

Acct ID: 528357 MTL: 081W19B001800 Date: 11-4-25 Appr: CLINT Prop Class: 559 RMV Prop Class: 459  
 Situs: 6363 SHAW HWY SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 59933 Year: 2025  
 Last Date Appraised: 12/16/2024 Appraiser: CLINT LUKE Tag: 0 N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)  
 Owner: SCHAFFER, LYLE & SCHAFFER, KAITLIN J Last Sales Date: 03/31/2017 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 6 4 LCB TTO INSP AV: 229908  
 RMV Land: 310150 RMV Imp: 303200 RMV Total: 613350 MAV: 90360 MSAV: 53968 SAV: 110982  
 Comment: 25-26 L2 12/16/24

**IMP**  
**11-7-25**  
**CLINT**

**NC - RESTAG**

**Notations**

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

**OSDs**

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

**Land**

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 104710 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26 CORR SOILS

Site: 3 Code Area: 05558 Size: 1.58 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 165440 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 1981 / 560050: 25-26 SOIL CORRECTED 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: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 111890  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

**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	HVAC+, SKRT+, ROOF, KIT+, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	156	1999	1991	1	Y N
ROOF EXTENSION OR PATIO COVER	6	156	1999	2624	1	Y N

Bldg: 5 Code Area: 05558 Stat Class: 108 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 832 % Complete: 85.00  
 Desc: Residential Other Improvements Dimensions: RMV: 179360  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 85580 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Second Floor	4	Finished	832	0	0	2024	2024	BATH - 1	Y N
Garage Oversized Detached	4	Finished	1216	0	0	2024	2024	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 2004 Sq.Ft: 576 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 8890  
 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
General Purpose Bldg	5	Finished	576	0	0	1995	2004	AVG	Y N

**Accessories**

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

Bldg: 3	Code Area: 05558	Stat Class: 353	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 280	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 20x14		RMV: 3060	
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	5	Finished	280	0	0	2001	2001	FAIR	

**Accessories**

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

**Farm Notes**

2025FARM

2-11-25: CWO spoke to Ms. Owner, stated they have chickens, hay & flowers. Recheck use of pasture 5-1-26, new bldg in the process.

25-26: CWO inspected L4 on 1-31-25 for tags, unable to determine farm use. Sending inquiry letter 2-7-25.



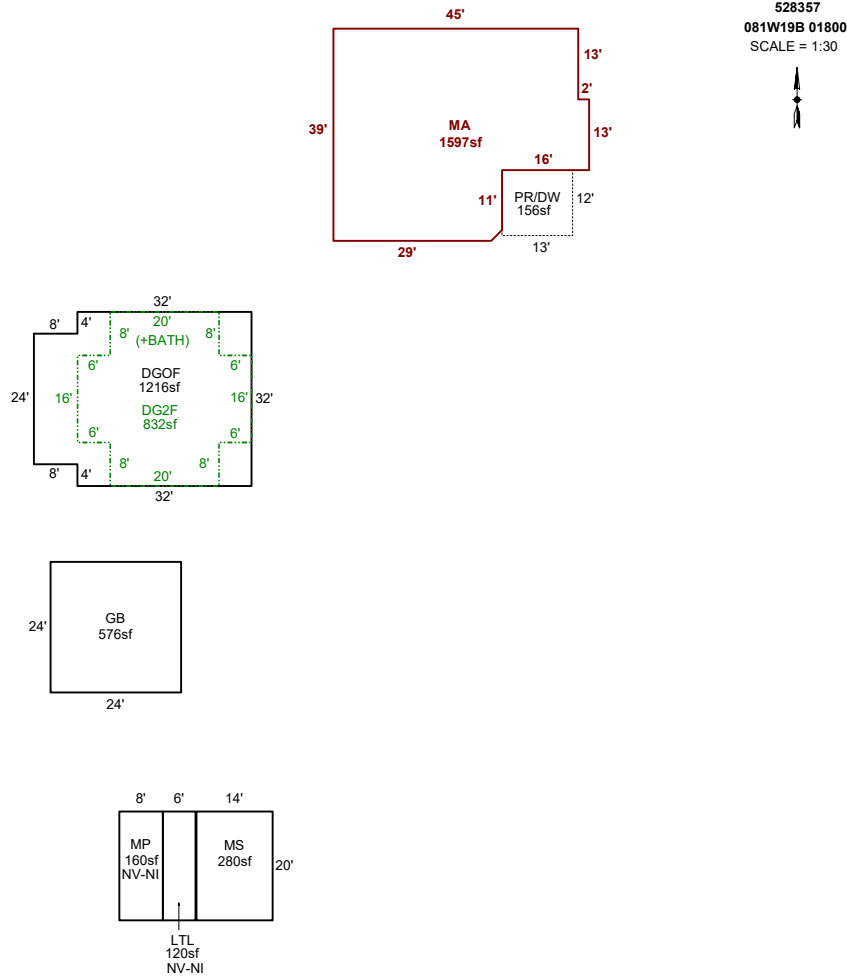
11/4/25

# 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	576.0	96.0	
	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
	Net LIVABLE	cnt	0 (rounded)		1,597
	Net BUILDING	cnt	6 (rounded)		3,184

### COMMENT TABLE 1

DRAWN BY JRONDEMA 1/24/18  
 UPDATED BY CJURAN 03/12/2024 23-010254 DGF  
 UPDATED BY CLOBERG 12/30/24

### COMMENT TABLE 2

CLUKE 11/25/24

### COMMENT TABLE 3

TAGS L2

DOOR / DG 2F

Percent Complete Form

Account # 528357

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
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%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
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%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	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 # \_\_\_\_\_

INTERNAL

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 Gene Date 11-4-25 YR For 26-27 % COMP 65%  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	<del>10%</del>	40%
Floor - Concrete/Wood	<del>30%</del>	
Walls - Framing	<del>10%</del>	65%
Walls - Covering/Siding	<del>15%</del>	
Roof - Framing/Trusses	<del>15%</del>	95%
Roof - Sheathing	<del>5%</del>	
Roof - Cover	<del>10%</del>	
Doors & Windows	<del>5%</del>	100%

APPR Gene Date 11-25-24 YR For 25-26 % COMP 85  
 APPR Gene Date 11-4-25 YR For 26-27 % COMP 100  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

ADD  
HEAT  
@ Complete

EXTENSION