

Acct ID: 541111 MTL: 092E18AD00300 Date: **8-7-24** Appr: **LUKE** Prop Class: 401 RMV Prop Class: 401  
 Situs: 11153 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 46261 Year: 2024  
 Last Date Appraised: 09/13/2019 Appraiser: CLINT LUKE Retag: Y **N** Tag info: \_\_\_\_\_  
 Owner: HLAVINKA, MOLLY JANE & HLAVINKA, DEVIN Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB **TTC** INSP AV: 254230  
 RMV Land: 344280 RMV Imp: 226660 RMV Total: 570940 MAV: 254230 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**INPUT 8-7-24 LUKE**

**No CHANGE**

**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: 2.96 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 299280 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 09-10 CYCLE WORK CHANGED ROOF COVER ON MA #36 DB//#36 2003-04 REAPPRAISAL. //F06-630 CORRECTS RIVER POSITION FOR R41111,R41110,R41107  
**1.70 4BISS 1.26 4BDSS**

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 29544 Stat Class: 141 Year Blt: 1953 Eff Year Blt: 1953 Sq.Ft: 1805 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 193570  
 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	1805	3	FB-2	1953	1953	KIT / FP - 2, HVAC, ROOF, BATH - 2	Y <b>N</b>
Carport Attached	4	Unfinished	660	0	0	1953	1953	ROOF	Y N

**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: 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  
 No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	0	5022	1	Y <b>N</b>

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1540 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: \_\_\_\_\_ RMV: 15410  
 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	1540	0	0	1997	1997	FAIR	Y <b>N</b>

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

Bldg: 3 Code Area: 29544 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 11840  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

**Floors**

**ALL AVE**

**70%**

**2008 AVE**

**60%**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	864	0	0	1997	1997	FAIR	Exception: Y N

*2003*

**Accessories**

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

Bldg: 4    Code Area: 29544    Stat Class: 355    Year Blt: 1997    Eff Year Blt: 1997    Sq.Ft: 252    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions: 14x18    RMV: 820  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

*60%*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	252	0	0	1997	1997		Exception: Y N

**Accessories**

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

*+ LTH 10x26 60%    LTH 12x26 70%    Bont Yo MISSED INV*



8/7/24



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8/7/24

# SKETCH/AREA TABLE ADDENDUM

Parcel No 092E18AD00300

File No R41111

Property Address 11153 RIVERWOOD DR SE

City LYONS

State OR

Zip 97358

Owner

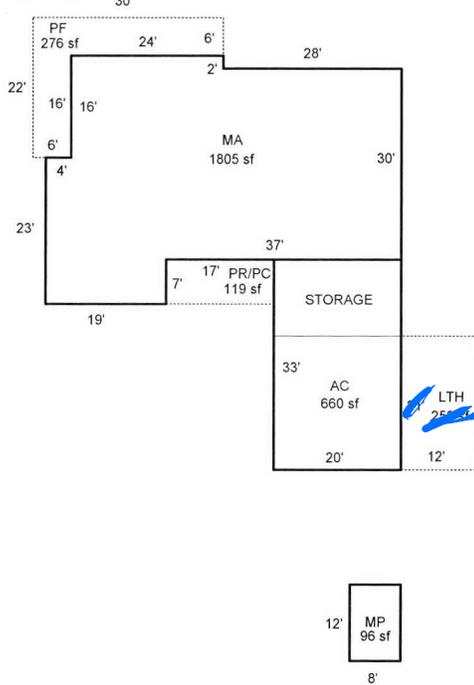
Client

Appraiser Name

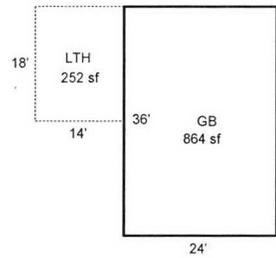
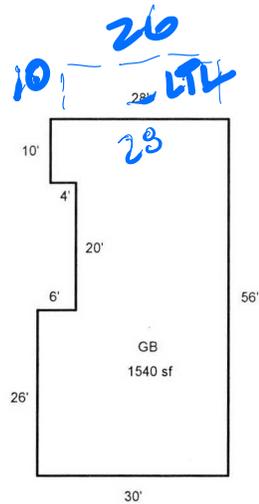
SUBJECT

IMPROVEMENTS SKETCH

PO 600 sf (IRREG)



R41111  
092E18AD00300  
SCALE=1:30  
N



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1805	190	1805
GBA1	GB	1.00	1540	180	
	LTH	1.00	252	66	3004
	LTH	1.00	252	64	
	GB	1.00	864	120	660
	MP	1.00	96	40	
GAR	AC	1.00	660	106	660
P/P	PR/PC	1.00	119	48	
	PF	1.00	276	104	395
Net LIVABLE Area			(rounded w/ factors)		1805
Net BUILDING Area			(rounded w/ factors)		3004

#### Comment Table 1

APEX BY CE 12/3/09  
UPDATED BY JRONDEMA 11/14/18

#### Comment Table 2

CYCLE  
CYCLE L2  
8-7-24

#### Comment Table 3