

Acct ID: 541104 MTL: 092E18A000600 Date: **8-7-24** Appr: **Quve** Prop Class: 551 RMV Prop Class: 551
 Situs: 11064 GOPHER LN SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 46247 **IMP 8-12-24 Quve** Year: 2024
 Last Date Appraised: 12/06/2021 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2023 - Tags/Permit (Completion)
 Owner: DAVIDSON, MISTY R Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 628266
 RMV Land: 217640 RMV Imp: 966330 RMV Total: 1183970 MAV: 608780 MSAV: 19486 SAV: 57442
 Comment: 22-23: L2 12/6/21 CL LEVEL 4 4.7.21 WV06// **JUST CYCLED IN 2021 NO CHANGES**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

SEND FROM USE IN QUARY LETTER IN CONJUNCTION W/ 541106

Land

Site: 1	Code Area: 29544	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 44710	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 21-22: PER #06 DEL OSD// 03-04: REAPPRAISAL					
Site: 2	Code Area: 29544	Size: 1.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 74270	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1986 / 2933040					
Site: 3	Code Area: 29544	Size: 1.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 53660	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1986 / 01-02: F01-851 COMB OF FP ACCOUNT INTO FD ACCOUNT					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 29544	Stat Class: 108	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 13720				
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	4916	2008	13716	1

Bldg: 4	Code Area: 29544	Stat Class: 152	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 5503	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 925520				
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
First Floor	5	Finished	3990	3	FB-4	2021	2021	ROOF, HVAC, KIT, BATH - 4
Attic	5	Finished	1513	1	FB-1	2021	2021	BATH - 1, HVAC
Attic	5	Unfinished	455	0	0	2021	2021	
Garage Attached	5	Finished	1140	0	0	2021	2021	ROOF

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2021	37422	1

Improvements - Accessory Buildings

Bldg: 1	Code Area: 29544	Stat Class: 353	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 1440	% Complete: 100
Desc: Machine Shed (MS)	Dimensions: 60x24	RMV: 6200				

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

70%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1440	0	0	1987	1987	FAIR	N

2008
AVE

Accessories

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

Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 20890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

70%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1728	0	0	2002	2002	FAIR	N

2008
AVE

Accessories

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



8/7/24

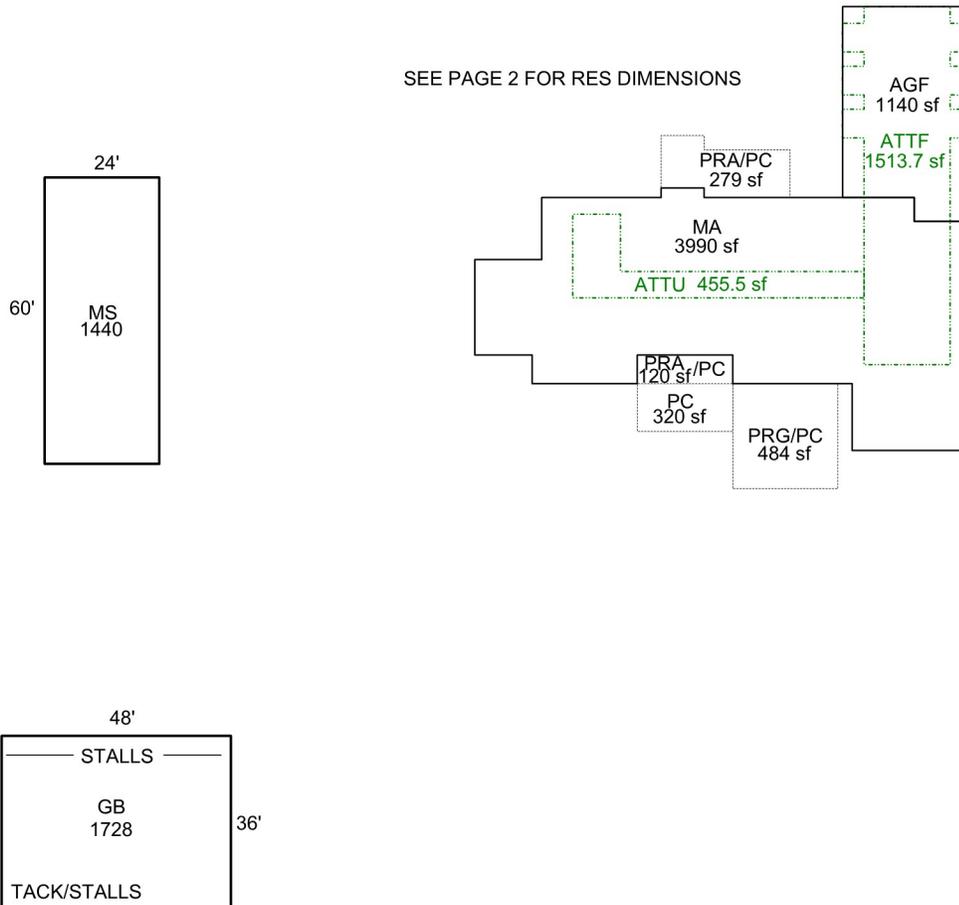
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541104 Parcel No.: 092E18A 00600
 Property Address: 11064 GOPHER LN SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R41104
092E18A 00600
SCALE 1:50



