

Summary

Lead Appr: input WW 48 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 3/9/2026

Acct ID: 531150 MTL: 082W350000900 Date: 3/12/26 Appr: WW Prop Class: 559 RMV Prop Class: 559
Situs: 8071 LITTLE RD SE AUMSVILLE OR 97325 MaSaNh: 07 06 000 Unit: 51411 Year: 2026

Last Date Appraised: 02/13/2019 Appraiser: MATT LORD Tag: Y N Tag info: 2022 - CLEAN-UP PROJECT (MS - VALUE REVIEW)

Owner: SPENCE-MAJORS, MICHEL R Last Sales Date: 01/30/2026 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 117211

RMV Land: 494000 RMV Imp: 150990 RMV Total: 644990 MAV: 121640 MSAV: 26401 SAV: 57756

Comment:

upd MS exp upd inv

*MLS 835755
DOM 59*

Notations

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	45000	05555	0

Land

Site: 2 Code Area: 05555 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 23720 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 550050

Site: 3 Code Area: 05555 Size: 14.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 342260 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1974 / 550050 :01-02: COMBINED 3 LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 15.52 TTL ACRES

Site: 4 Code Area: 05555 Size: 3.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 83020 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 550050

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05555 Stat Class: 457 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1404 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 52x27 RMV: 120930
 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	5	Finished	1404	3	FB-2	2013	2013	SKRT+, ROOF+, HVAC+, KIT, BATH - 2 <i>FP</i>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	72	2016	1473	0	Y N
ROOF EXTENSION OR PATIO COVER	5	72	2016	1942	0	Y N

Bldg: 3 Code Area: 05555 Stat Class: 457 Year Blt: 1978 Eff Year Blt: 1975 Sq.Ft: 1812 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1812	3	FB-2	1978	1975	ROOF, HVAC+, KIT-, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	36	1978	0	0	Y N
DECK	5	280	1978	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	36	1978	0	0	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05555 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 1996 Sq.Ft: 648 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 18x36 RMV: 3410
 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	
Machine Shed	4	Finished	648	0	0	2001	1996	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05555 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2232 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 62x36 RMV: 26150
 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	
General Purpose Bldg	5	Finished	2232	0	0	2001	2001	FAIR	Exception: Y N

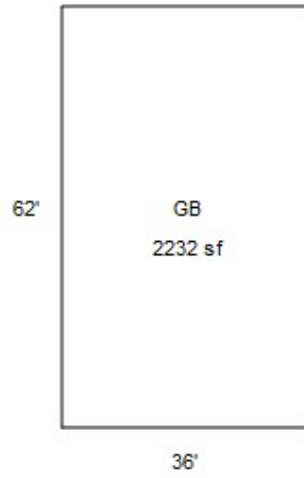
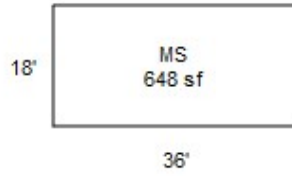
Accessories

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

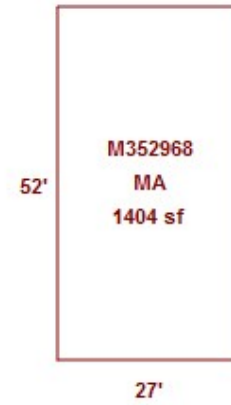
R31150
082W35 00900
SCALE=1:40



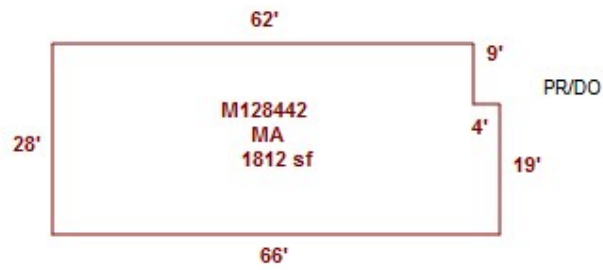
Handwritten blue notes: a small rectangle with dimensions 12' by 6' and the letters 'NJ' written to its right.



Handwritten blue notes: a small rectangle with dimensions 8' by 14' and the letters 'NI' written to its right.



Handwritten blue notes: a small rectangle with dimensions 8' by 10' and the letters 'NI' written to its right.

