

Acct ID: 541176 MTL: 092E18BA01300 Date: **4-10-24** Appr: **Gene** Prop Class: 409 RMV Prop Class: 409
 Situs: 11093 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 78627 Year: 2024

**INPUT
4/15/24
Gene**

Last Date Appraised: 10/23/2018 Appraiser: CLINT LUKE Retag: **N** Tag info: _____
 Owner: WATERS, JAMES E & WATERS, CARLA A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 158690
 RMV Land: 202110 RMV Imp: 82830 RMV Total: 284940 MAV: 158690 MSAV: 0 SAV: 0
 Comment: _____

Notations

No notation data available.

OSDs

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

Land

NL
 Site: 1 Code Area: 29544 Size: 0.69 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 157110 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 08-09: ACREAGE CORRECTION FROM .63 TO .69 BY MAP ROOM// 2003-04 REAPPRAISAL. 06-07: F06-0523 CORRECTS ACREAGE ON R41174, R41181, R41176. NO EXCEPTIONS TO POST.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 467 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1701 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 63x27 RMV: 70930
 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	6	Finished	1701	2	FB-2	1996	1996	SKRT+, ROOF, HVAC+, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	6	320	2005	5846	0	Y N

Bldg: 2 Code Area: 29544 Stat Class: 108 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 3280
 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	Exception
GAZEBO	1	48	2006	3284	1	Y N

Bldg: 3 Code Area: 29544 Stat Class: 107 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 5020
 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	Exception
YARD IMPROVEMENTS AVERAGE	3	0	0	5022	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29544 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 384 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x24 RMV: 3600
 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									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	384	0	0	2002	2002	AVB

Yo

6

Exception: Y N

Accessories

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

HC 5 20x40
 AVB 2021 NEW



4/10/24

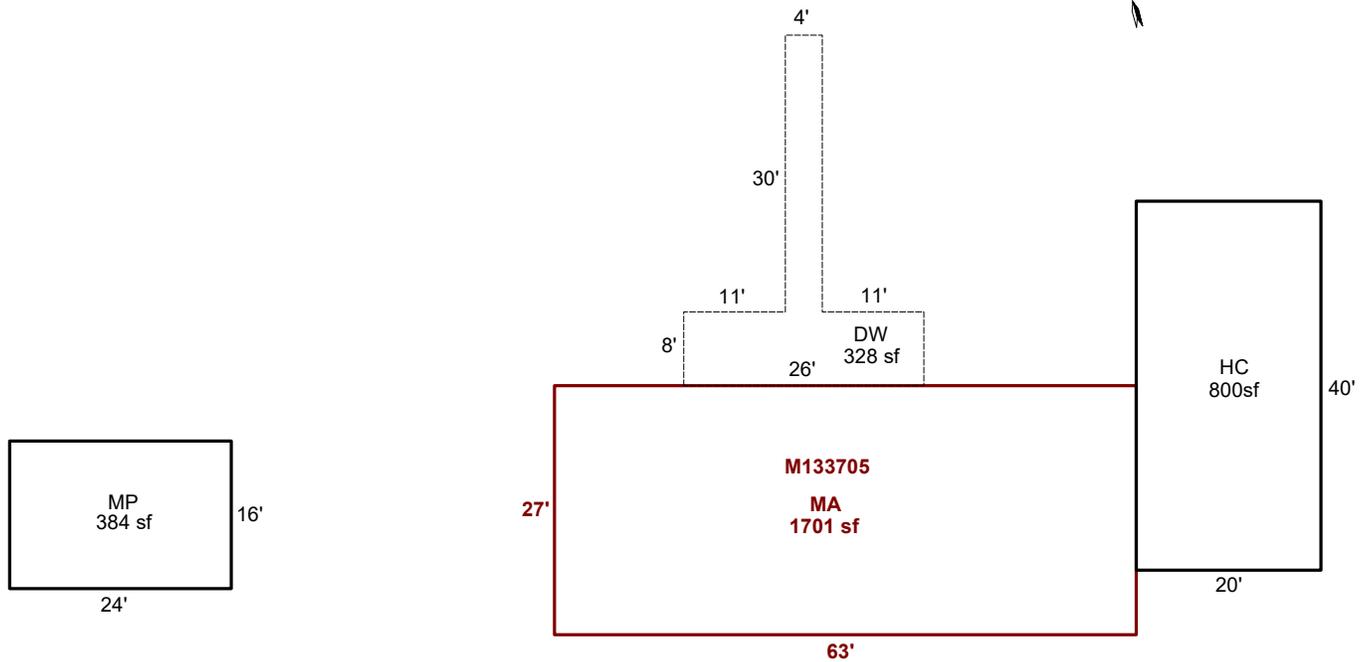
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541176 Parcel No.: 092E18BA01300
 Property Address: 11093 WAGNER RD SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

541176
 092E18BA01300
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	80.0	
	HC	1.0	800.0	120.0	1184.0
GLA1	MA	1.0	1701.0	180.0	1701.0
P/P	DW	1.0	328.0	128.0	328.0

COMMENT TABLE 1

APEX BY CE 1/11/10
 UPDATED BY JRONDEMA 11/13/18
 UPDATED BY CJURAN 04/15/2024

COMMENT TABLE 2

CL 04/10/2024

COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	1	(rounded)	1,701
Net BUILDING	cnt	2	(rounded)	1,184