

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Impact Print Date: 5/9/2025
 6/17/25

Acct ID: 528756 MTL: 081W32B002600 Date: 6/16/25 Appr: MDL Prop Class: 551 RMV Prop Class: 501
 Situs: 10876 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 95538 Year: 2025

Last Date Appraised: 01/10/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2024 - Tags/Permit (Outbuilding)
 Owner: KIELING, COLE NELSON Roll Type: R
 Cycle Tag Sales Verification Other: FARM check Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 164579
 RMV Land: 418220 RMV Imp: 347390 RMV Total: 765610 MAV: 130160 MSAV: 34419 SAV: 60913
 Comment: 24-25: L2 MDL 1.10.24
 23-24: 1.1.23 MDL
 LEVEL 4 05.06.21 CL10//

Notations 25-26 TAG & SALE Livestock, chickens

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	29555	0

Land

Site: 2 Code Area: 29555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 16940 Exception: Y N
 S
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009
 24-25: Updated land classes
 21-22: PER 10 REMOVE WATER ADJ//14-15: CYCLE WORK PER #36 ADD WATER ADJ// 00- 01; UPDATED MARKET VALUE, 2950050

Site: 3 Code Area: 29555 Size: 3.00 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: 55890 Exception: Y N
 S
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050

Site: 4 Code Area: 29555 Size: 10.80 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: 182930 Exception: Y N
 S
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Site: 5 Code Area: 29555 Size: 4.20 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: 71140 Exception: Y N
 S
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 6 Code Area: 29555 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 50810 Exception: Y N
 S
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00-01; UPDATED MARKET VALUE, 2950050

Site: 7 Code Area: 29555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 510 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from wasteland to wasteland-M// 00-01; UPDATED MARKET VALUE, 2950050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29555 Stat Class: 134 Year Bt: 1915 Eff Year Bt: 1960 Sq.Ft: 1916 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 253040
 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
First Floor	3	Finished	988	2	FB-1	1915	1960	FP - 1, HVAC, KIT-, BATH - 1, ROOF	Exception: Y N
Attic	3	Finished	364	1	0	1915	1960	HVAC	Exception: Y N
Basement	3	Finished	564	0	FB-1	1915	1960	HVAC, BATH - 1	Exception: Y N
Basement	3	Unfinished	424	0	0	1915	1960		Exception: Y N
Garage Detached	3	Unfinished	572	0	0	1915	1960	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	0	1960	13482	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 29555	Stat Class: 353	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 800	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 40x20	RMV: 3270
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
Machine Shed	4	Finished	800	0	0	1992	1992	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 29555	Stat Class: 353	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 680	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 20x34	RMV: 2780
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
Machine Shed	4	Finished	680	0	0	1992	1992	FAIR ✓	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 29555	Stat Class: 355	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 360	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions: 12x30	RMV: 1650
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	360	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 29555	Stat Class: 355	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 240	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions: 12x20	RMV: 1100
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	240	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 29555	Stat Class: 351	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 2496	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 48x52	RMV: 80180
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	6	Finished	2496	0	0	2023	2023	AVG, AVG	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 29555	Stat Class: 355	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 576	% Complete: 100
Desc: Lean-to Heavy (LTH)				Dimensions: 48x12 RMV: 3810		
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
Lean-to Heavy Duty	5	Finished	576	0	0	2023	2023	Exception: Y N

Accessories

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

Bldg: 9	Code Area: 29555	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 119	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 17x7 RMV: 1560		
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
Multi-Purpose Bldg	4	Finished	119	0	0	2000	2000	FAIR ✓ Exception: Y N

Accessories

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

Bldg: 10	Code Area: 29555	Stat Class: 341	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 0	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 12x10 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
Multi-Purpose Bldg	4	Finished	0	0	0	1992	1992	Exception: Y N

