

Acct ID: 541156 MTL: 092E18BA00600 Date: **2/20/24** Appr: **Gene** Prop Class: 401 RMV Prop Class: 401  
 Situs: 11124 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 24016 Year: 2024  
 Last Date Appraised: 10/07/2021 Appraiser: CLINT LUKE Retag: Y Tag info:  
 Owner: MATTHIS LT & MATTHIS, BRUCE J TRE & Roll Type: R  
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 LCB TTO INSP AV: 204970  
 RMV Land: 292960 RMV Imp: 193060 RMV Total: 486020 MAV: 204970 MSAV: 0 SAV: 0  
 Comment: 22-23 L2 10/7/21 CLUKE/  
 LEVEL 4.4.14.21 WV06//

**INPUT 2/20/24 Gene**

**Just want through TABS  
No change**

**CONVERTED Y1 GB GARAGE 2/21/24 Gene**

Notations  
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	29544	0

Land

Site: 1 Code Area: 29544 Size: 2.60 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 247960 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 09-10: CYCLE WORK PER #36 ADD TREED ADJ// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 131 + Year Blt: 1966 Eff Year Blt: 1966 Sq.Ft: 1672 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 167570  
 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	1672	3	FB-1/ HB-1	1966	1966	KIT-, FP - 1, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Carport Attached	3	Unfinished	416	0	0	1966	1966	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	287	1966	4546	0	Y N
PATIO	3	168	1966	665	0	Y N
ROOF EXTENSION OR PATIO COVER	3	84	1966	1754	0	Y N
ROOF EXTENSION OR PATIO COVER	3	287	1966	5993	0	Y N

**Y13A**

Bldg: 2 Code Area: 29544 Stat Class: 108 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 3140  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GAZEBO	1	184	1998	3142	1	Y N

**17**

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29544 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1080 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x22, 24x12 RMV: 22350  
 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	1080	0	0	2021	2021	FAIR	Y N

**1120**

**AVS**

**Yo**

Accessories

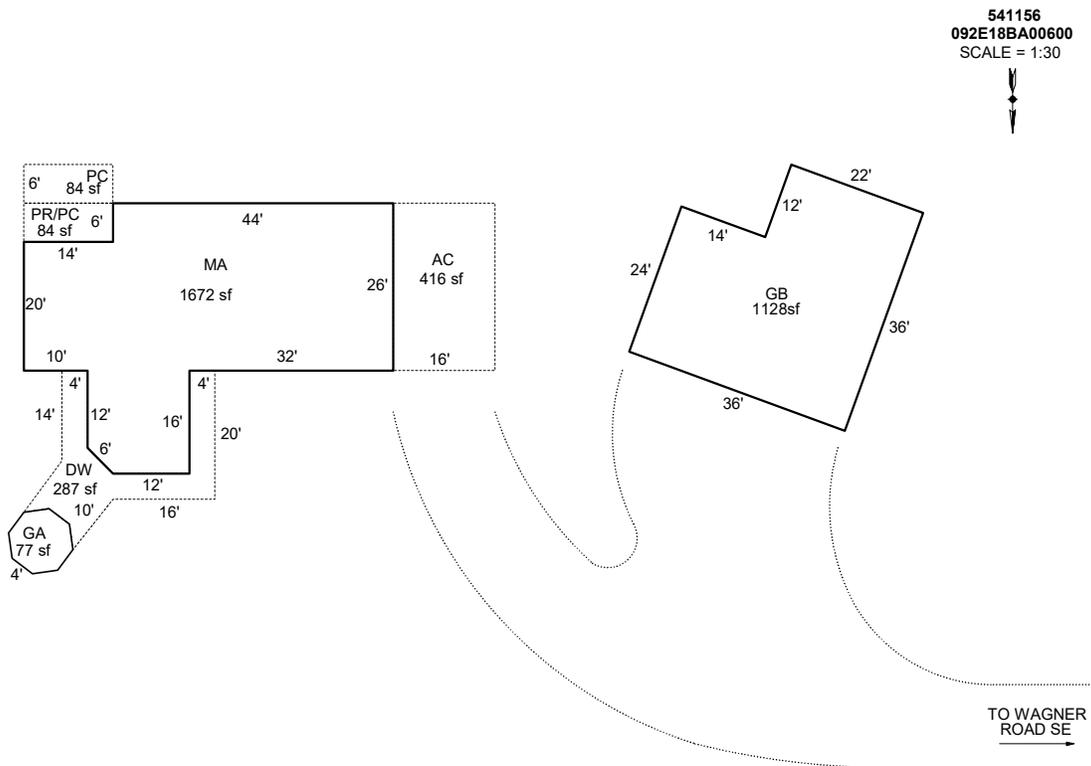
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541156 Parcel No.: 092E18BA00600  
 Property Address: 11124 WAGNER RD 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	GB	1.0	1128.0	144.0	1128.0	APEX BY CE 12/4/09 UPDATED BY JRONDEMA 11/19/18 UPDATED BY CJURAN 04/15/2021 555-21-001872 UPDATED BY CJURAN 02/29/2024	
GLA1	MA	1.0	1672.0	197.7	1672.0		
GAR	AC	1.0	416.0	84.0	416.0		
OTH	GA	1.0	77.3	32.0	77.3		
P/P	PR/PC	1.0	84.0	40.0			
	PC	1.0	84.0	40.0			
	DW	1.0	287.1	135.7	455.1		
						COMMENT TABLE 2	COMMENT TABLE 3
						AOG #06 04/14/2021 CL 10/07/2021 CL 02/20/2024	TAGS L2 CYCLE L4
Net LIVABLE		cnt	1 (rounded)		1,672		
Net BUILDING		cnt	1 (rounded)		1,128		