

Acct ID: 541263 MTL: 092E23CC00100 Date: **2-15-24** Appr: **EWK** Prop Class: 459 RMV Prop Class: 459  
 Situs: 26302 SITKUM ST SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 35886 Year: 2024

**INPUT  
2/16/24  
EWK**

Last Date Appraised: 01/12/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2023 - MS Placement - Parcel (Residence)

Owner: AGGEN, ROBERT O & AGGEN, LORETTA A Roll Type: R

**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 285750

RMV Land: 340100 RMV Imp: 178010 RMV Total: 518110 MAV: 285750 MSAV: 0 SAV: 0

Comment: 23-24 L2 01.12.23 CL  
 22-23 L2 12/6/21 CLUKE//  
 LEVEL 4 12.1.20 CL10//

**JUST WENT THROUGH TRS  
NO CHANGE**

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56440	0

**Land**

Site: 1 Code Area: 56440 Size: 3.87 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 310100 Exception: Y N  
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56440 Stat Class: 457 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1512 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 137590  
 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	5	Finished	1512	3	FB-2	2022	2022	SKRT+, ROOF+, KIT-, HVAC, BATH+, BATH - 2	Y N

**Accessories**

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

Bldg: 2 Code Area: 56440 Stat Class: 107 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 16740  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2022	16740	1
Exception: Y N					

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 56440 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 23680  
 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
General Purpose Bldg	6	Finished	864	0	0	2021	2021	FAIR	Y N

**Accessories**

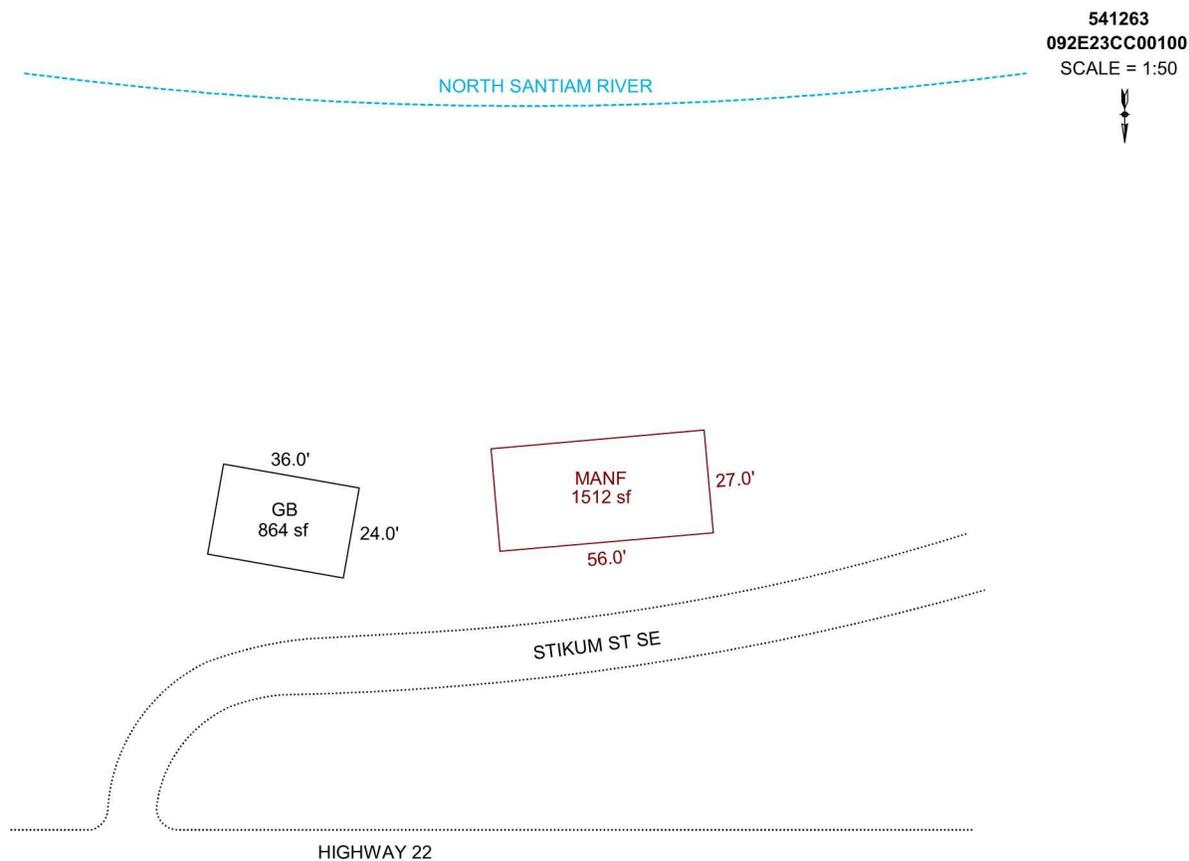
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541263 Parcel No.: 092E23CC 00100  
 Property Address: 26302 SITKUM ST 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
GBA1	GB	1.0	864.0	120.0	864.0
GLA	MANF	1.0	1512.0	166.0	1512.0
Net LIVABLE		cnt	1 (rounded)		1,512
Net BUILDING		cnt	1 (rounded)		864

### COMMENT TABLE 1

Apex 10/11/2012 Jane  
 UPDATED BY CJURAN 01/05/2021  
 UPDATED BY CJURAN 04/19/2021 555-21-002187  
 UPDATED BY CJURAN 10/27/2021 555-21-008325

### COMMENT TABLE 2

CL #10 12/01/2020 AOG

### COMMENT TABLE 3