Accessories

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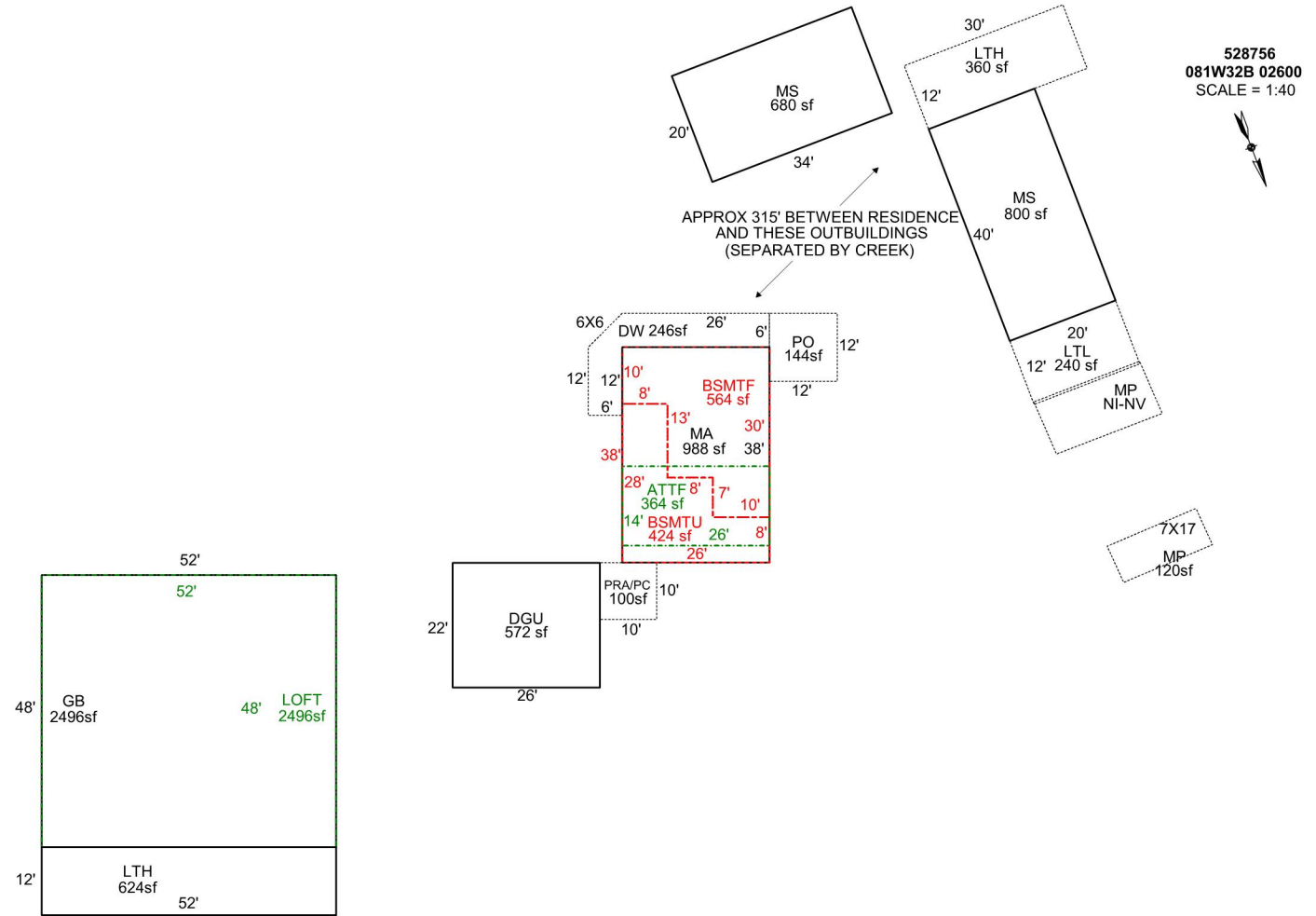
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528756 Parcel No.: 081W32B 02600
 Property Address: 10876 MILL CREEK RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	800.0	120.0	
	LTH	1.0	624.0	128.0	
	LOFT	1.0	2496.0	200.0	
	LTL	1.0	240.0	64.0	
	LTL	1.0	200.5	60.1	
	LTH	1.0	360.0	84.0	
	MP	1.0	119.7	48.1	
GLA0	GB	1.0	2496.0	200.0	
	MS	1.0	680.0	108.0	8016.2
GLA1	BSMTF	1.0	564.0	112.0	564.0
GLA2	MA	1.0	988.0	128.0	988.0
BSMT	ATTF	1.0	364.0	80.0	364.0
GAR	BSMTU	1.0	424.0	108.0	424.0
P/P	DGU	1.0	572.0	96.0	572.0
	PRA/PC	1.0	100.0	40.0	
	DW	1.0	246.0	96.5	
	1 addl items				
	Net LIVABLE	cnt	2 (rounded)		1,916
	Net BUILDING	cnt	9 (rounded)		8,016

COMMENT TABLE 1

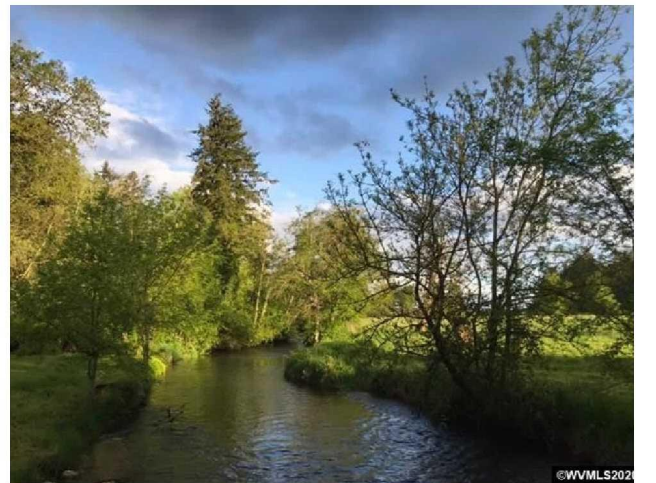
DRAWN BY JRONDEMA 12/10/15
 UPDATED BY CJURAN 10/13/2021
 UPDATED BY CJURAN 03/05/2024
 UPD BY WW 4/2/24

