

1.29.26

Acct ID: 563376 MTL: 082W130001200 Date: 10.16.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 5375 HOWELL PRAIRIE RD SE AUMSVILLE OR 97325 MaSaNs: 01 06 000 Unit: 115380 Year: 2025

Last Date Appraised: 05/27/2025 Appraiser: CLINT LUKE Tag: Y Tag info: 2026 - FARM/FOREST MAINTENNACE/NOTATION (L3: IMAGERY WITH ST REVIEW) 5/1/26

Owner: OCCUPANT Last Sales Date: 08/29/2022 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 469478

RMV Land: 408460 RMV Imp: 902300 RMV Total: 1310760 MAV: 441450 MSAV: 28028 SAV: 86773

Comment: 25-26 L3 5/27/25 CLUKE
 25-26 L3 1/9/25 CLUKE
 24-25: L2 12.12.23 GRH
 23-24 L4 03.29.23 WW

Tagged for 5/1/26 farm check
 CWO 3/5/26

40X60 Apex @ 100%

Notations

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

OSDs

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

Land

Site: 2 Code Area: 05558 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 74370 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Land class ok

Site: 3 Code Area: 05558 Size: 3.82 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 284090 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1984 / 560050 //05-06: CHG OF RECALCULATION LAND TABLE PER #29

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05558 Stat Class: 142 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 4678 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 902300
 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	3187	2	FB-2/ HB-1	2023	2023	ROOF, HVAC, KIT+, BATH - 2, BATH+, BTH - 1	Y N
Second Floor	4 +	Finished	807	3	FB-1	2023	2023	BATH - 1, HVAC	Y N
Attic	4 +	Finished	684	0	0	2023	2023	HVAC	Y N
Garage Attached	4 +	Finished	1097	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1	Y N

Farm Notes

2025FARM
 4-14-25: Mr. Owner emailed CL, stating they are in the process of cultivating a pasture for livestock, they have an orchard, berries and a market garden. Per CL tag to recheck 5-1-26.

3-27-25: Letter returned by USPS for bad address. Our records contained an error; emailed MapRoom. Resending new letter 3-31-25.

25-26: CL onsite 1-9-25, no farm use seen. Sending inquiry letter 3-5-25.

2025FARM
 25-26: 5/27/25 L3 CLUKE FARM USE: 25-26 5/27/25 ORCHARD AND 2 LARGE GARDENS SOUTH AND EAST OF HOUSE PASTURE ON WEST SIDE OF HOUSE HAS BEEN GRADED AND REPLANTED CHECK 5/1/26 FOR CATTLE

351 GB S 60X40 Aug 2025 New 100%



ACCOUNT # **563376** DATE: **10.16.25** RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR **335** TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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

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

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

TYPE **66** _____
 STAT / CLASS **351** _____
 SIZE **40x60** _____
 FAIR _____
AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT **2025** _____
 EFF YR **2025** _____
 % COMP **100** _____
 EXCEPT **Y N** _____
 MISC: _____
 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: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
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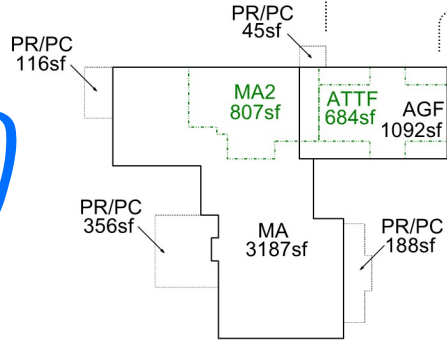
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563376 Parcel No.: 082W13 01200
 Property Address: 5375 HOWELL PRAIRIE RD SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