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1440.0	168.0	
	GB	1.0	1728.0	168.0	3168.0
GLA1	MA	1.0	3990.0	330.0	3990.0
	ATTF	1.0	1513.7	240.0	
GLA2	ATTU	1.0	455.5	157.0	1969.2
	AGF	1.0	1140.0	144.0	1140.0
P/P	PRA/PC	1.0	279.0	80.0	
	PRA	1.0	120.0	52.0	
	PC	1.0	320.0	72.0	
	PRG/PC	1.0	484.0	88.0	1203.0
	Net LIVABLE	cnt	3 (rounded)		5,959
	Net BUILDING	cnt	2 (rounded)		3,168

COMMENT TABLE 1

APEX BY CE 11/30/09
 UPDATED BY CJURAN 01/20/2021 555-20-008315

COMMENT TABLE 2

VW #06 04/07/2021 AOG

COMMENT TABLE 3

(WILDFIRE 2020)

cycle 13
 8-7-24
 Apex

SKETCH/AREA TABLE ADDENDUM

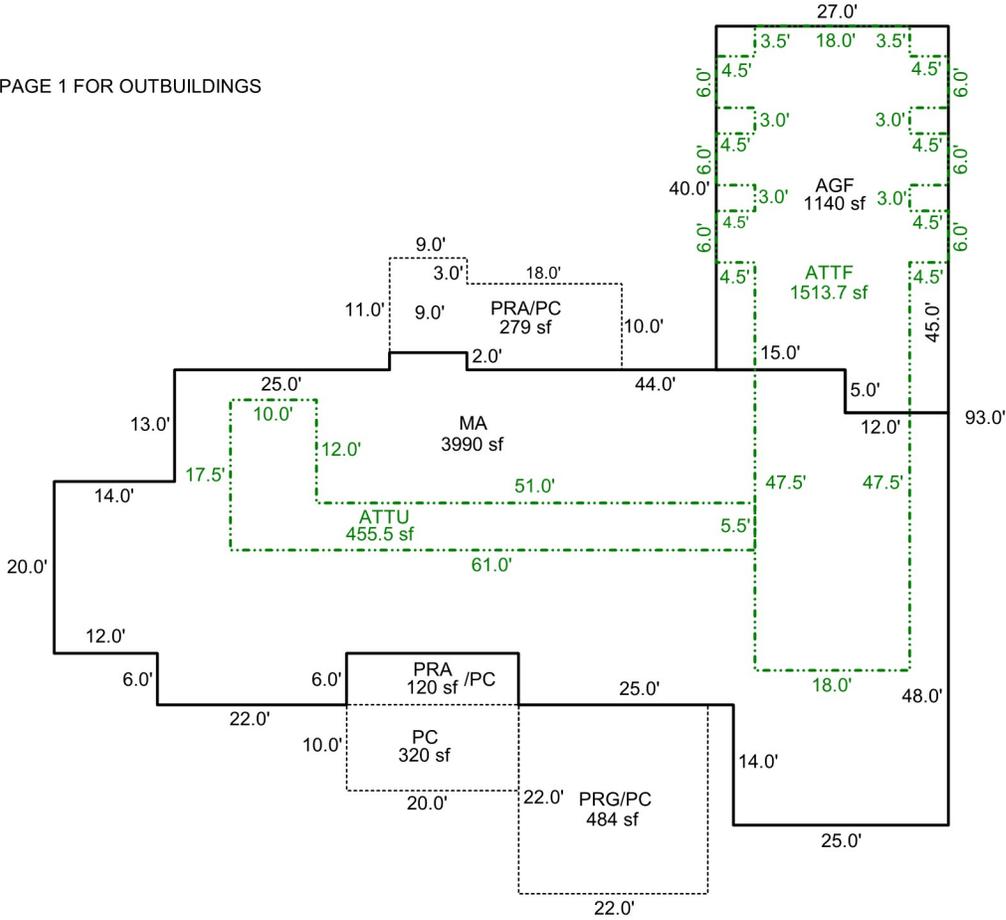
SUBJECT INFO

File No.: 541104 Parcel No.: 092E18A 00600
 Property Address: 11064 GOPHER LN SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

SEE PAGE 1 FOR OUTBUILDINGS

541104
092E18A 00600
SCALE 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3990.0	330.0	3990.0
GLA2	ATTF	1.0	1513.7	240.0	
	ATTU	1.0	455.5	157.0	1969.2
GAR	AGF	1.0	1140.0	144.0	1140.0
P/P	PRA/PC	1.0	279.0	80.0	
	PRG/PC	1.0	484.0	88.0	
	PRA	1.0	120.0	52.0	
	PC	1.0	320.0	72.0	1203.0

COMMENT TABLE 1

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 UPDATED BY CJURAN 01/20/2021 555-20-008315

COMMENT TABLE 2

VW #06 04/07/2021 AOG

COMMENT TABLE 3

(WILDFIRE 2020)

Cycle L3
 8-7-29
 Eve

Net LIVABLE cnt 3 (rounded) 5,959



**541104 MA Front
2021-10-11 L2**



**541104 MA Rear W End- (2)
2021-10-11 L2**



**541104 MA-AGF E Side- (3)
2021-10-11 L2**



**541104 36x48 GB
2021-10-11 L2**



**541104 MA Rear W End- (1)
2021-10-11 L2**



**541104 MA-AGF E Side- (2)
2021-10-11 L2**



**541104 24x60 MS
2021-10-11 L2**



**541104 MA Rear E End
2021-10-11 L2**



**541104 MA-AGF E Side- (1)
2021-10-11 L2**