COMMENT TABLE 2

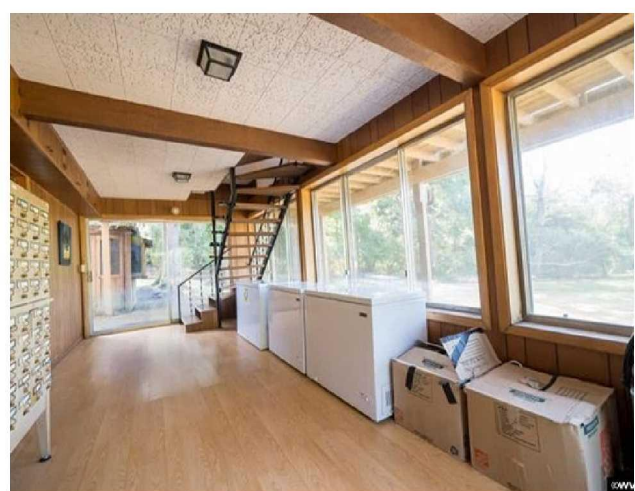
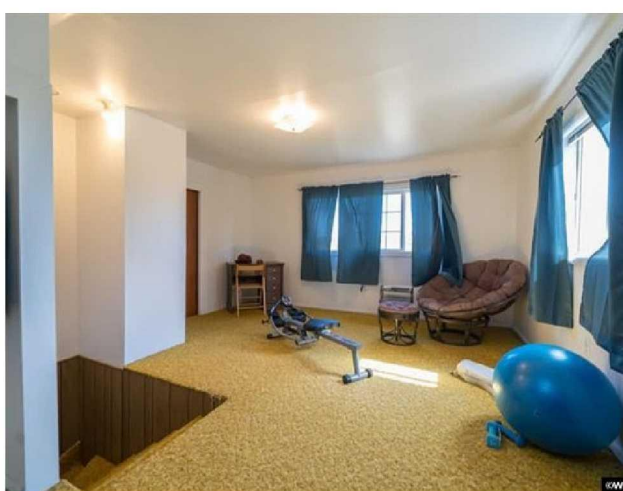
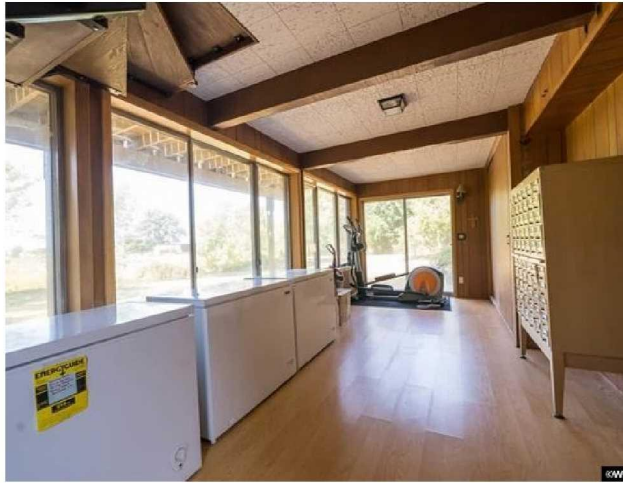
CL #10 05/06/2021
 MDL 01/10/2024

COMMENT TABLE 3

SV L4
 TAGS L2













Acct ID: 528756 MTL: 081W32B002600 Date: 1/10/24 Appr: MDL Prop Class: 551 RMV Prop Class: ~~551~~ 501
 Situs: 10876 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 95538 Year: ~~2023~~ 2024
 Last Date Appraised: 01/01/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Outbuilding)
 Owner: PECK, JOSHUA C Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCE TTO INSP AV: 117847
 RMV Land: 369380 RMV Imp: 303650 RMV Total: 673030 MAV: 83380 MSAV: 34467 SAV: 318160
 Comment: 23-24: 1.1.23 MDL
 LEVEL 4 05.06.21 CL10//

Notations 24-25: BR New (21-01158) w/Lot 52x48 ~~12x48~~ 100% Full TAB

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	29555	0

Land

Site: 2	Code Area: 29555	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 13970	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 21-22: PER 10 REMOVE WATER ADJ//14-15: CYCLE WORK PER #36 ADD WATER ADJ// 00- 01; UPDATED MARKET VALUE, 2950050					
Site: 3	Code Area: 29555	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 48190	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050					
Site: 4	Code Area: 29555	Size: 10.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 158390	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR					
Site: 5	Code Area: 29555	Size: 4.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 58660	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY					
Site: 6	Code Area: 29555	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD D	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 41900	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00-01; UPDATED MARKET VALUE, 2950050					
Site: 7	Code Area: 29555	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 13270	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from wasteland to wasteland-M// 00-01; UPDATED MARKET VALUE, 2950050					

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29555 Stat Class: 134 Year Blt: 1915 Eff Year Blt: 1960 Sq.Ft: 1916 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 289870
 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	988	2	FB-1	1915	1960	KIT-, FP, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	364	1	0	1915	1960	HVAC	Y N
Basement	3	Finished	564	0	FB-1	1915	1960	HVAC, BATH - 1	Y N
Basement	3	Unfinished	424	0	0	1915	1960		Y N
Garage Detached	3	Unfinished	572	0	0	1915	1960	ROOF	Y N

Accessories

Lot

VISA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	3	246	1960	3788	1	Exception: Y N
PATIO	3	100	1960	385	1	Exception: Y N
PATIO	3	144	1960	554	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	100	1960	2030	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29555 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 360 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 30x12 RMV: 3200
 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	
Multi-Purpose Bldg	4	Finished	360	0	0	1995	1995		Exception: Y N

gone

per mdl

Accessories

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

FAIR PKB

Bldg: 3 Code Area: 29555 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 40x20 RMV: 3800
 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	
Machine Shed	4	Finished	800	0	0	1992	1992		Exception: Y N

Accessories

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

FAIR PKB

Bldg: 4 Code Area: 29555 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 680 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x34 RMV: 3230
 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	
Machine Shed	4	Finished	680	0	0	1992	1992		Exception: Y N

