

Acct ID: 540916 MTL: 092E11CC00700 Date: **10-26-23** Appr: **EWCC** Prop Class: **400** RMV Prop Class: 400  
Situs: 26107 TAYLOR PARK RD SE LYONS OR 97358 **1-3-24** MaSaNh: 01 06 003 Unit: 49347 Year: 2023  
Last Date Appraised: 12/01/2020 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Residence) **INPUT 1-23-24 EWCC**  
Owner: JOHNSON, PHILIP A Roll Type: R  
Cycle **3** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **0** 2 **0** 3 **0** 4 **0** LCB TTO **INSP** AV: 84930  
RMV Land: 284100 RMV Imp: 0 RMV Total: 284100 MAV: 84930 MSAV: 0 SAV: 0  
Comment: LEVEL 4 12.1.20 CL10//

**MA 90% RETAG FROM OFFICE**

**11-6-23 FINOR NOT READY**  
Notations No notation data available.

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

**Land**  
Site: 1 Code Area: 29540 Size: 3.13 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: Value Source: Rural at MKT Description: RMV: 284100 Exception: Y N  
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD  
21-22: PER #10 DEL ALL IMPS, OSD// 09-10: CYCLE WORK BY #36- REMOVE WATER ADJ AND CHG OF OSDA TO OSDF// 03-04: REAPPRAISAL.

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

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

ACCOUNT # 540916 DATE: 10-26-23 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR Gene TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + 0 FLOOR NA  
 AREA 733 EFF AREA 733 BED 2  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + NA  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 90 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 4 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: \_\_\_\_\_

STAT 4 QLTY + 0 FLOOR ATTF  
 AREA 472 EFF AREA 472 BED 0  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + NA  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 90 % 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: \_\_\_\_\_

STAT 4 QLTY + 0 FLOOR BSMTU  
 AREA 681 EFF AREA 681 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + NA  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 90 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account # 540916

Additions

New Homes

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

APPR Gene Date 10-26-23 YR For 24-25 % COMP 90  
 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%

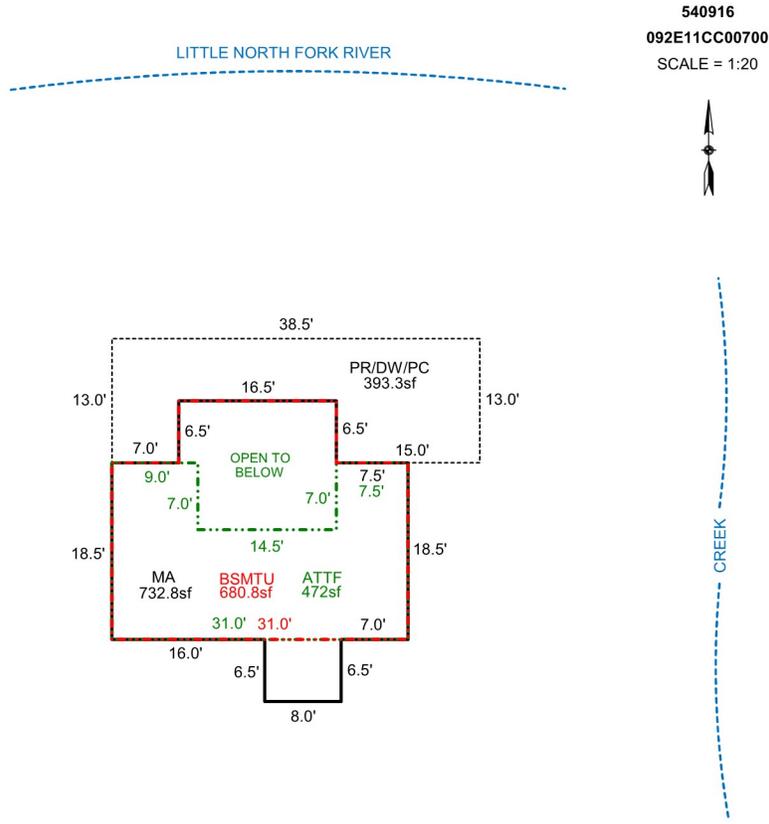
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540916 Parcel No.: 092E11CC00700  
 Property Address: 26107 TAYLOR PARK ROAD SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	732.8	125.0	732.8
GLA2	ATTF	1.0	472.0	113.0	472.0
BSMT	BSMTU	1.0	680.8	112.0	680.8
P/P	PR/DW/PC	1.0	393.3	116.0	393.3

### COMMENT TABLE 1

Apex by JA 4/06/09  
 UPDATED BY CJURAN 01/28/2021  
 UPDATED BY CJURAN 12/06/2022 555-22-007643

### COMMENT TABLE 2

CL #10 12/01/2020 AOG

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      1,205



MA 10/26/23



MA 10/26/23



MA 10/26/23