

Acct ID: 541109 MTL: 092E18AD00400 Date: **8-7-24** Appr: **LUKE** Prop Class: 401 RMV Prop Class: 401
 Situs: 11173 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 46257 Year: 2024
 Last Date Appraised: 04/03/2023 Appraiser: CLINT LUKE Retag: Y **N** Tag info: _____
 Owner: MONTGOMERY LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP RMV: 325220
 RMV Land: 240880 RMV Imp: 359940 RMV Total: 600820 MAV: 325220 MSAV: 0 SAV: 0
 Comment: 23-24 L4 4/3/23 CLUKE LEVEL 4 4.7.21 WV06

INPUT 8/17/24 LUKE

NO VALUE CHANGES

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: 1.31 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 195880 Exception: Y N
 S
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 09-10 CYCLE WORK CHANGED GB EYB #36 DB// 02-03: F02-671 COMB OF R41108 INTO R41109 . 2003-04 REAPPRAISAL //08-09: KLEHTO (MAP ROOM) CORRECTED ACREAGE FROM 1.56 TO 1.31

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 141 Year Blt: 1972 Eff Year Blt: 1989 Sq.Ft: 2790 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 344310
 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	4	Finished	2790	2	FB-2	1972	1989	KIT+, FP - 2, HVAC+, ROOF, BATH - 2	Y N
Garage Attached	4	Unfinished	784	0	0	1972	1989	ROOF	Y N

ALL ARE

Accessories

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

Bldg: 2 Code Area: 29544 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 11160
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	0	11160	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29544 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 4470
 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
Multi-Purpose Bldg	6	Finished	120	0	0	2010	2010	EMR	Y N

ME

Accessories

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

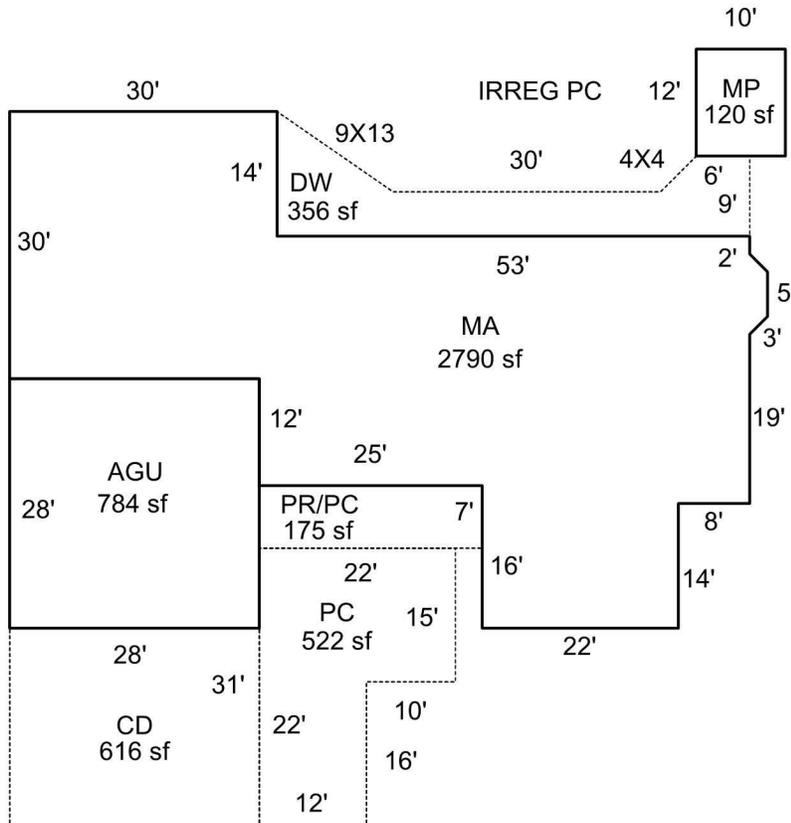
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R41109 Parcel No.: 092E18AD00400
 Property Address: 11173 RIVERWOOD DR SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R41109
092E18AD00400
 SCALE 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	120.0
GLA1	MA	1.0	2790.0	283.7	2790.0
GAR	AGU	1.0	784.0	112.0	784.0
P/P	CD	1.0	616.0	100.0	
	PR/PC	1.0	175.0	64.0	
	PC	1.0	522.0	106.0	
	DW	1.0	355.5	133.5	1668.5

COMMENT TABLE 1

APEX BY CE 12/3/09
 UPDATED BY JRONDEMA 11/14/18
 UPDATED BY CJURAN 06/29/2021

COMMENT TABLE 2

WV #06 04/07/2021 AOG

COMMENT TABLE 3

Update
 Cycle 2
 8-7-24

Net LIVABLE	cnt	1	(rounded)		2,790
Net BUILDING	cnt	1	(rounded)		120



8/7/24



8/7/24



8/7/24



8/7/24



8/7/24