

Acct ID: 541155 MTL: 092E18BA00700 Date: **4-10-24** Appr: **EW** Prop Class: 401 RMV Prop Class: 401
 Situs: 11144 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 24013 Year: 2024

Last Date Appraised: 10/23/2018 Appraiser: CLINT LUKE Retag: Y **N** Tag info: _____
 Owner: LONGFELLOW, RYAN D & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 205140
 RMV Land: 213500 RMV Imp: 205700 RMV Total: 419200 MAV: 205140 MSAV: 0 SAV: 0
 Comment: _____

INPUT 4/15/24 EW

Notations **L3 - GATED W/ MULT UNFRIENDLY DOGS (PREVIOUS VISIT) ADDED ALERT**

OSDs

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

Land

Site: 1 Code Area: 29544 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural at MKT Description: _____ RMV: 178500 Exception: Y N
 Adjustment(s): _____ Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 131 + Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 1593 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 156050
 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	3 +	Finished	1593	2	FB-2	1967	1967	KIT-, ROOF, FP - 1, HVAC, BATH - 2	Y N
Carport Attached	3	Unfinished	580	0	0	1967	1967	ROOF	Y N

All Ases

Accessories

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

Bldg: 4 Code Area: 29544 Stat Class: 108 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 0
 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
No accessory data available					

Bldg: 5 Code Area: 29544 Stat Class: 107 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 2790
 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									

Moved House Segment

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR FAIR	3	0	0	2790	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2880 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x60 RMV: 44770
 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: Y N
General Purpose Bldg	5	Finished	2400	0	0	2005	2005	FAIR	Y N
Finished Office	5	Finished	490	0	FB-1	2010	2010	BATH - 1	Y N

EXCELLENT FOR FIN OFFICE

Accessories

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

Bldg: 3 Code Area: 29544 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2090
 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: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2008	2008	AVE	Y N

Accessories

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



4/10/24

SKETCH/AREA TABLE ADDENDUM

Parcel No 092E18BA00700

File No R41155

Property Address 11144 WAGNER RD SE

City LYONS

State OR

Zip 97358

Owner

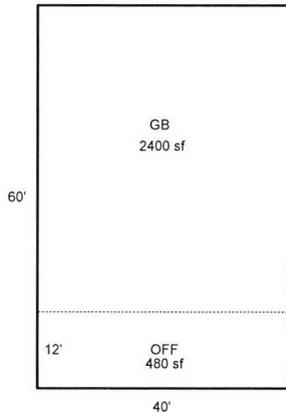
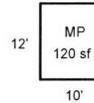
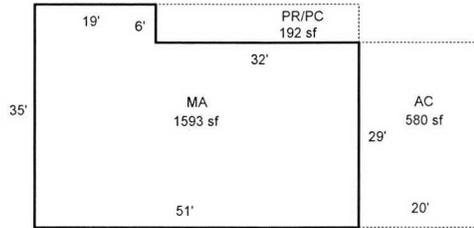
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R41155
092E18BA00700
SCALE 1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1593	172	1593
GBA1	MP	1.00	120	44	
	GB	1.00	2400	200	2520
GAR	AC	1.00	580	98	580
P/P	PR/PC	1.00	192	76	192

Comment Table 1

APEX BY CE 12/4/09
UPDATED BY JRONDEMA 11/13/18

Comment Table 2

Comment Table 3

CYCLE 4-10-24 CYCLE L3

Net LIVABLE Area (rounded w/ factors) 1593
Net BUILDING Area (rounded w/ factors) 2520