

Acct ID: 541092 MTL: 092E18A000900 Date: 4-10-24 Appr: KLU Prop Class: 459 RMV Prop Class: 459
 Situs: 11244 GOPHER LN SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 63097 Year: 2024
 Last Date Appraised: 04/07/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: INPUT 4-12-24 KLU
 Owner: FARRELL, CONNIE L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 3 4 LCB TTO INSP AV: 130700
 RMV Land: 258810 RMV Imp: 98200 RMV Total: 357010 MAV: 130700 MSAV: 0 SAV: 0
 Comment: LEVEL 4 4.7.21 WV06//

Notations MAKE NOTES CORRECTIONS
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	29544	0

Land

Site: 1 Code Area: 29544 Size: 1.93 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 223810 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Traffic adjustment removed due to market study
 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 29544 Stat Class: 446 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1431 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 39420
 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	<u>5</u>	Finished	1431	3	FB-2	1998	1994	ROOF, SKRT+, HVAC+, KIT, BATH - 2	Y <u>N</u>

Accessories

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

Bldg: 3 Code Area: 29544 Stat Class: 148 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 46710
 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
Garage Detached	4	Unfinished	576	0	0	2000	2000	<u>AVE ROOF</u>	Y <u>N</u>

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 29544 Stat Class: 351 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 672 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 12070
 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	5	Finished	672	0	0	2016	2012	FAIR <u>OK</u>	Y <u>N</u>

Accessories

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

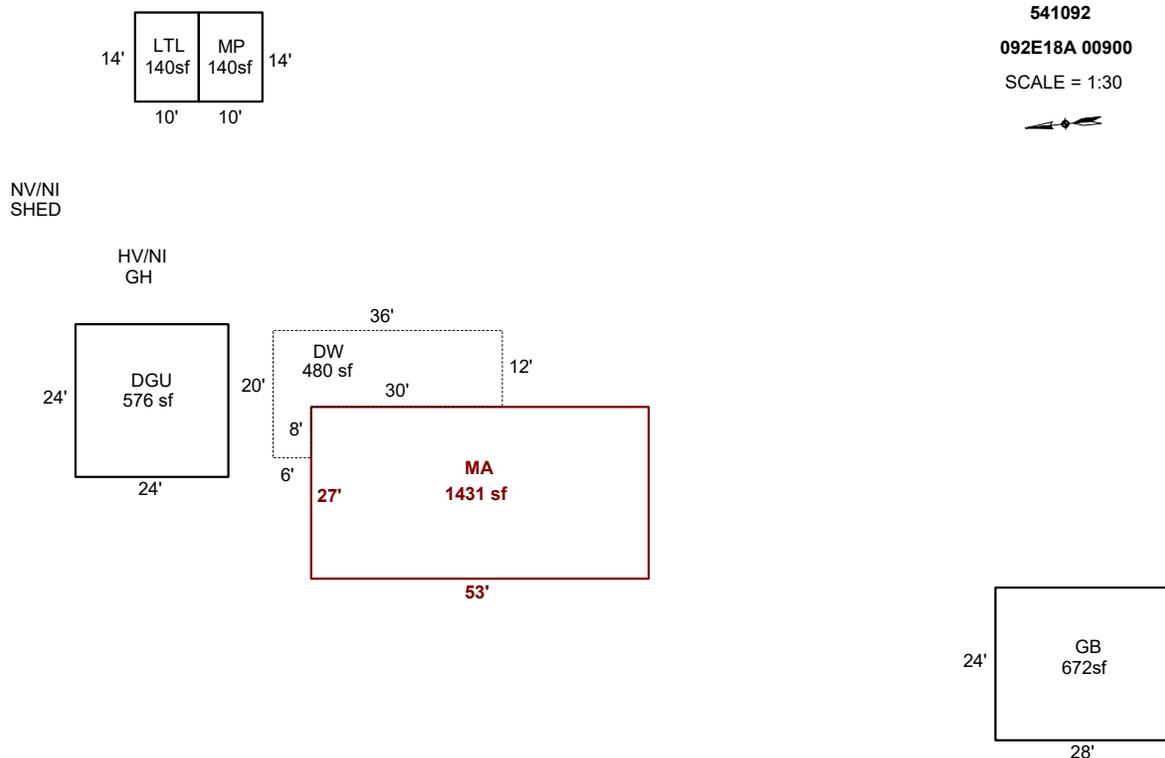
MP6 10x14 140
FMR
LFL 10x14 140
 } 2023 + EXCEPTION

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541092 Parcel No.: 092E18A 00900
 Property Address: 11244 GOPHER LN SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	140.0	48.0		APEX BY CE 12/2/09 UPDATED BY JRONDEMA 6/2/16 UPDATED BY CJURAN 03/22/2023 UPDATED BY CJURAN 04/18/2024	
	LTL	1.0	140.0	48.0	280.0		
GLA1	MA	1.0	1431.0	160.0	1431.0		
GAR	DGU	1.0	576.0	96.0			
	GB	1.0	672.0	104.0	1248.0		
P/P	DW	1.0	480.0	112.0	480.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CL 03/22/2023 CL 04/10/2024	L4 CYCLE L2
		Net LIVABLE	cnt	1 (rounded)	1,431		
		Net BUILDING	cnt	2 (rounded)	280		



4/10/24



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