

Acct ID: 560086 MTL: 082W13DA00400 Date: 9-14-25 Appr: GWK Prop Class: 401 RMV Prop Class: 401
 Situs: 5605 HOWELL PRAIRIE RD SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 139188 Year: 2025
 Last Date Appraised: 11/28/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: MARTIN, NICHOLAS Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 169140
 RMV Land: 192450 RMV Imp: 178420 RMV Total: 370870 MAV: 169140 MSAV: 0 SAV: 0
 Comment: 24-25: L4 11.28.23 GRH

IMP
11-19-25
GWK

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05558	0

Land

Site: 1 Code Area: 05558 Size: 20909 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 152450 Exception: Y N
 S
 Adjustment(s): Fire Patrol: Description:
 Comments: 24-25: Update land class

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 134 Year Blt: 1929 Eff Year Blt: 1960 Sq.Ft: 1128 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 166750
 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	720	1	FB-1	1929	1960	KIT-, HVAC, ROOF, BATH - 1	Exception: Y N
Attic	3	Finished	408	2	0	1929	1960	HVAC	Exception: Y N
Basement	3	Unfinished	720	0	0	1929	1960		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	224	1960	10066	0	Exception: Y N

Bldg: 3 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 7490
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1960	7490	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 420 400 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 20 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
Multi-Purpose Bldg	5	Finished	420	0	0	1986	1986	FAIR	Exception: Y <u>N</u>

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 970
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

NU

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	120	0	0	1990	1990	FAIR	

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 910
 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	4	Finished	120	0	0	1987	1987	AVG	

GONE

Accessories

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

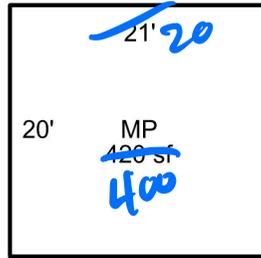
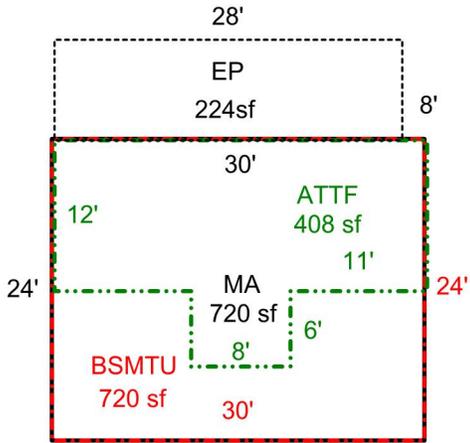
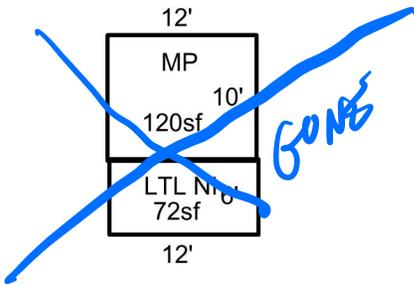
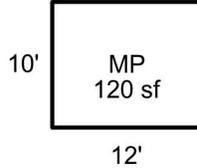
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560086 Parcel No.: 082W13DA00400
 Property Address: 5605 HOWELL PRAIRIE RD SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

560086
082W13DA00400
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	420.0	82.0	
	MP	1.0	120.0	44.0	
	MP	1.0	120.0	44.0	
	LTL NI	1.0	72.0	36.0	732.0
GLA0a	BSMTU	1.0	720.0	108.0	720.0
GLA1	MA	1.0	720.0	108.0	720.0
GLA2	ATTF	1.0	408.0	96.0	408.0
P/P	EP	1.0	224.0	72.0	224.0

COMMENT TABLE 1

APEXED BY PH 03.16.20
 UPDATED BY WWILLIAMS 4/11/24

COMMENT TABLE 2

05.29.19 JS #29
 GRH 11.28.23

COMMENT TABLE 3

CYCLE
 SV L4

Net LIVABLE cnt 2 (rounded) 1,848
 Net BUILDING cnt 4 (rounded) 732

Change 9-14-25
 Cycle 24