Accessories

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

FAIR PKB

Bldg: 5 Code Area: 29555 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 360 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 12x30 RMV: 2130
 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	
Lean-to Heavy Duty	4	Finished	360	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 29555 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 12x20 RMV: 1420
 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	
Lean-to Heavy Duty	4	Finished	240	0	0	2008	2008		Exception: Y N

Accessories

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

ACCOUNT # 520756 DATE: 1/10/24 RMV CLASS 551 PROP CLASS 551
 MTL 01W 32B 2600 APPR MZ TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE LB
 STAT / CLASS 6
 SIZE 2496
52x48
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS _____
 SIZE 12x52
624 SF
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE Loft
~~PKG~~
 STAT / CLASS 6
 SIZE 576
~~12x48~~ 52x48
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS _____
 SIZE 7x17
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2000
 EFF YR 2000
 % COMP _____
 EXCEPT Y N
 MISC: F PKG
 COMMENT: _____

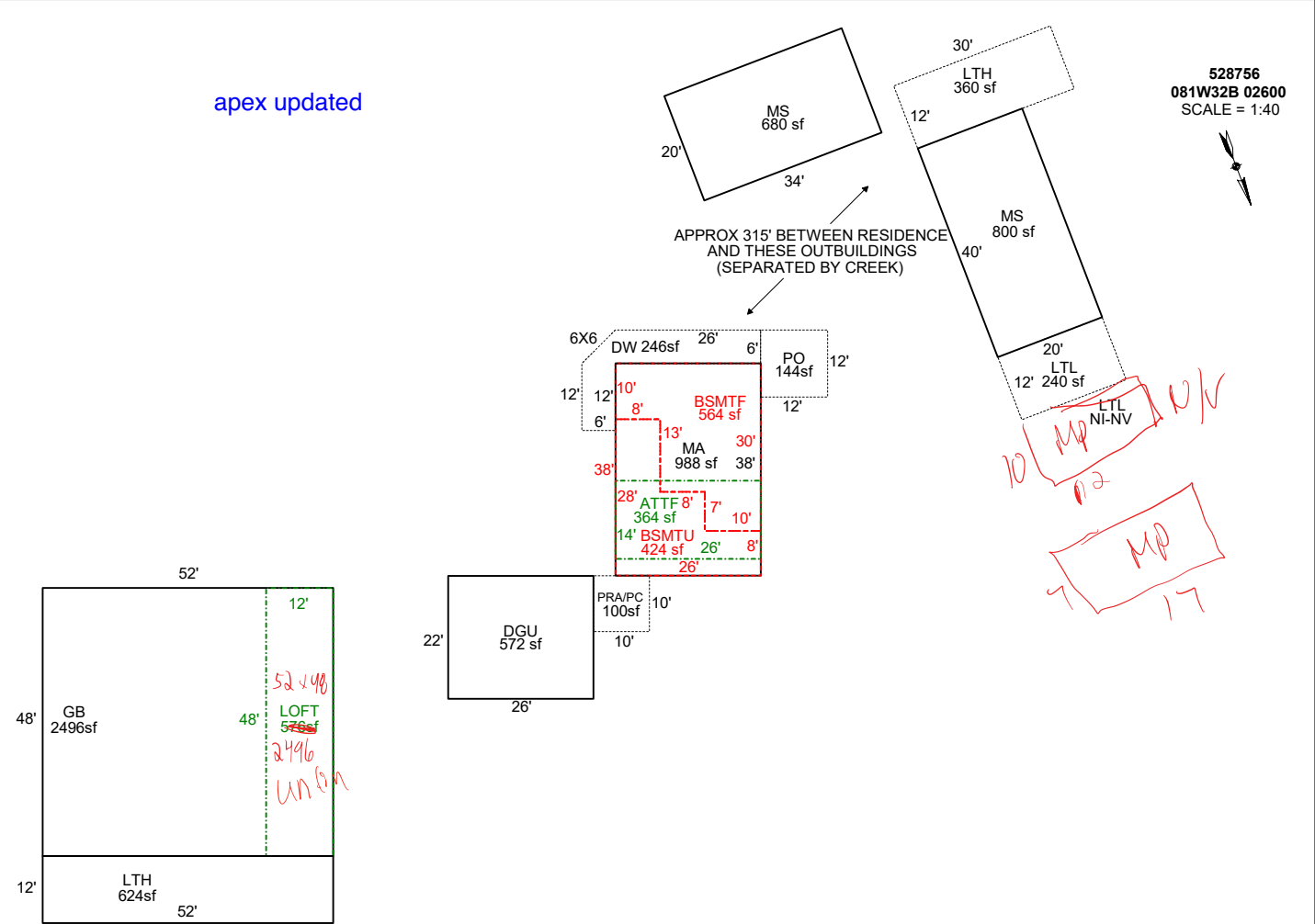
MP
10x12
1992
N/V

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528756 Parcel No.: 081W32B 02600
 Property Address: 10876 MILL CREEK RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 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	GB	1.0	2496.0	200.0	
	MS	1.0	680.0	108.0	
	LTH	1.0	360.0	84.0	
	MS	1.0	800.0	120.0	
	LTL	1.0	240.0	64.0	
	LOFT	1.0	576.0	120.0	
	LTH	1.0	624.0	128.0	5776.0
GLA0	BSMTF	1.0	564.0	112.0	564.0
GLA1	MA	1.0	988.0	128.0	988.0
GLA2	ATTF	1.0	364.0	80.0	364.0
BSMT	BSMTU	1.0	424.0	108.0	424.0
GAR	DGU	1.0	572.0	96.0	572.0
P/P	PRA/PC	1.0	100.0	40.0	
	DW	1.0	246.0	96.5	
	PO	1.0	144.0	48.0	490.0
	Net LIVABLE	cnt	2	(rounded)	1,916
	Net BUILDING	cnt	7	(rounded)	5,776

