

Acct ID: 544405 MTL: 082W12C000900 Date: 9-23-25 Appr: CLARK Prop Class: 401 RMV Prop Class: 401
 Situs: 8951 EDCLIFF CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116717 Year: 2025

Last Date Appraised: 12/04/2023 Appraiser: CLINT LUKE Retag: Y 0 Tag info: 123-25 CLARK
 Owner: BERMUDEZ, CRISTY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 432610
 RMV Land: 354080 RMV Imp: 461200 RMV Total: 815280 MAV: 432610 MSAV: 0 SAV: 0
 Comment: 24-25: L4 12.04.23 GRH LEVEL 4 6.23.21 CL10

*JORDAN JUST DID A TAG
 SO I'M NOT MAKING
 ANY CHANGES BASED ON MY
 9/23/25-24*

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: 3.49 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 304080 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25: Updated land class
 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1998 Sq.Ft: 2190 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 412780
 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	2190	5	FB-3	1976	1998	ROOF, FP - 3, HVAC, KIT+, BATH - 3	Y N
Garage Attached	4	Finished	470	0	0	1976	1998	ROOF	Y N
Garage Attached	4	Finished	360	0	0	1983	1998	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	120	1976	2736	1	Y N
YARD IMPROVEMENTS AVERAGE	4	0	1998	27927	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 3760
 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	6	Finished	144	0	0	1998	1998	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2880 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x60 RMV: 37860
 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	2880	0	0	2003	2003	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 354 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 96 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 8x12 RMV: 190
 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 Light Duty	4	Finished	96	0	0	1998	1998		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 354 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 230
 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 Light Duty	6	Finished	120	0	0	1998	1998		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 05558 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4350
 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	192	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 05558 Stat Class: 321 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 600 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: RMV: 2030
 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	
Hay Cover	5	Finished	600	0	0	1993	1993	FAIR	Exception: Y N

Accessories

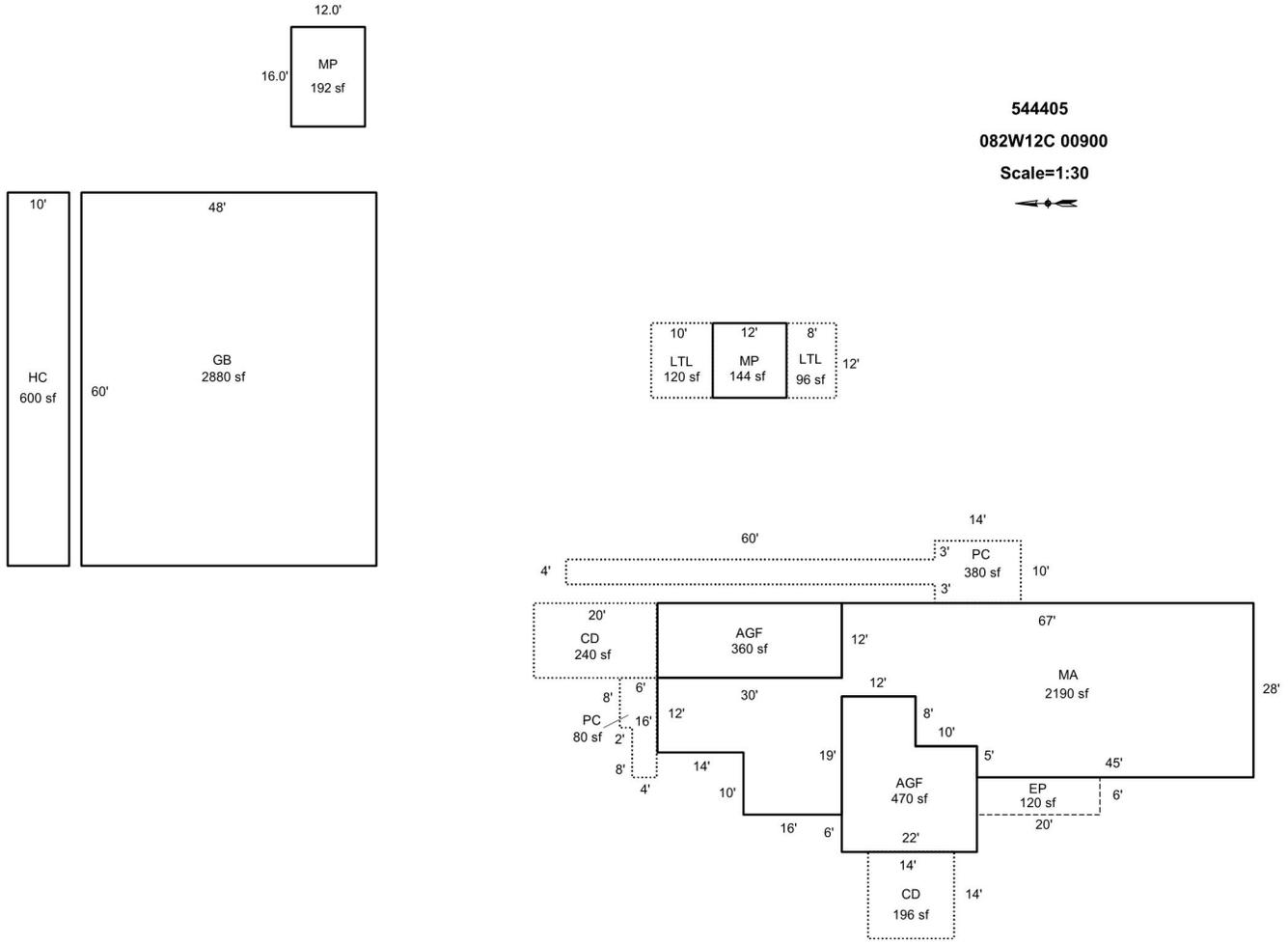
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544405 Parcel No.: 082W12C 00900
 Property Address: 8951 EDCLIFF CT SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	48.0	
	HC	1.0	600.0	140.0	744.0
GBA3	LTL	1.0	120.0	44.0	
	LTL	1.0	96.0	40.0	
	MP	1.0	192.0	56.0	408.0
GLA1	GB	1.0	2880.0	216.0	
	MA	1.0	2190.0	288.0	5070.0
CD	CD	1.0	196.0	56.0	196.0
GAR	AGF	1.0	360.0	84.0	
	AGF	1.0	470.0	94.0	830.0
P/P	EP	1.0	120.0	52.0	120.0
YI	PC	1.0	380.0	168.0	
	CD	1.0	240.0	64.0	
	PC	1.0	80.0	44.0	700.0
	Net LIVABLE	cnt	2 (rounded)		5,070
	Net BUILDING	cnt	5 (rounded)		1,152

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 UPDATED BY CHRIS 10/16/19
 UPDATED BY WWILLIAMS 4/10/24

COMMENT TABLE 2

5.8.19 CL #10 CYCLE
 GRH 12.4.23

COMMENT TABLE 3

SV L4