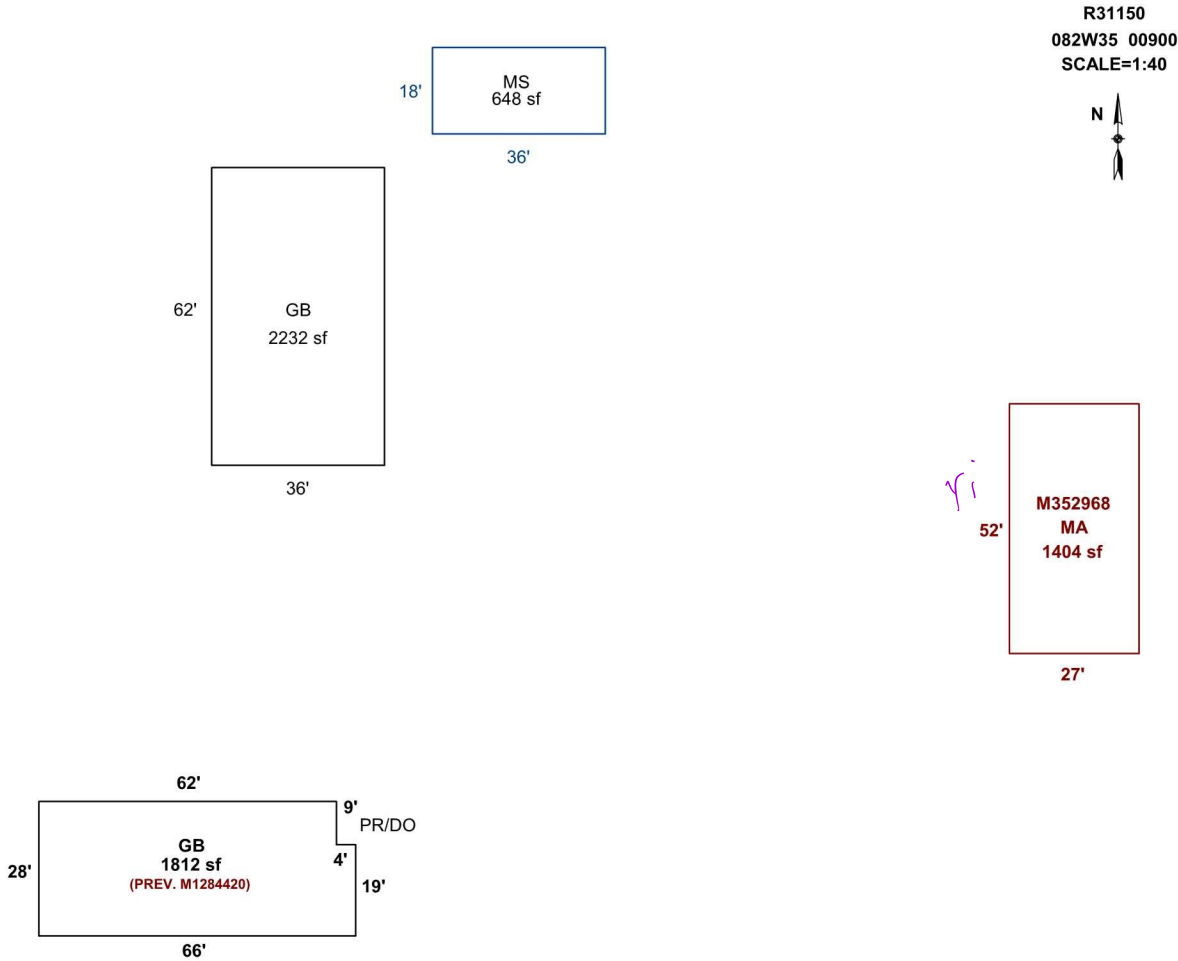


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R31150 Parcel No.: 082W35 00900
 Property Address: 8071 Little Rd SE
 City: Aumsville County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	1812	188	
	GB	1	2232	196	
	GB	1	648	108	4692
GLA1	MA	1	1404	158	1404

COMMENT TABLE 1

Apex by RW 05/14/08
 Edit to chg GB (648sf) to MS & remove on eof the MFS
 UPDATED BY JRONDEMA 3/3/17
 UPDATED BY CJURAN 01/26/2021 555-20-008723

COMMENT TABLE 2

#36 DB 8.29.16
 #36 DB 2.17.17

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,404
Net BUILDING	cnt	3	(rounded)	4,692

Value Comparison MARION County

Account ID 531150 **Map** 082W350000900 **RMV Class** 459 **Property Class** 559 **Situs** 8071 LITTLE RD SE AUMSVILLE OR 97325
Workflow ID 7608842 **Last Changed** williams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD INV, EYB

