

Acct ID: 541198 MTL: 092E18DA00300 Date: **2-13-24** Appr: **Luna** Prop Class: 401 RMV Prop Class: 401
 Situs: 22826 JENNIE RD SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 62546 **IMPV 2/13/24 Luna** Year: 2024

Last Date Appraised: 09/26/2023 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - Tags/Permit (Addition)

Owner: MEHAMA RIVER PROPERTY LLC Roll Type: R

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 **0** LCB TTO INSP AV: 405450

RMV Land: 245820 RMV Imp: 330020 RMV Total: 575840 MAV: 229520 MSAV: 0 SAV: 0

Comment: 24-25 L3 9/26/23 CLUKE
 23-24: L2 1.6.23 CL
 LEVEL 4 10.22.20 CL10//

**Just Called Through TRGS
 NO CHANGES**

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	29544	5000

Land

Site: 1 Code Area: 29544 Size: 0.88 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 210820 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL SHARES ACCESS W/TL400,NICE RIVER FRONTAGE,ACCESS 04-05: F03-0661
 ACREAGE CORRECTION TO R41198, DOES NOT CHG SIZE OF R41199 OR R4 1196.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1859 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 330020
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 170930 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1183	2	FB-1	2022	2022	HVAC, KIT, BATH - 1, ROOF	Exception: Y N
Second Floor	4	Finished	676	1	FB-1	2022	2022	BATH - 1	Exception: Y N
Garage Attached	4	Finished	484	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2022	27900	1	Exception: Y N

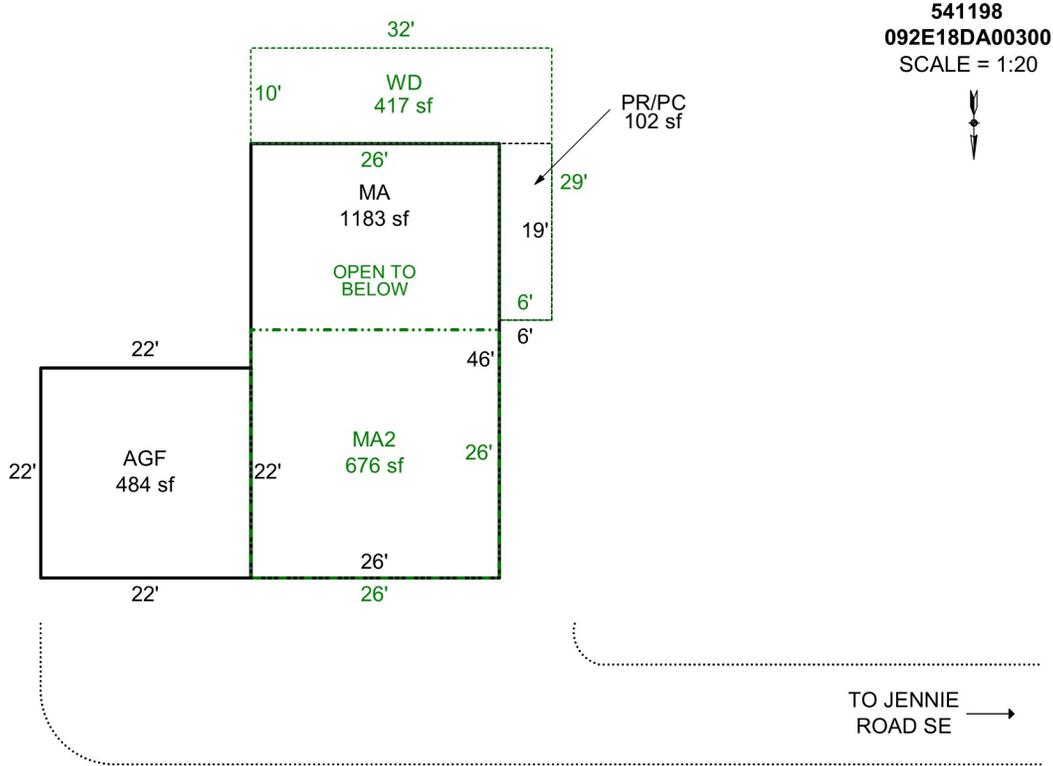
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541198 Parcel No.: 092E18DA00300
 Property Address: 22826 JENNIE ROAD SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1183.0	143.0	1183.0
GLA2	MA2	1.0	676.0	104.0	676.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PR/PC	1.0	101.8	48.0	
	WD	1.0	416.8	120.0	518.5

COMMENT TABLE 1

APEXED BY NRC 12/28/2009
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CJURAN 05/10/2022 555-22-002808
 UPDATED BY CJURAN 12/13/2022 555-22-002808 REV

COMMENT TABLE 2

CI #10 10/22/2020 AOG

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 1,859