

Acct ID: 544011 MTL: 081W29C001500 Date: **4/22/25** Appr: **MLH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 10931 JAMES WAY DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 008 Unit: 106939 Year: 2025  
 Last Date Appraised: 07/30/2013 Appraiser: CLINT LUKE Retag: Y N Tag info:  
 Owner: HAMPTON, HERBERT & HAMPTON, JOSEPHINE Roll Type: R  
 Cycle Tag Sales Verification Other: **Clean Up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 305340  
 RMV Land: 326770 RMV Imp: 283680 RMV Total: 610450 MAV: 305340 MSAV: 0 SAV: 0  
 Comment:

**Notations** *update Inventory* **Input MLH 8/14/25**  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29558	0

**Land**

Site: 1 Code Area: 29558 Size: 2.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **28099** Value Source: Rural at MKT Description: RMV: 276770 Exception: Y N  
 Adjustment(s): **GC Soil** Fire Patrol: Description:  
 Comments: 2002-03 REAPP.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29558 Stat Class: 141 - Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 2624 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 277400  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **I/O**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 -	Finished	2624	3	FB-2	1978	1978	HVAC, FP - 1, ROOF, KIT, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>CONCRETE DRIVEWAY</del> <b>Chng to YI</b>	4	144	1978	360	1	Y N
ENCLOSED PORCH	4	363	1978	9503	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29558 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 360 % Complete: 100  
 Desc: Accessory Improvements & Misc. **EP** Dimensions: 30x12 RMV: 2700  
 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
Building Structure	0	Finished	360	0	0	0	0		Y N

**Accessories**

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

Bldg: 3 Code Area: 29558 Stat Class: 341 Year Blt: 1988 Eff Year Blt: **1999** Sq.Ft: 320 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 3580  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **I/O**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	320	0	0	1988	1988	FAIR	Y N

**Accessories**

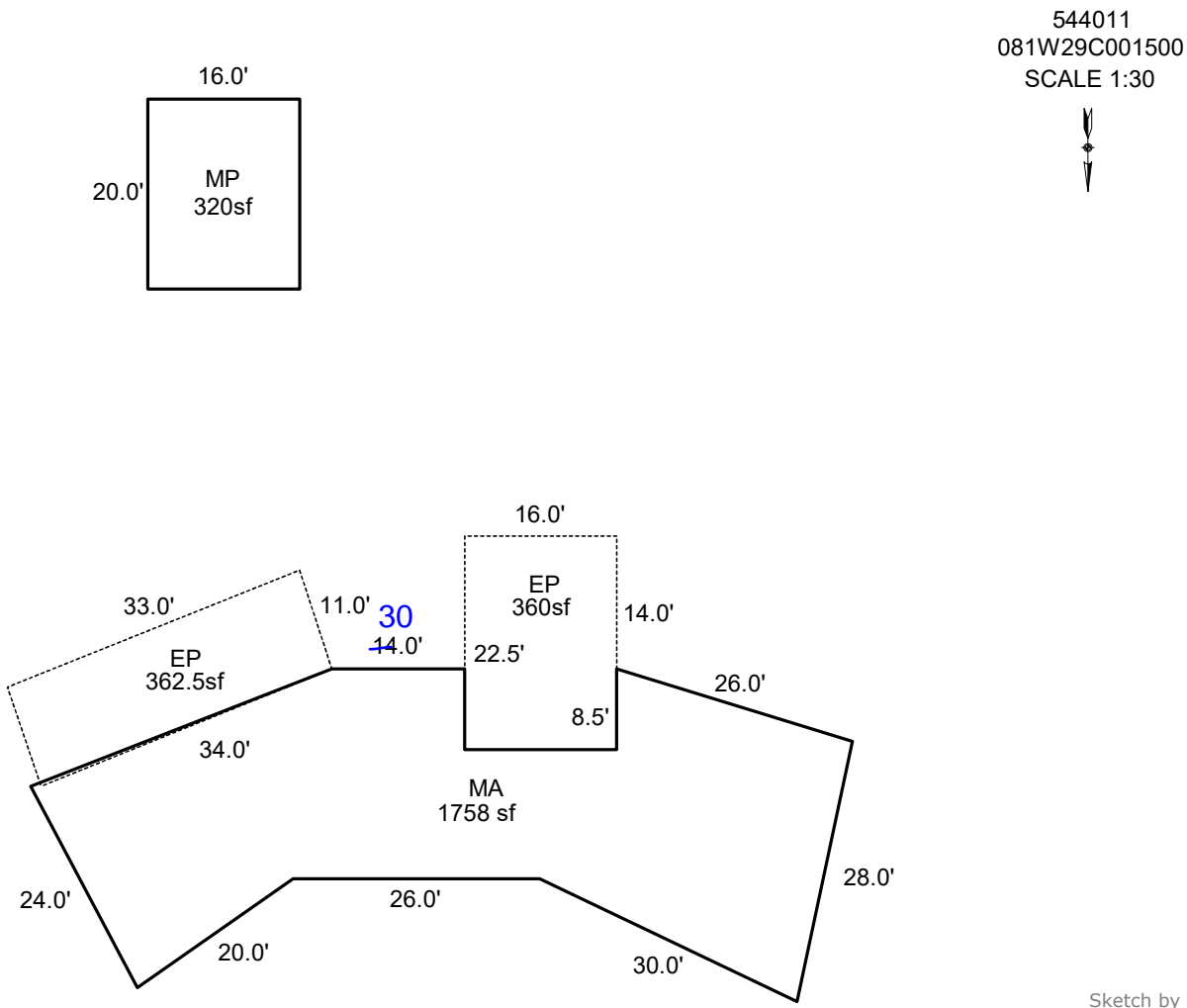
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544011 Parcel No.: 081W29C001500  
 Property Address: 10931 JAMES WAY DR SE  
 City: AUMSVILLE County: Marion State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	320.0	72.0	320.0
MA	MA	1.0	1758.1	235.0	1758.1
P/P	EP	1.0	362.8	88.1	
	EP	1.0	360.0	77.0	722.8
	Net LIVABLE	cnt	1 (rounded)		1,758
	Net BUILDING	cnt	1 (rounded)		320

