

Acct ID: 528357 MTL: 081W19B001800 Date: **12-16-24** Appr: **LUKE** Prop Class: 559 RMV Prop Class: 459
 Situs: 6363 SHAW HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 59933 Year: 2024
 Last Date Appraised: 08/01/2017 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: SCHAFFER, LYLE & SCHAFFER, KAITLIN J Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TT0** INSP AV: 144591
 RMV Land: 305020 RMV Imp: 119590 RMV Total: 424610 MAV: 91960 MSAV: 52631 SAV: 113756
 Comment:

Notations **23-010254 SHOP + 2ND FL + 2 BTHS**

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

OSDs **EXT SW 10/17/24**

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

Land **Chris 1/31/25 unable to determine farm use, send inquiry letter**

Site: 2	Code Area: 05558	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 95850	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 560050					
Site: 3	Code Area: 05558	Size: 1.58 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HI	Value Source: Farm Use - EFU	Description: TWO HILL IRR			RMV: 174170	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1981 / 560050:01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR					

Improvements - Residence / Manufactured Structures

Bldg: 4	Code Area: 05558	Stat Class: 468	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 1597	% Complete: 100
Desc:	MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD		Dimensions:		RMV: 102130	
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	6	Finished	1597	4	FB-2	1999	1999	BATH - 2, KIT+, HVAC+, ROOF, SKRT+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	156	1999	1579	1	Y N
ROOF EXTENSION OR PATIO COVER	6	156	1999	2081	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05558	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 308	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 22x14		RMV: 5900	
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	308	0	0	1997	1997	FAIR	Y N

Accessories

No accessory data available

Bldg: 2	Code Area: 05558	Stat Class: 341	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 432	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 24x24		RMV: 4340	
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	432	0	0	1995	1995	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 560 % Complete: 100
 Desc: General Purpose Building (GB) MS Dimensions: 28x28 RMV: 7220
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 14x20 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
MS General Purpose Bldg	5	Finished	560	0	0	2001	2001	FAIR	N

Accessories

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

DGOF 4 1216 DGZF 832 2024 NEW



11/25/24



11/25/24



11/25/24



12/17/24

DGOP / DG2F

Percent Complete Form

Account # 528357

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%		5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%		Paint Interior	2%		2%
2%	90%	Paint Exterior	2%	70%	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%		2%
		Finish Grade	1%	100%	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%

*ADD
TEXT
@ Complete*

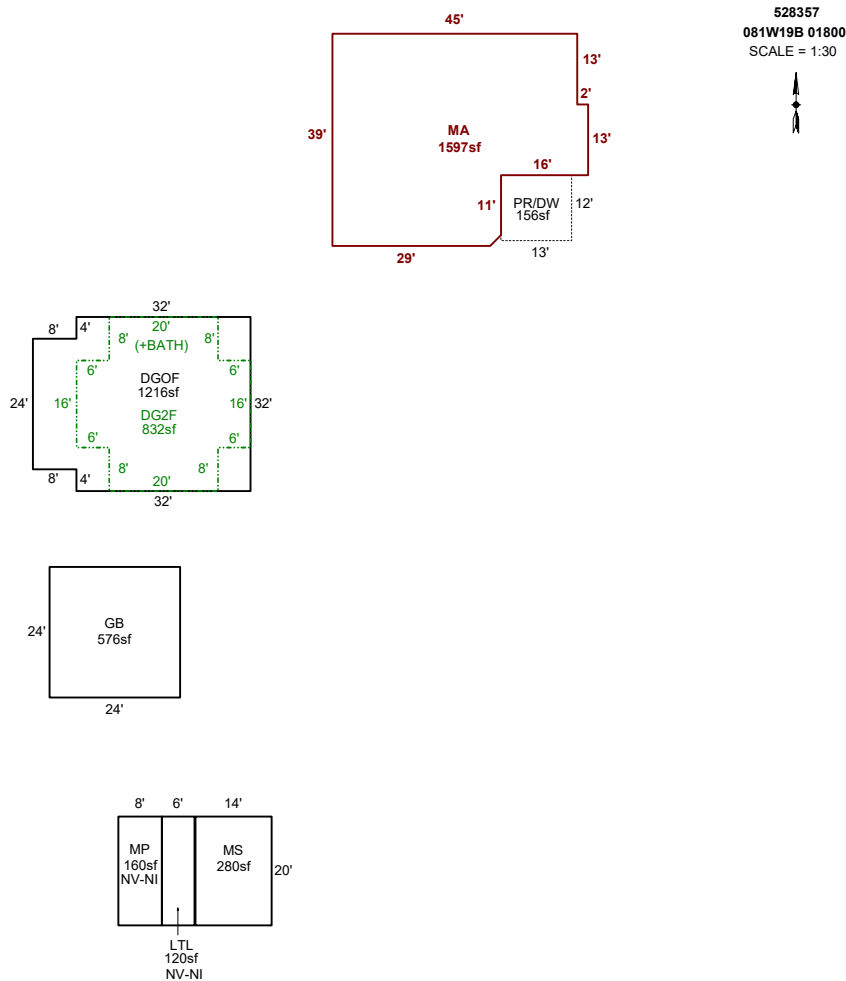
APPR Genes Date 11-25-24 YR For 25-26 % COMP 85
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528357 Parcel No.: 081W19B 01800
 Property Address: 6363 SHAW HY SE
 City: AUMSVILLE County: MARION 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	576.0	96.0		DRAWN BY JRONDEMA 1/24/18 UPDATED BY CJURAN 03/12/2024 23-010254 DGF UPDATED BY CLOBERG 12/30/24	
	DGOF	1.0	1216.0	144.0			
	MS	1.0	280.0	68.0			
	MP	1.0	160.0	56.0			
	LTL	1.0	120.0	52.0	2352.0		
GBA2	DG2F	1.0	832.0	128.0	832.0		
GLA1	MA	1.0	1597.0	170.8	1597.0		
P/P	PR/DW	1.0	156.0	50.0	156.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 11/25/24	TAGS L2
Net LIVABLE		cnt	0	(rounded)	1,597		
Net BUILDING		cnt	6	(rounded)	3,184		