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/10/15
 UPDATED BY CJURAN 10/13/2021
 UPDATED BY CJURAN 03/05/2024

COMMENT TABLE 2

CL #10 05/06/2021
 MDL 01/10/2024

COMMENT TABLE 3

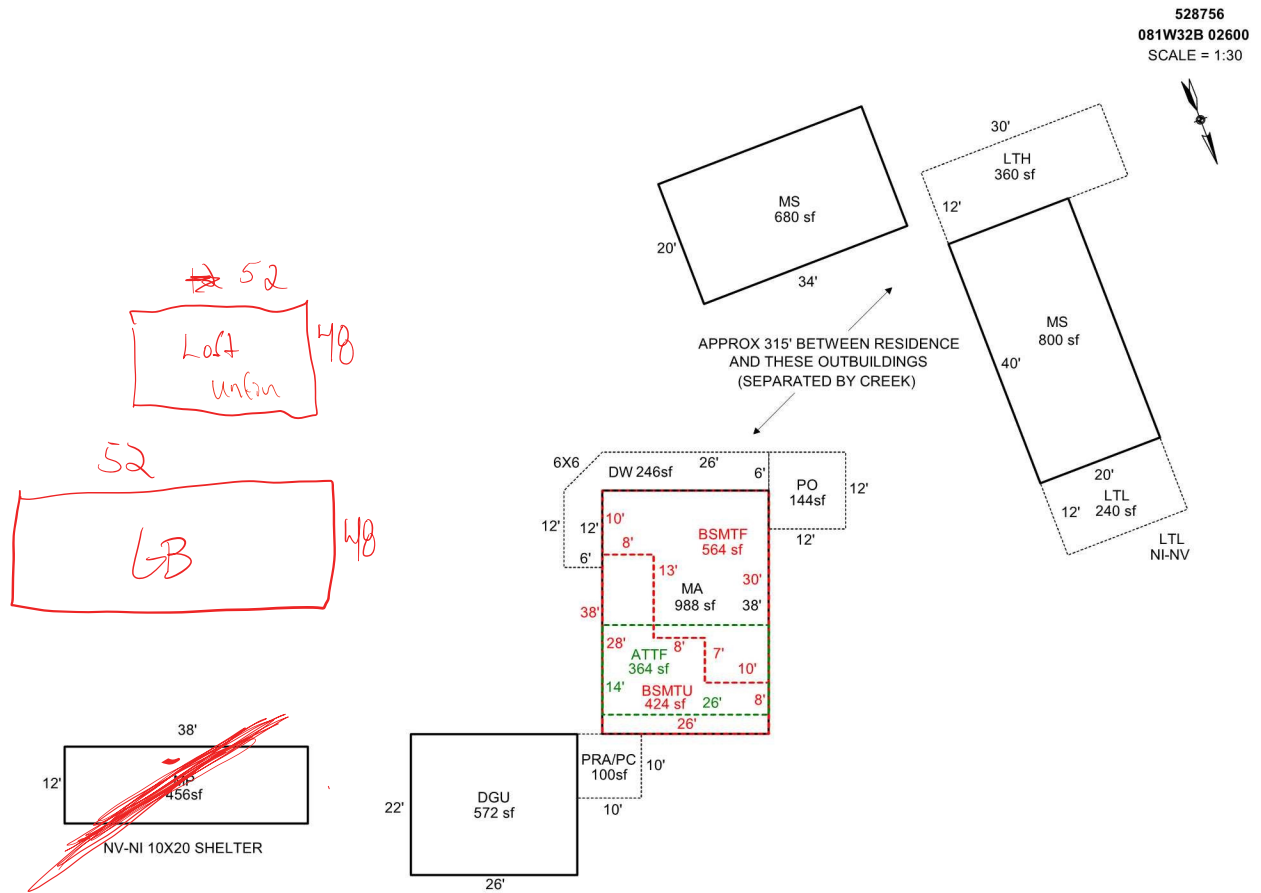
SV L4
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528756 Parcel No.: 081W32B 02600
 Property Address: 10876 MILL CREEK RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 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	MP	1.0	456.0	100.0	
	MS	1.0	680.0	108.0	
	LTH	1.0	360.0	84.0	
	MS	1.0	800.0	120.0	
	LTL	1.0	240.0	64.0	2536.0
GLA0	BSMTF	1.0	564.0	112.0	564.0
GLA1	MA	1.0	988.0	128.0	988.0
GLA2	ATTF	1.0	364.0	80.0	364.0
BSMT	BSMTU	1.0	424.0	108.0	424.0
GAR	DGU	1.0	572.0	96.0	572.0
P/P	PRA/PC	1.0	100.0	40.0	
	DW	1.0	246.0	96.5	
	PO	1.0	144.0	48.0	490.0
	Net LIVABLE	cnt	2 (rounded)		1,916
	Net BUILDING	cnt	5 (rounded)		2,536