### COMMENT TABLE 1

APEX BY CLOBERG 08/11/25

### COMMENT TABLE 2

MLH 05/29/25

### COMMENT TABLE 3

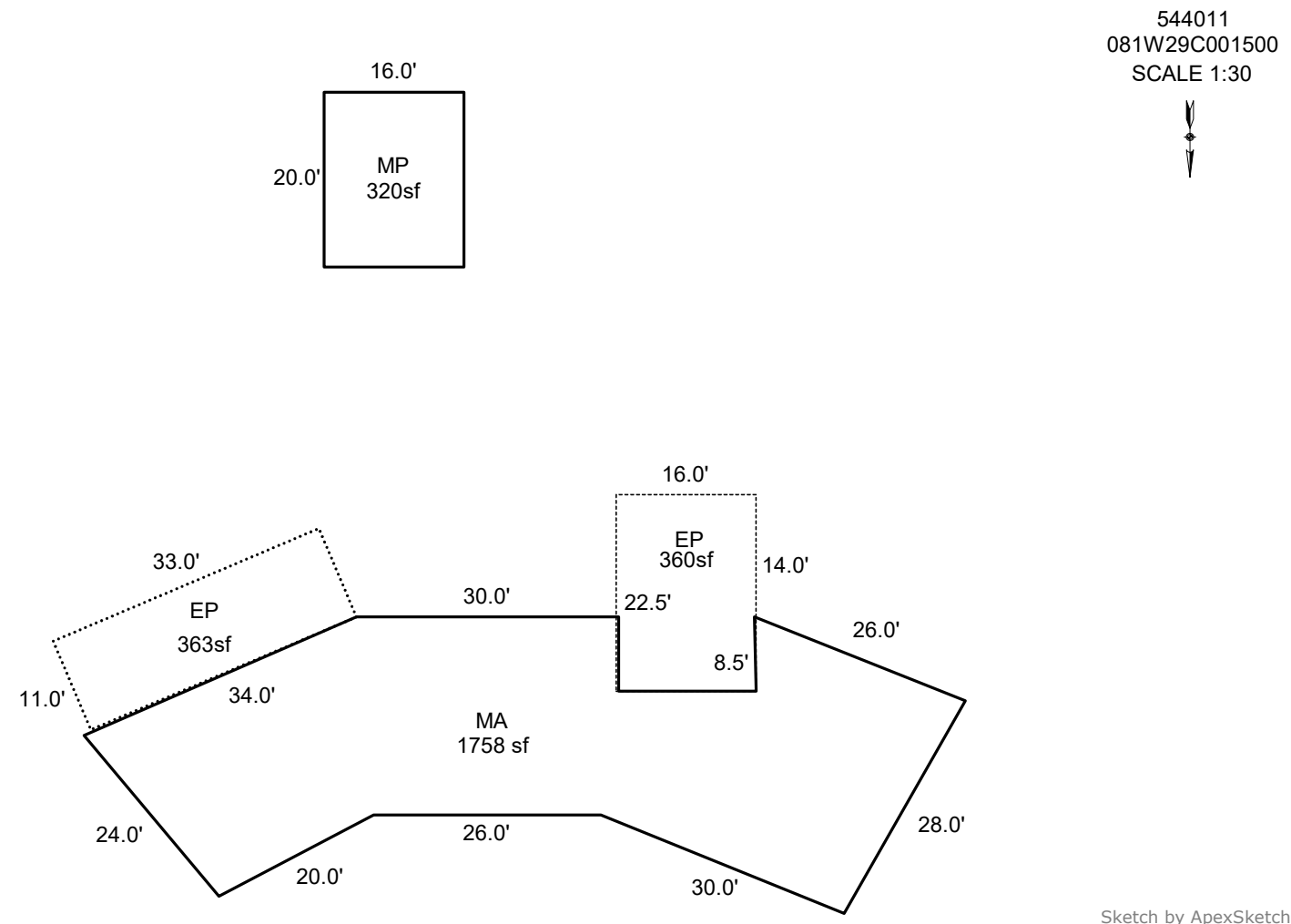
CLEAN UP L4

# SKETCH/AREA TABLE ADDENDUM

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## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	320.0	72.0	320.0
EP	EP	1.0	363.0	88.0	363.0
MA	MA	1.0	2049.8	250.6	2049.8
P/P	EP	1.0	360.0	77.0	360.0

### COMMENT TABLE 1

APEX BY CLOBERG 08/11/25  
 UPDATED BY CLOBERG 02/24/26

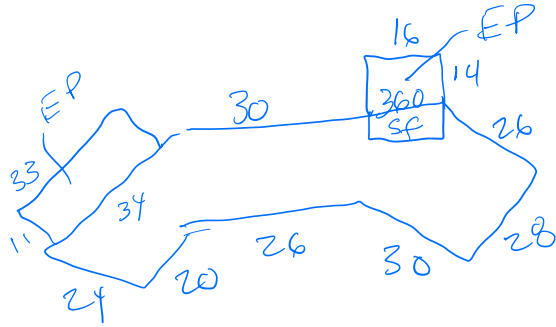
### COMMENT TABLE 2

MLH 05/29/25

### COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE	cnt	1	(rounded)	2,050
Net BUILDING	cnt	0	(rounded)	320



5/29/25 MLH  
Clean up L4

