

Acct ID: 564471 MTL: 091W07C000600 Date: 2.24.26 Appr: JJS Prop Class: 451 RMV Prop Class: 451  
 Situs: 10976 BEAN ALLEY RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 104074 Year: 2025

Last Date Appraised: 10/15/2020 Appraiser: MATT LORD Tag: Y N Tag info: \_\_\_\_\_  
 Owner: MAJORS FAM TR Last Sales Date: \_\_\_\_\_ Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 185660  
 RMV Land: 244680 RMV Imp: 243860 RMV Total: 488540 MAV: 185660 MSAV: 0 SAV: 0  
 Comment: LEVEL 4 10.15.20 SR94//

**OLD MA'S home, new MA @ 35%, Re-tag 1/1/27**  
26-27: SFD Replaced w/ new

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05545	0

**Land**

Site: 1 Code Area: 05545 Size: 1.03 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural Restrictive Description: **2BDSS** RMV: 204680 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05545 Stat Class: 131 Year Blt: 1945 Eff Year Blt: 1959 Sq.Ft: 1344 % Complete: 100.00  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 146880  
 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	1344	3	FB-1	1945	1959	KIT-, HVAC, ROO, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	48	2010	982	1	Y N
DECK	3	288	2010	5892	1	Y N
ENCLOSED PORCH	3	91	1959	1884	1	Y N
ROOF EXTENSION OR PATIO COVER	3	384	2010	10356	1	Y N

Bldg: 2 Code Area: 05545 Stat Class: 111 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 572 % Complete: 100.00  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 40430  
 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	1	Finished	572	1	FB-1	1945	1945	ROOF, KIT-, BATH - 1	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 05545 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2880 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 72x40 RMV: 56550  
 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	2020	2020	FAIR	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	720	2020	3643	1	Y N

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009792	83750	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	675229	0	R	REPLACEMENT SFD 4BED/4BATHS WITH OFFICE

**142 MA 4 3502ST 2025 new @ 100%**



ACCOUNT # 564471 DATE: 2.24.26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR JTS TAG (Y) N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

*2nd Floor*  
 STAT 144 QLTY + - FLOOR 1st  
 AREA 1450 EFF AREA \_\_\_\_\_ BED 1  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 1 BATH + 1 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2015 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT (Y) N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 142 QLTY + - FLOOR 2nd  
 AREA 2052 EFF AREA \_\_\_\_\_ BED 3  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2015 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT (Y) N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 142 QLTY + - FLOOR 1st  
 AREA 550 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT (Y) N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account # 564471

Additions

New Homes

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

APPR JJS  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_

Date 2.24.26 YR For 26-27  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_

% COMP 35  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_

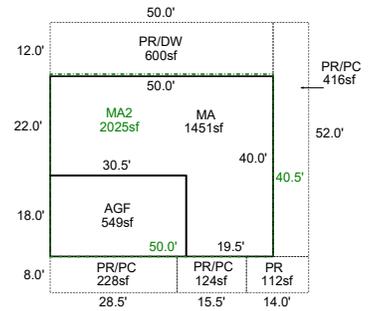
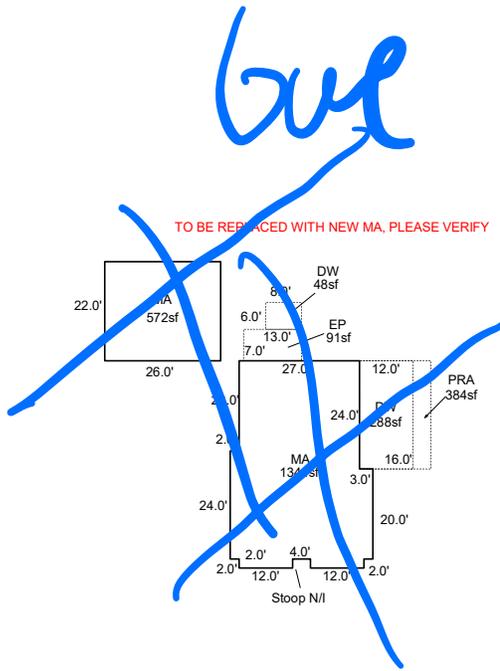
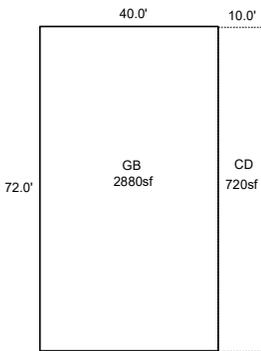
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 564471 Parcel No.: 091W07C 00600  
 Property Address: 10976 BEAN ALLEY RD SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

564471  
091W07C 00600  
Scale=1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2880.0	224.0	2880.0
GLA1	MA	1.0	1344.0	160.0	
	MA	1.0	572.0	96.0	1916.0
MA2	MA2	1.0	2025.0	181.0	2025.0
GAR	AGF	1.0	549.0	97.0	549.0
MA	MA	1.0	1451.0	180.0	1451.0
P/P	EP	1.0	91.0	40.0	
	DW	1.0	288.0	72.0	
	PF	1.0	384.0	80.0	
	Porch	1.0	720.0	164.0	
	Porch	1.0	48.0	28.0	
	PR/PC	1.0	228.0	73.0	
	PR/PC	1.0	124.0	47.0	
	PR/PC	1.0	416.0	120.0	
	PR/DW	1.0	600.0	124.0	
	PR	1.0	112.0	44.0	3011.0
	Net LIVABLE	cnt	2	(rounded)	5,392
	Net BUILDING	cnt	1	(rounded)	2,880

### COMMENT TABLE 1

DRAWN BY JRONDEMA 5/16/18  
 UPD BY PHU 10.08.20 / 20-000128  
 Updated by CWO 10/23/20  
 UPDATED BY CLOBERG 08/06/25 24-009792 MA

### COMMENT TABLE 2

10/15/20 SR#94 Tags

JSS  
2.24.26

### COMMENT TABLE 3

Tags LJ

# Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-24-009792-DWL STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 12/18/2024  
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/16/2025  
 CATEGORY: Comprehensive EXPIRES: 1/12/2026

OFFICE: MC  
 PARCEL#: 091W07C000600 R64471  
 ACRES: 1.03  
 SUBDIV: WILLAMETTE IRRIGATION CO PLAT A  
 LOT/BLOCK: 3 /  
 ADDRESS: 10976 BEAN ALLEY RD SE AUMSVILLE, OR 97325

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	JOSH THATCHER	40040 COLE SCHOOL RD SCIO, OR 97374	5039301387
CCB	THATCHER CONST LLC	39941 COLE SCHOOL RD SCIO, OR 97374	5039301387
OWNER	MAJORS FAM TR	6343 MILL CREEK RD SE TURNER, OR 97392	
SITE CONTACT	JOSH THATCHER	40040 COLE SCHOOL RD SCIO, OR 97374	5039301387

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT - SFD 4BED/4BATHS WITH OFFICE

VALUATION: \$675,229.07

STORIES: 2

BATHS: 4

KITCHENS: 1

## SQUARE FEET

HABITABLE: 1557

EXISTING:

NEW:

**TOTAL SQ. FT.: 4561**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3446 Sq Ft
U Utility, misc.	VB	566 Sq Ft
U Utility, misc. - half rate	VB	2119 Sq Ft