

Acct ID: 544406 MTL: 082W13B000200 Date: 9-23-25 Appr: GMU Prop Class: 401 RMV Prop Class: 401  
 Situs: 8991 EDCLIFF CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116718 Year: 2025  
 Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y  Tag info:  
 Owner: SMITH 'N STAFFORD FAM TR & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4  LCB TTO INSP AV: 307000  
 RMV Land: 324280 RMV Imp: 268430 RMV Total: 592710 MAV: 307000 MSAV: 0 SAV: 0  
 Comment:

INPUT  
 11-19-25  
 GMU

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

**Land**

Site: 1 Code Area: 05558 Size: 3.40 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 274280 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1636 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 262520  
 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	4	Finished	1636	3	FB-2/ HB-1	1975	1975	FP - 2, HVAC, KIT, BTH - 1, BATH - 2, ROOF	Exception: Y N
Garage Attached	4	Finished	624	0	0	1975	1975	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	324	1975	800	1	Exception: Y N
DECK	4	120	1975	2006	1	Exception: Y N
PATIO	4	150	1975	627	1	Exception: Y N
PATIO	4	192	1975	803	1	Exception: Y N
PATIO	4	672	1975	2809	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 120 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 10x12 RMV: 390  
 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
Lean-to Heavy Duty	4	Finished	120	0	0	1998	1998		Exception: Y N

**Accessories**

No accessory data available

Bldg: 3 Code Area: 05558 Stat Class: 353 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 308 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 14x22 RMV: 2590  
 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
Machine Shed	5	Finished	308	0	0	1998	1998		Exception: Y N

**Accessories**

No accessory data available

Bldg: 4 Code Area: 05558 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 308 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 14x22

RMV: 1000

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	308	0	0	1998	1998	70%	

**Accessories**

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

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 288 % Complete: 100

Desc: Multi Purpose Shed (MP) MS

Dimensions: 12x24

RMV: 1930

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	288	0	0	1993	1993	50% FAN	

**Accessories**

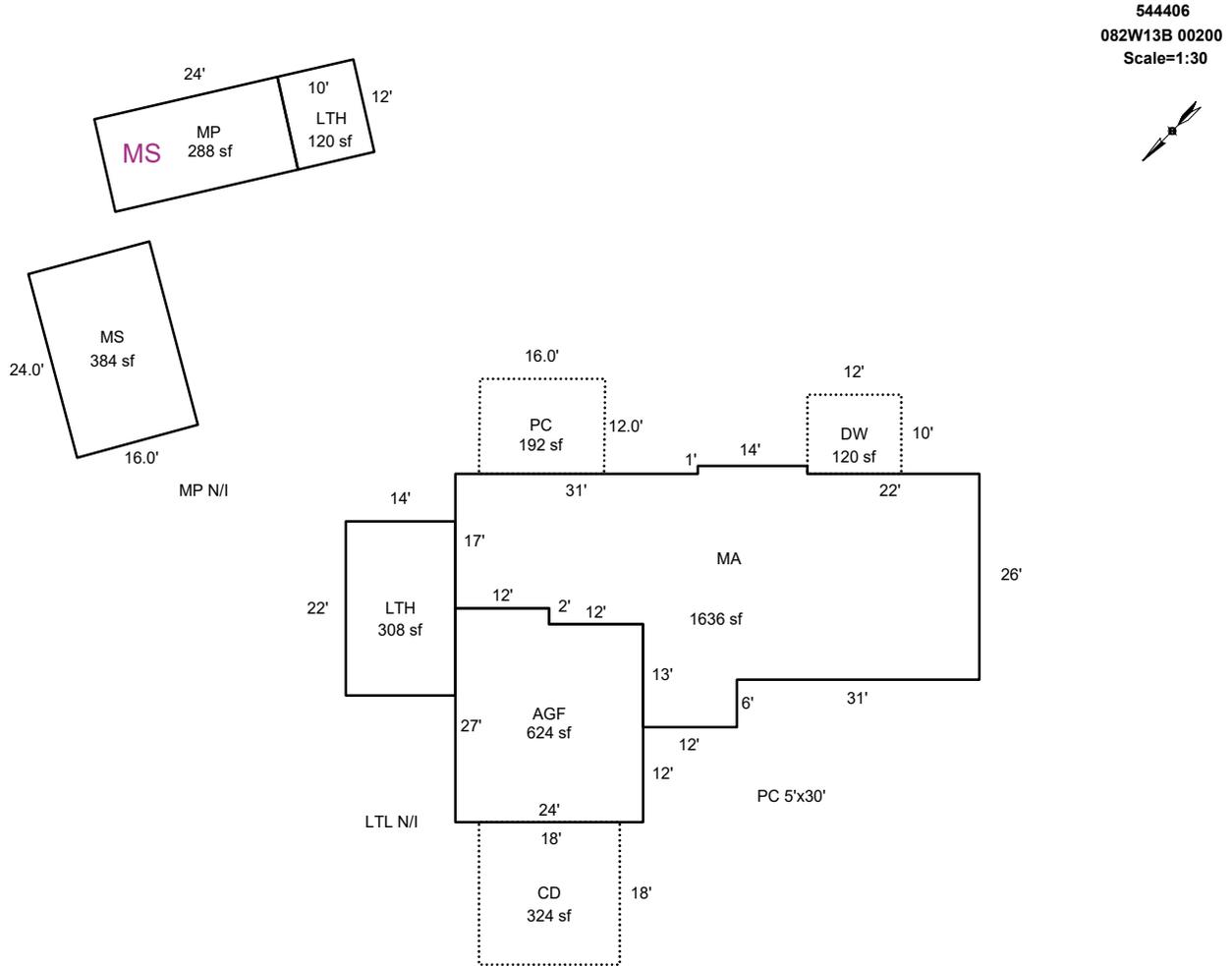
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544406 Parcel No.: 082W13B 00200  
 Property Address: 8991 EDCLIFF CT SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	288.0	72.0	672.0
	MS	1.0	384.0	80.0	
GBA3	LTH	1.0	308.0	72.0	428.0
	LTH	1.0	120.0	44.0	
GLA1	MA	1.0	1636.0	200.0	1636.0
GAR	AGF	1.0	624.0	102.0	624.0
YI	PC	1.0	192.1	56.0	636.1
	CD	1.0	324.0	72.0	
	DW	1.0	120.0	44.0	
	Net LIVABLE	cnt	0 (rounded)		1,636
	Net BUILDING	cnt	4 (rounded)		1,100

APEXED BY NRC 05/14/2009  
 UPDATED BY CHRIS 10/16/19  
 UPDATED BY CLOBERG 10/28/25

### COMMENT TABLE 2

### COMMENT TABLE 3

CLUKE 09/23/25

CYCLE L4