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Farm Homesite 1 Acres	\$23,720	\$23,720	\$0	\$0	\$7,650	\$7,650
New	Farm Homesite 1 Acres	\$23,720	\$23,720	\$0	\$0	\$7,650	\$7,650
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Farm Use - EFU 14.43 Acres	\$342,260	\$28,053	\$0	\$0	\$13,244	\$13,244
New	Farm Use - EFU 14.43 Acres	\$342,260	\$28,053	\$0	\$0	\$13,244	\$13,244
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Woodlot 3.5 Acres	\$83,020	\$1,983	\$0	\$0	\$1,507	\$1,507
New	Woodlot 3.5 Acres	\$83,020	\$6,804	\$0	\$0	\$3,212	\$3,212
		\$0	\$4,821	\$0	\$0	\$1,705	\$1,705
Prev	SA OSD - FAIR	\$45,000	\$4,000	\$0	\$0	\$4,000	\$4,000
New	SA OSD - FAIR	\$45,000	\$4,000	\$0	\$0	\$4,000	\$4,000
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	457 MANF STRCT 1404 Sqft	\$120,930	\$120,930	\$0	\$59,870	\$0	\$59,870
New	457 MANF STRCT 1404 Sqft	\$120,930	\$120,930	\$0	\$59,870	\$0	\$59,870
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	353 FARM BLDG 648 Sqft	\$3,410	\$3,410	\$0	\$2,600	\$0	\$2,600
New	353 FARM BLDG 648 Sqft	\$4,710	\$4,710	\$0	\$2,600	\$0	\$2,600
		\$1,300	\$1,300	\$0	\$0	\$0	\$0
Prev	457 MANF STRCT 1812 Sqft	\$500	\$500	\$0	\$31,330	\$0	\$500
New	457 MANF STRCT 1812 Sqft	\$500	\$500	\$0	\$31,330	\$0	\$500
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	351 FARM BLDG 2232 Sqft	\$26,150	\$26,150	\$0	\$27,840	\$0	\$27,840
New	351 FARM BLDG 2232 Sqft	\$26,150	\$26,150	\$0	\$27,840	\$0	\$27,840
		\$0	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$644,990	\$208,746	\$0	\$121,640	\$26,401	\$117,211
	Total New	\$646,290	\$214,867	\$0	\$121,640	\$28,106	\$118,916
	Total Change	\$1,300	\$6,121	\$0	\$0	\$1,705	\$1,705

Value Comparison MARION County

Account ID 531150 **Map** 082W350000900 **RMV Class** 459 **Property Class** 559 **Situs** 8071 LITTLE RD SE AUMSVILLE OR 97325
Workflow ID 7608842 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD INV, EYB

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Farm Homesite 1 Acres	\$23,720	\$23,720	\$0	\$0	\$7,650	\$7,650
New	Farm Homesite 1 Acres	\$23,720	\$23,720	\$0	\$0	\$7,650	\$7,650
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Farm Use - EFU 14.43 Acres	\$342,260	\$28,053	\$0	\$0	\$13,244	\$13,244
New	Farm Use - EFU 14.43 Acres	\$342,260	\$28,053	\$0	\$0	\$13,244	\$13,244
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Woodlot 3.5 Acres	\$83,020	\$1,983	\$0	\$0	\$1,507	\$1,507
New	Woodlot 3.5 Acres	\$83,020	\$6,804	\$0	\$0	\$3,212	\$3,212
		\$0	\$4,821	\$0	\$0	\$1,705	\$1,705
Prev	SA OSD - FAIR	\$45,000	\$4,000	\$0	\$0	\$4,000	\$4,000
New	SA OSD - FAIR	\$45,000	\$4,000	\$0	\$0	\$4,000	\$4,000
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	457 MANF STRCT 1404 Sqft	\$120,930	\$120,930	\$0	\$59,870	\$0	\$59,870
New	457 MANF STRCT 1404 Sqft	\$126,270	\$126,270	\$0	\$59,870	\$0	\$59,870
		\$5,340	\$5,340	\$0	\$0	\$0	\$0
Prev	353 FARM BLDG 648 Sqft	\$3,410	\$3,410	\$0	\$2,600	\$0	\$2,600
New	353 FARM BLDG 648 Sqft	\$4,710	\$4,710	\$0	\$2,600	\$0	\$2,600
		\$1,300	\$1,300	\$0	\$0	\$0	\$0
Prev	457 MANF STRCT 1812 Sqft	\$500	\$500	\$0	\$31,330	\$0	\$500
New	457 MANF STRCT 1812 Sqft	\$500	\$500	\$0	\$31,330	\$0	\$500
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	351 FARM BLDG 2232 Sqft	\$26,150	\$26,150	\$0	\$27,840	\$0	\$27,840
New	351 FARM BLDG 2232 Sqft	\$26,150	\$26,150	\$0	\$27,840	\$0	\$27,840
		\$0	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$644,990	\$208,746	\$0	\$121,640	\$26,401	\$117,211
	Total New	\$651,630	\$220,207	\$0	\$121,640	\$28,106	\$118,916
	Total Change	\$6,640	\$11,461	\$0	\$0	\$1,705	\$1,705