COMMENT TABLE 1

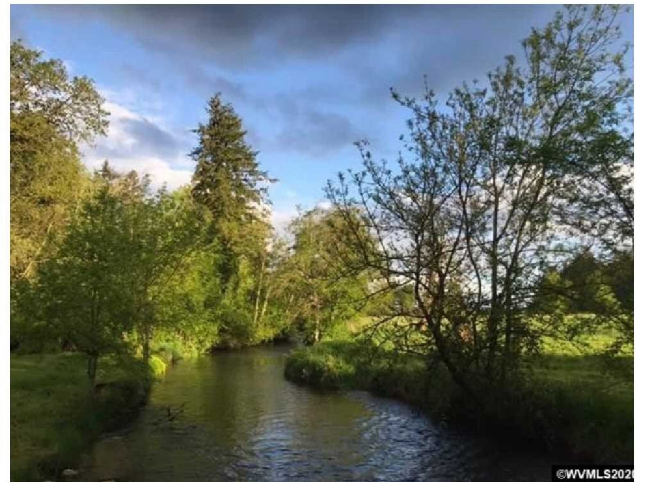
DRAWN BY JRONDEMA 12/10/15
 UPDATED BY CJURAN 10/13/2021

COMMENT TABLE 2

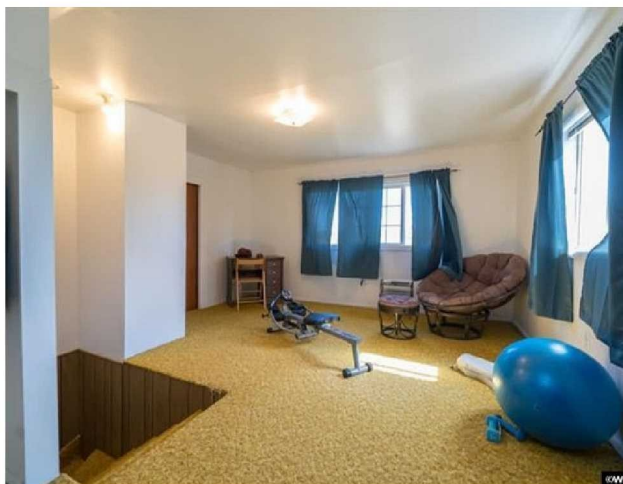
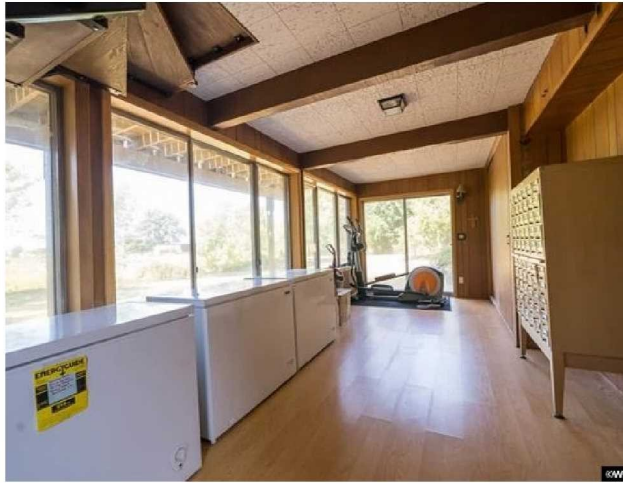
CL #10 05/06/2021
 MDZ 1/10/24

COMMENT TABLE 3

SV L4
 TAB 22















Summary

Acct ID: 528756 MTL: 081W32B002600 Date: 1/1/23 Appr: MSL Prop Class: 551 RMV Prop Class: 551
 Situs: 10876 MILL CREEK RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 95538 Year: 2022

Owner: PECK, JOSHUA C Roll Type: R
 Cycle Tag Permits Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP PICT MLS AV: 114546
 RMV Land: 552840 RMV Imp: 335550 RMV Total: 888390 MAV: 80960 MSAV: 33586 SAV: 79763
 Comment: LEVEL 4 05.06.21 CL10//

Notations agex: equip. storage/loft 52x48 loft 12x48 21-011158/NO START Re-tag 1/1/24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Amy 6-13-23

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	31000	29555	0

Land

Code Area: 29555	Site: 2	Size: 1.00 Acres	Use Code: 005	Zone: EFU	SAV Use: 011	Exception: 0
Class:	Description:				RMV: 22320	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	21-22: PER 10 REMOVE WATER ADJ//14-15: CYCLE WORK PER #36 ADD WATER ADJ// 00- 01; UPDATED MARKET VALUE, 2950050					
Code Area: 29555	Site: 3	Size: 3.00 Acres	Use Code: 005	Zone: EFU	SAV Use: 012	Exception: 0
Class: 2BI	Description: TWO BENCH IRR				RMV: 70990	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	00-01; UPDATED MARKET VALUE, 2950050					
Code Area: 29555	Site: 4	Size: 10.80 Acres	Use Code: 005	Zone: EFU	SAV Use: 012	Exception: 0
Class: 4BI	Description: FOUR BENCH IRR				RMV: 245920	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR					
Code Area: 29555	Site: 5	Size: 4.20 Acres	Use Code: 005	Zone: EFU	SAV Use: 012	Exception: 0
Class: 4BD	Description: FOUR BENCH DRY				RMV: 93760	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	00-01; UPDATED MARKET VALUE, 2950050 /01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY					
Code Area: 29555	Site: 6	Size: 3.00 Acres	Use Code: 005	Zone: EFU	SAV Use: 011	Exception: 0
Class: WOOD	Description: FARM WOODLOT				RMV: 66970	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	//08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00-01; UPDATED MARKET VALUE, 2950050					
Code Area: 29555	Site: 7	Size: 1.00 Acres	Use Code: 005	Zone: EFU	SAV Use: 011	Exception: 0
Class: WSTM	Description: WASTELAND-M				RMV: 21880	
Adjustment(s):	GSOIL, FSOIL, 07IMP, IRR		Fire Patrol:	Description:		
Comments:	//08-09: Market woodlot study by GW39 - change from wasteland to wasteland-M// 00-01; UPDATED MARKET VALUE, 2950050					

