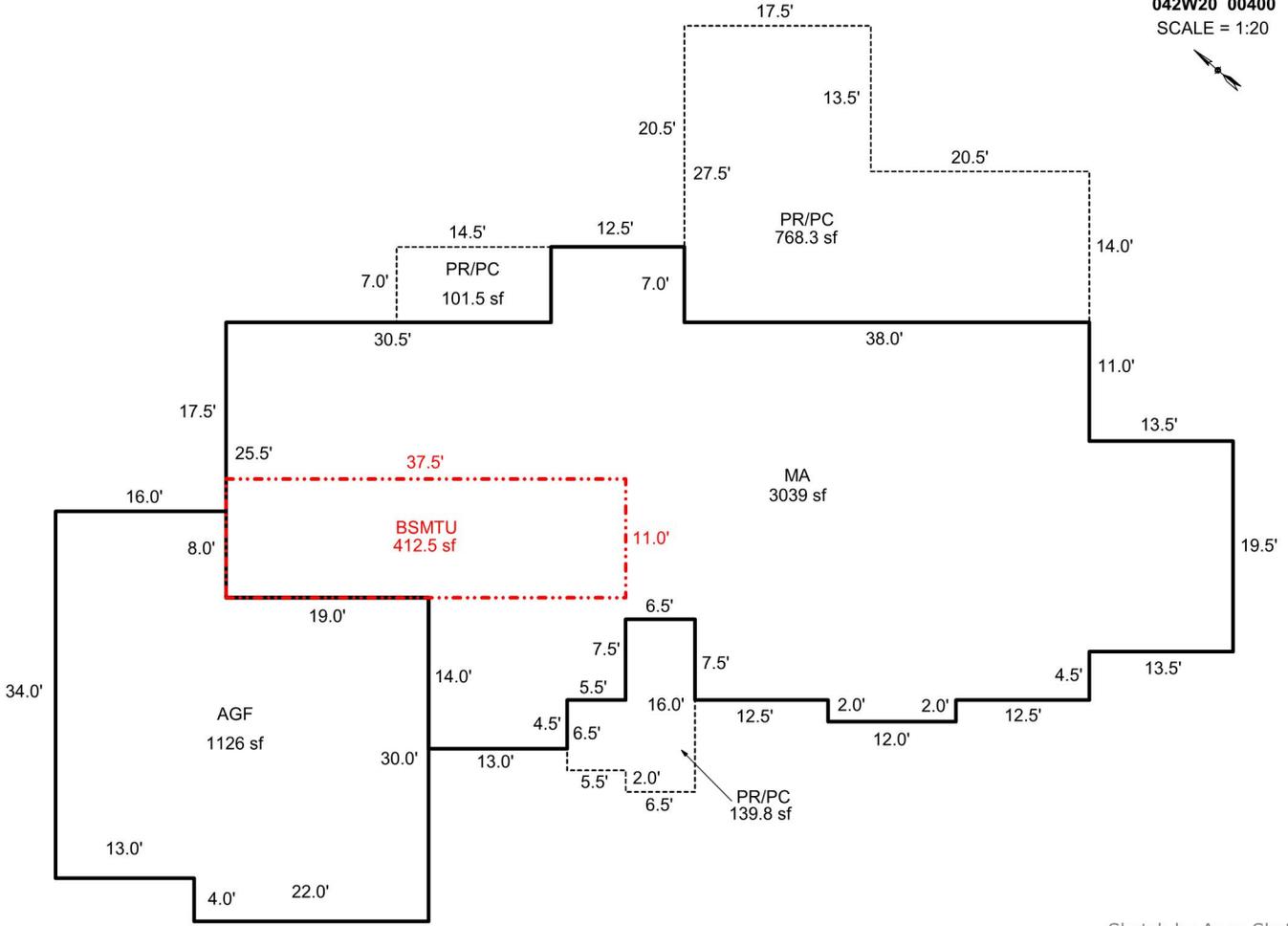
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512127 Parcel No.: 042W20B 00100
 Property Address: 4504 TWIN OAKS AVE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

512127
042W20 00400
SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3039.0	301.0	3039.0
BSMT	BSMTU	1.0	412.5	97.0	412.5
GAR	AGF	1.0	1126.0	146.0	1126.0
P/P	PR/PC	1.0	768.3	131.0	1009.5
	PR/PC	1.0	101.5	43.0	
	PR/PC	1.0	139.8	56.0	

Apex 9/21/2010 Jane
 UPDATED BY CJURAN 10/23/2023 23-004599 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,039