60
 [GB] 40



563376
 082W13 01200
 SCALE = 1:60



SEE PAGE 3 FOR DIMENSIONS

HOWELL PRAIRIE ROAD SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3187.0	289.0	3187.0
GLA2	MA2	1.0	806.5	126.0	
	ATTF	1.0	684.0	125.0	1490.5
GAR	AGF	1.0	1092.0	136.0	1092.0
P/P	PR/PC	1.0	45.0	27.0	
	PR/PC	1.0	188.0	72.0	
	PR/PC	1.0	356.0	81.0	
	PR/PC	1.0	116.0	45.0	705.0
	Net LIVABLE	cnt	3 (rounded)		4,678

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/27/18
 UPDATED BY CJURAN 04/13/2023 555-23-000761
 UPDATED BY CJURAN 04/26/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY CJURAN 12/21/2023

COMMENT TABLE 2

WW 03/27/2023
 GRH 12/12/2023

JJS 10.10.25

COMMENT TABLE 3

SV L4
 TAGS L2

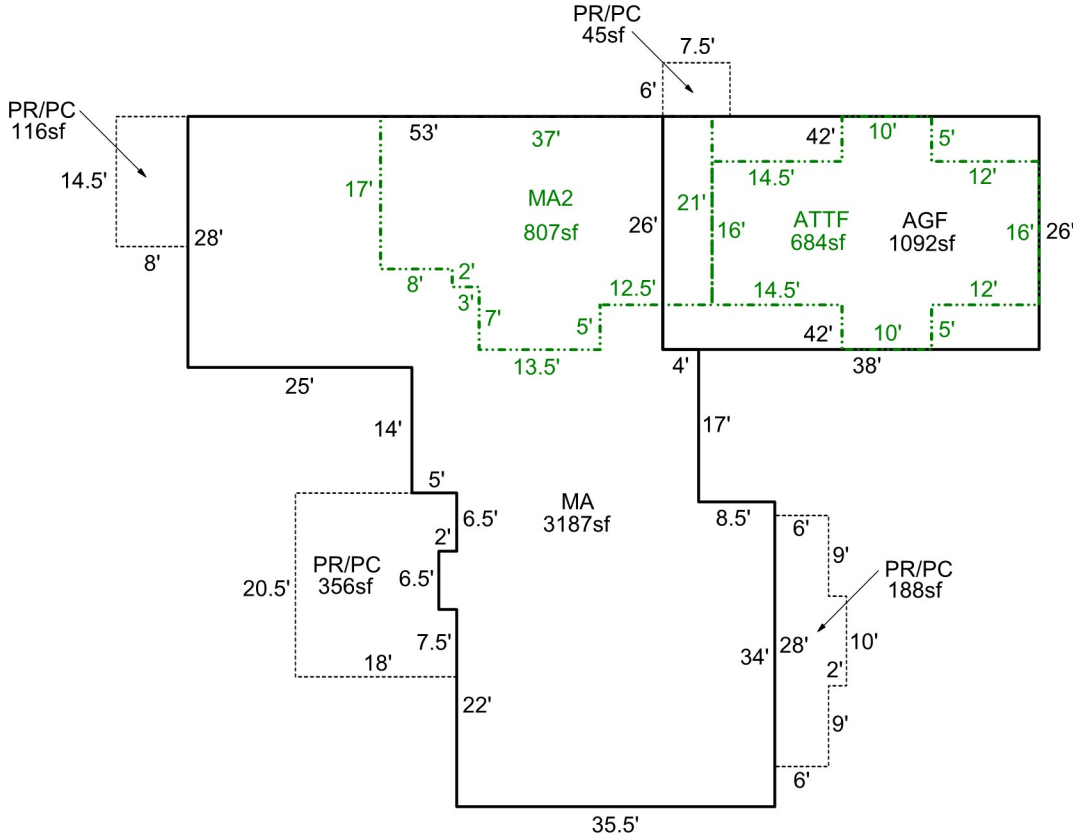
Tags L3

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SKETCH



563376
082W13 01200
 SCALE = 1:20

 SEE PAGE 2 FOR ALL BLDGS

Sketch by Apex Sketch

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