Improvements - Residence / Manufactured Structures

Imp ID: 214072 Bldg 1 Code Area: 2955 Year Blt: 1915 Eff Year Blt: 1960 Dimensions: % Complete: 100
 Stat Class: 134 Desc: Multi Story above grade with basement Sq.Ft: 1916 RMV: 322330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Garage Detached	0	0	572	0		3	1915	1960	BKENM, SHED
Attic	364	0	0	1	HB-0	3	1915	1960	FA
Basement	564	0	0	0	FB-1	3	1915	1960	FA, BATH - 1
Basement	0	0	424	0		3	1915	1960	
First Floor	988	0	0	2	FB-1	3	1915	1960	COMP, FA, BLKSD, SGLP, BATH - 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO CONCRETE	3	100	1960	391	1
PATIO PAVERS	3	144	1960	818	1
PORCH ROOF - AVERAGE	3	100	1960	2059	1
WOOD DECK	3	246	1960	2078	1

Improvements - Accessory Buildings

Imp ID: 214073 Bldg 2 Code Area: 29555 Year Blt: 1995 Eff Year Blt: 1995 Dimensions: 30x12 % Complete: 100
 Stat Class: 341 Desc: Multi Purpose Shed (MP) Sq.Ft: 360 RMV: 2760
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	360	0	0	0		4	1995	1995	8FT, PLYWD, METAL, GABLE, WDFL, FRAME

Accessories

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

Imp ID: 214076	Bldg 3	Code Area: 29555	Year Blt: 1992	Eff Year Blt: 1992	Dimensions: 40x20	% Complete: 100
Stat Class: 353	Desc: Machine Shed (MS)				Sq.Ft: 800	RMV: 3860
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	800	0	0	0		4	1992	1992	10FT, METSD, METAL, GABLE, DIRT, FRAME

Accessories

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

Imp ID: 214080	Bldg 4	Code Area: 29555	Year Blt: 1992	Eff Year Blt: 1992	Dimensions: 20x34	% Complete: 100
Stat Class: 353	Desc: Machine Shed (MS)				Sq.Ft: 680	RMV: 3190
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	680	0	0	0		4	1992	1992	10FT, 12FT, SHED, DIRT, METAL

Accessories

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

Imp ID: 214087	Bldg 5	Code Area: 29555	Year Blt: 2008	Eff Year Blt: 2008	Dimensions: 12x30	% Complete: 100
Stat Class: 355	Desc: Lean-to Heavy (LTH)				Sq.Ft: 360	RMV: 2050
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	360	0	0	0		4	2008	2008	SHED, 10FT, DIRT, POST, BKENM

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Imp ID: 214091	Bldg 6	Code Area: 29555	Year Blt: 2008	Eff Year Blt: 2008	Dimensions: 12x20	% Complete: 100
Stat Class: 355	Desc: Lean-to Heavy (LTH)				Sq.Ft: 240	RMV: 1360
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	240	0	0	0		4	2008	2008	BKENM, SHED, 8FT, DIRT, POST

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Comments: _____

Segment:_____ Class:_____ Area:_____

Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other:_____

Plumbing:_____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other:_____

Bedrooms:_____ Qty:_____ Year Blt:_____ Eff Yr Blt:_____

% Good:_____ % Complete:_____ Functional:_____

Economic:_____ Exception:_____ Lump Sum:_____

Comments: _____

Interior Walls: PANEL DRYWALL

Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

Tag: Y N _____

Segment:_____ Class:_____ Area:_____

Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other:_____

Plumbing:_____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other:_____

Bedrooms:_____ Qty:_____ Yr Blt:_____ Eff Yr Blt:_____

% Good:_____ % Complete:_____ Functional:_____

Economic:_____ Exception:_____ Lump Sum:_____

Comments: _____

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

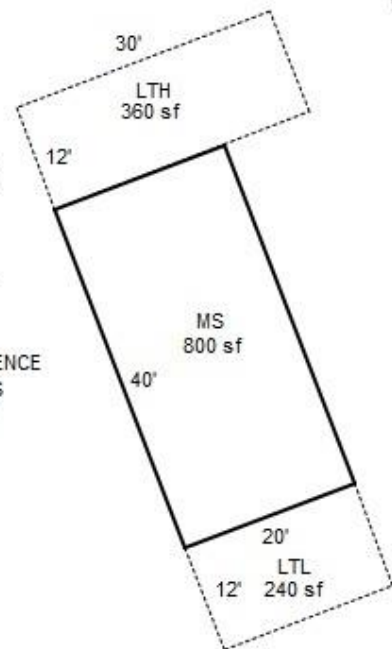
Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

