

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 7/31/2023

Acct ID: 541346 MTL: 093E02DC00100 Date: 10-31-23 Appr: LUKE Prop Class: 451 RMV Prop Class: 451  
Situs: 9570 ELKHORN WOODS CIR SE LYONS OR 97358 MaSaNh: 01 06 005 Unit: 46554 Year: 2023

Last Date Appraised: 01/30/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence) INPUT 1-25-24 LUKE

Owner: MCDOWELL FAMILY CABIN LLC Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO NSF AV: 90420

RMV Land: 196520 RMV Imp: 17470 RMV Total: 213990 MAV: 90420 MSAV: 0 SAV: 0

Comment: 23-24 L4 1/30/23 CLUKE  
22-23: L2 12.02.22 CLUKE//  
LEVEL 4 11.10.20 CL10//

*ADD MR @ 55% ROTAR*

**Notations**  
No notation data available.

**OSDs**  
No OSD data available. *OSDN RUN*

**Land**  
Site: 1 Code Area: 56540 Size: 1.53 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: Value Source: Rural Restrictive Description: RMV: 196520 Exception: Y N  
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 09-10 CYCLE WORK #36 CHANGED MP EYB TO 1992, OSD'S TO FAIR//

**Improvements - Residence / Manufactured Structures**  
No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**  
Bldg: 1 Code Area: 56540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 672 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 28x24 RMV: 16380  
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	672	0	0	2021	2021	Exception: Y N

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

Bldg: 2 Code Area: 56540 Stat Class: 354 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 224 % Complete: 100  
Desc: Lean-to Light (LTL) Dimensions: 28x8 RMV: 1090  
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
Lean-to Light Duty	5	Finished	224	0	0	2021	2021	Exception: Y N

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

ACCOUNT # 541346 DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA  
 AREA 1267 EFF AREA 1267 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 55 % 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 4 QLTY + - FLOOR ATF  
 AREA 451 EFF AREA 451 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 55 % 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 \_\_\_\_\_ 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: \_\_\_\_\_

Percent Complete Form

Account # 541346

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	<del>3%</del>	3%	
2%	0%	Excavation	<del>2%</del>	4%	0%
3%		Foundation	<del>3%</del>	10%	
35%	45%	Framing	<del>14%</del> 20%	16%	35%
8%	50%	Trusses	<del>7%</del> 30%	7%	40%
7%	60%	Roofing	<del>7%</del> 35%	7%	45%
7%	65%	Windows/Ext Doors	<del>7%</del> 45%	6%	55%
5%	70%	Siding	<del>5%</del> 50%	5%	60%
4%	75%	Plumbing Rough-In	<del>4%</del> 55%	3%	
3%		Electrical Rough-In	<del>3%</del> 60%	2%	65%
2%	80%	Heating Rough-In	<del>2%</del> 65%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR June Date 1-8-24 YR For 24-25 % COMP 55  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

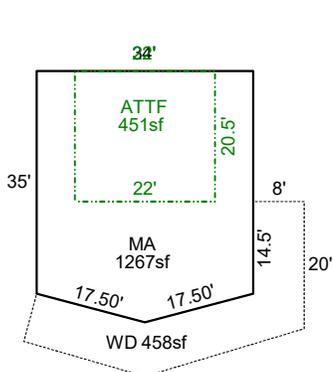
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

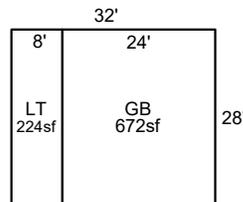
## SUBJECT INFO

File No.: 541346 Parcel No.: 093E02DC00100  
 Property Address: 9570 ELKHORN WOODS CIR SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



541346  
 093E02DC00100  
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	672.0	104.0		DRAWN BY JRONDEMA 12/12/18 UPDATED BY CJURAN 02/03/2021 UPDATED BY CJURAN 11/17/2021 555-21-008414 UPDATED BY CJURAN 02/13/2023 555-22-007687 UPDATED BY CJURAN 01/18/2024	
	LT	1.0	224.0	72.0	896.0		
GLA1	MA	1.0	1266.5	139.2	1266.5		
GLA2	ATTF	1.0	451.0	85.0	451.0		
P/P	WD	1.0	458.0	131.3	458.0		
	Net LIVABLE	cnt	2 (rounded)		1,718		
	Net BUILDING	cnt	2 (rounded)		896		
						COMMENT TABLE 2	COMMENT TABLE 3
						CL #10 11/10/2020 AOG CL 10/31/2023 CL 01/08/2024	TAGS L2 TAGS L2

10-31-23



10-31-23



1/8/24



1/8/24



1/8/24