

Summary Lead Appr: WW 2.18.25 Clerk: _____ Lead Clerk: _____ Appr: MDL In ut Print Date: 9/26/2024

Acct ID: 528755 MTL: 081W32C000200 Date: 1/13/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
Situs: 10916 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 95537 Year: 2024
2/4/25
2025

Last Date Appraised: 11/30/2023 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: LARO, BENJAMIN J & LARO, KARRYN J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 358614

RMV Land: 299380 RMV Imp: 708980 RMV Total: 1008360 MAV: 324900 MSAV: 33714 SAV: 54502

Comment: 23-24: L1 11.30.22 MDL 24-004941 - LB
24-006106 - LAZEBD Christmas tree on some not sure about pasture

Notations 25-26 36x30 ABEX LB 100% complete LB & LA

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	29555	0

Land Chris 3/18/25 farm use ok - Christmas trees, horses

Site: 1 Code Area: 29555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 42520 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

Site: 3 Code Area: 29555 Size: 0.92 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 39110 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1986

Site: 4 Code Area: 29555 Size: 3.92 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 151490 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1986

Site: 5 Code Area: 29555 Size: 0.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 21260 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022
 22-23: Acquired through LLA, was at market for 16-17 through 20-21.
 18-19: PER #10 CHG LAND SCH FROM WOOD TO 008S// 16-17: PER #54 CHG LAND SCH TO WOOD AS TAX LOT IS LAND LOCKED// //08
 -09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 2950050 +02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29555 Stat Class: 144 + Year Blt: 1978 Eff Year Blt: 2002 Sq.Ft: 2954 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 640260
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1588	1	FB-2	1978	2002	BATH - 2, KIT+, ROOF, HVAC+, FP - 1	Exception: Y N
Attic	4 +	Finished	958	2	FB-1	1978	2002	BATH - 1	Exception: Y N
Basement	4 +	Finished	408	0	0	1978	2002	HVAC	Exception: Y N
Basement	4 +	Unfinished	826 <u>822</u>	0	0	1978	2002		Exception: Y N
Garage Basement	4 +	Low Cost	330	0	0	1978	2002		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH <u>YI</u>	4	101	2002	3091	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER <u>YI</u>	4	126	2002	2500	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE <u>WOOD</u>	4	1	2002	25110	1	Exception: Y N

Bldg: 2 Code Area: 29555 Stat Class: 148 Year Blt: 1978 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 68720

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
Garage Detached	4	Finished	660	0	0	1978	2002	ROOF	

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

GB
 20x36
 2024 YRBLT
 PKBF
 Exception

MP
 10x10
 2005 EFFYR
 PKBF
 NO Exception

LTL
 3x6
 2005 EFFYR
 NO Exception

GA
 22x16
 2024 YRBLT
 Exception

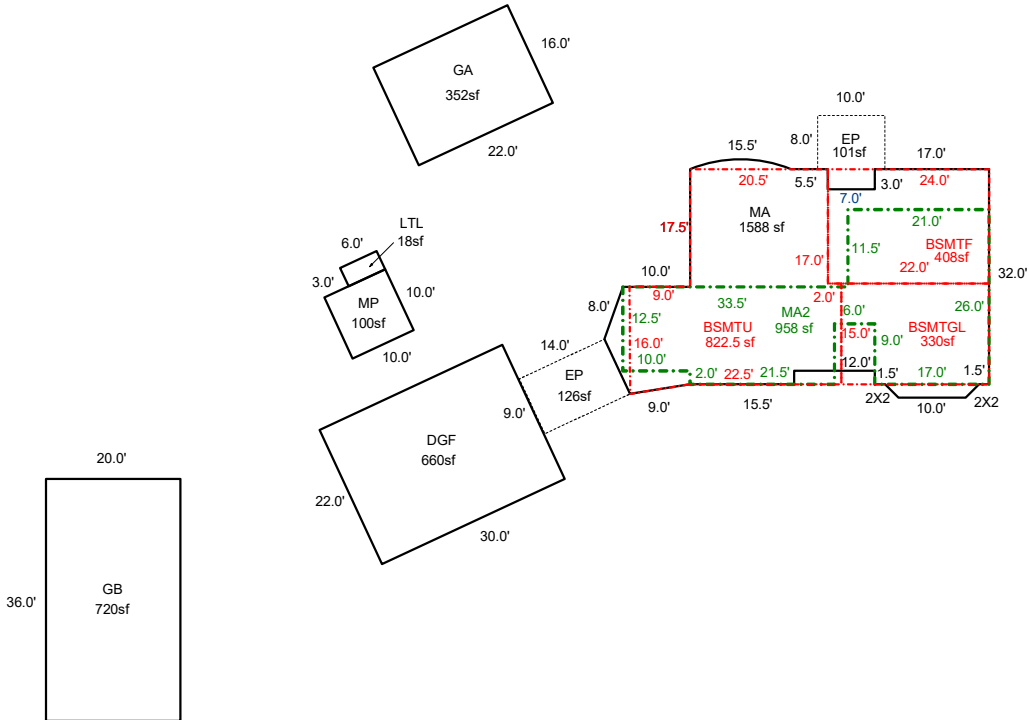
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528755 Parcel No.: 081W32C000200
 Property Address: 10916 MILL CREEK RD SE
 City: Aumsville County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

528755
081W32C000200
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GA	1.0	352.0	76.0	
	GB	1.0	720.0	112.0	
	MP	1.0	100.0	40.0	
	LTL	1.0	18.0	18.0	1190.0
GBA2	MA2	1.0	957.8	179.0	957.8
BSMTF	BSMTF	1.0	408.0	82.0	
	BSMTGL	1.0	330.0	74.0	738.0
BSMTU	BSMTU	1.0	822.4	128.5	822.4
GAR	DGF	1.0	660.0	104.0	660.0
MA	MA	1.0	1588.5	186.8	1588.5
P/P	EP	1.0	101.0	42.0	
	EP	1.0	126.0	46.0	227.0
	Net LIVABLE	cnt	1 (rounded)		1,588
	Net BUILDING	cnt	5 (rounded)		2,148

APEX BY CLOBERG 10/21/24 24-006106 GA
 UPDATED BY CLOBERG 02/12/25

COMMENT TABLE 2

COMMENT TABLE 3

MDL 01/13/25

TAGS L2



1/13/25