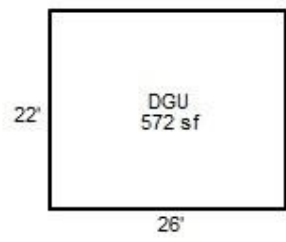
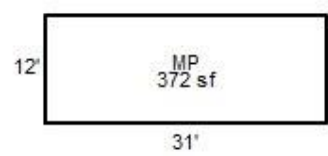
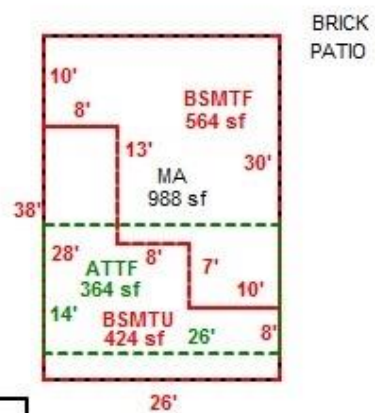
Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

R28756
081W32B 02600
SCALE=1:30



APPROX 315' BETWEEN RESIDENCE
AND THESE OUTBUILDINGS
(SEPARATED BY CREEK)

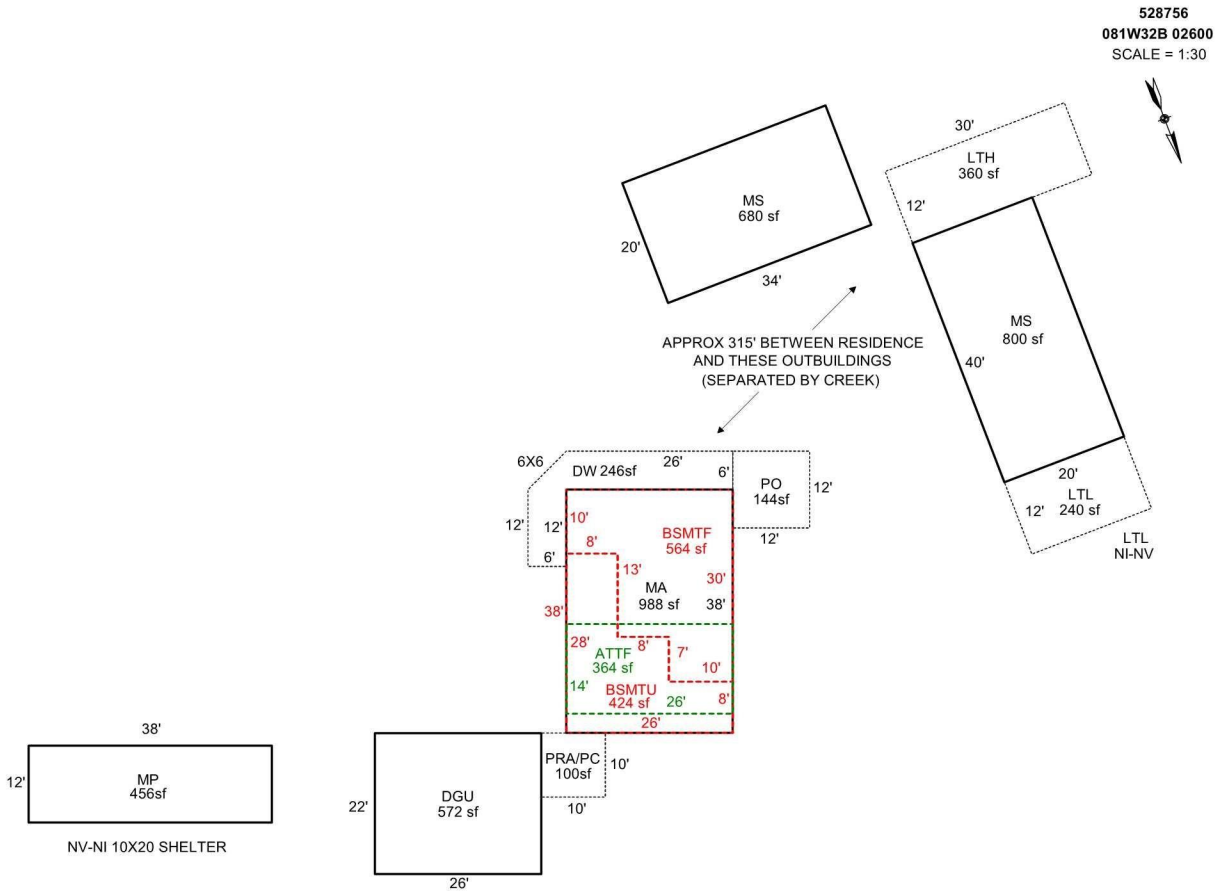


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528756 Parcel No.: 081W32B 02600
 Property Address: 10876 MILL CREEK RD SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 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	MP	1.0	456.0	100.0	
	MS	1.0	680.0	108.0	
	LTH	1.0	360.0	84.0	
	MS	1.0	800.0	120.0	
	LTL	1.0	240.0	64.0	2536.0
GLA0	BSMTF	1.0	564.0	112.0	564.0
GLA1	MA	1.0	988.0	128.0	988.0
GLA2	ATTF	1.0	364.0	80.0	364.0
BSMT	BSMTU	1.0	424.0	108.0	424.0
GAR	DGU	1.0	572.0	96.0	572.0
P/P	PRA/PC	1.0	100.0	40.0	
	DW	1.0	246.0	96.5	
	PO	1.0	144.0	48.0	490.0
	Net LIVABLE	cnt	2 (rounded)		1,916
	Net BUILDING	cnt	5 (rounded)		2,536

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/10/15
 UPDATED BY CJURAN 10/13/2021

COMMENT TABLE 2

CL #10 05/06/2021

COMMENT TABLE 3

SV L4

