

Acct ID: 541189 MTL: 092E18DA02500 Date: 8-7-24 Appr: Gene Prop Class: 641 RMV Prop Class: 401
 Situs: 11600 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 79413 Year: 2024

INPUT
8-13-24
Gene

Last Date Appraised: 02/07/2012 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: PATTERSON, STANLEY & PATTERSON, KATHLEEN A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 114581
 RMV Land: 371800 RMV Imp: 148540 RMV Total: 520340 MAV: 112550 MSAV: 2031 SAV: 3570
 Comment: _____

Notations Very steep driveway, in process of being graded

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	29544	0

Land

Site: 1	Code Area: 29544	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:	RMV: 79770	Exception: Y	N	
Adjustment(s):	VWAR	Fire Patrol: SA004	Description: FIRE PATROL			
Comments: 17-18: <5.5 ACRES, NOT CREATING FP ACCT / 2933040; 01-02; SEPARATED HOMESITE & INCREMENT /03-04: REAPPRAISAL ,, DID NOT CREATE FP CODE FOR THIS ACCOUNT						

Site: 3	Code Area: 29544	Size: 4.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 257030	Exception: Y	N	
Adjustment(s):	VWAR	Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1980 / , TOO SMALL ACREAGE TO HAVE A SEPARATE FP ACCOUNT						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29544	Stat Class: 132	Year Blt: 1979	Eff Year Blt: 1962	Sq.Ft: 996	% Complete: 100
Desc:	Multi Story above grade	Dimensions:	RMV: 128130			
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	996	2	FB-1	1979	1962	KIT-, HVAC, ROOF, BATH - 1	Y <input checked="" type="radio"/> N
Attic	3	Unfinished	672	1	0	1979	1962		Y <input checked="" type="radio"/> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1962	19809	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 29544	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: <u>240</u>	% Complete: 100
Desc:	Multi Purpose Shed (MP)	Dimensions: <u>24x10</u>	RMV: <u>1000</u>			
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	5	Finished	<u>200</u>	0	0	1977	1977	<u>Pool Cab</u>	Y N

Accessories

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

Bldg: 3

Code Area: 29544	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 200	% Complete: 100
Desc:	Multi Purpose Shed (MP)	Dimensions: 20x10	RMV: 930		
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	5	Finished	200	0	0	1977	1977	<u>GONB</u>	Y N

Accessories

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

Bldg: 4 Code Area: 29544 Stat Class: 354 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 280 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 20x14 RMV: 220

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: Y N
Lean-to Light Duty	4	Finished	280	0	0	1977	1977		

GONG

Accessories

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

Bldg: 5 Code Area: 29544 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1080 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 20x22 RMV: 18100

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: Y N
Attic	5	Finished	440	0	0	2009	2009	NV	
General Purpose Bldg	5	Finished	960	0	0	2009	2009	NV	

20x26

NV

NV

NV

960

Accessories

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

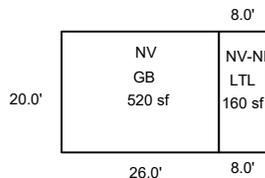
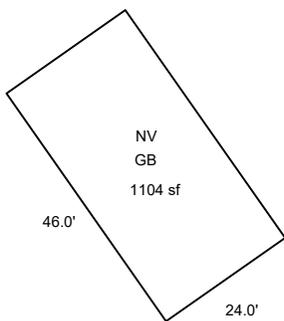
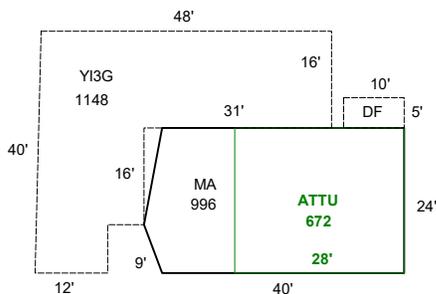
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 092E18DA02500 Parcel No.: R41189
 Property Address: 11600 Riverwood Dr SE
 City: Lyons County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

541189
092E18DA02500
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex by JA 11/25/09	
GBA1	GB	1.0	1104.0	140.0			
	GB	1.0	520.0	92.0			
	LTL	1.0	160.0	56.0	1784.0		
GLA1	MA	1.0	996.0	128.8	996.0		
GLA2	ATTU	1.0	672.0	104.0	672.0		
P/P	Y13G	1.0	1148.0	177.0			
	DF	1.0	50.0	30.0	1198.0		
	Net LIVABLE	cnt	2 (rounded)		1,668		
	Net BUILDING	cnt	3 (rounded)		1,784		

SKETCH/AREA TABLE ADDENDUM

Parcel No R41189

File No 092E18DA02500

Property Address 11600 Riverwood Dr SE

City Lyons

State OR

Zip 97358

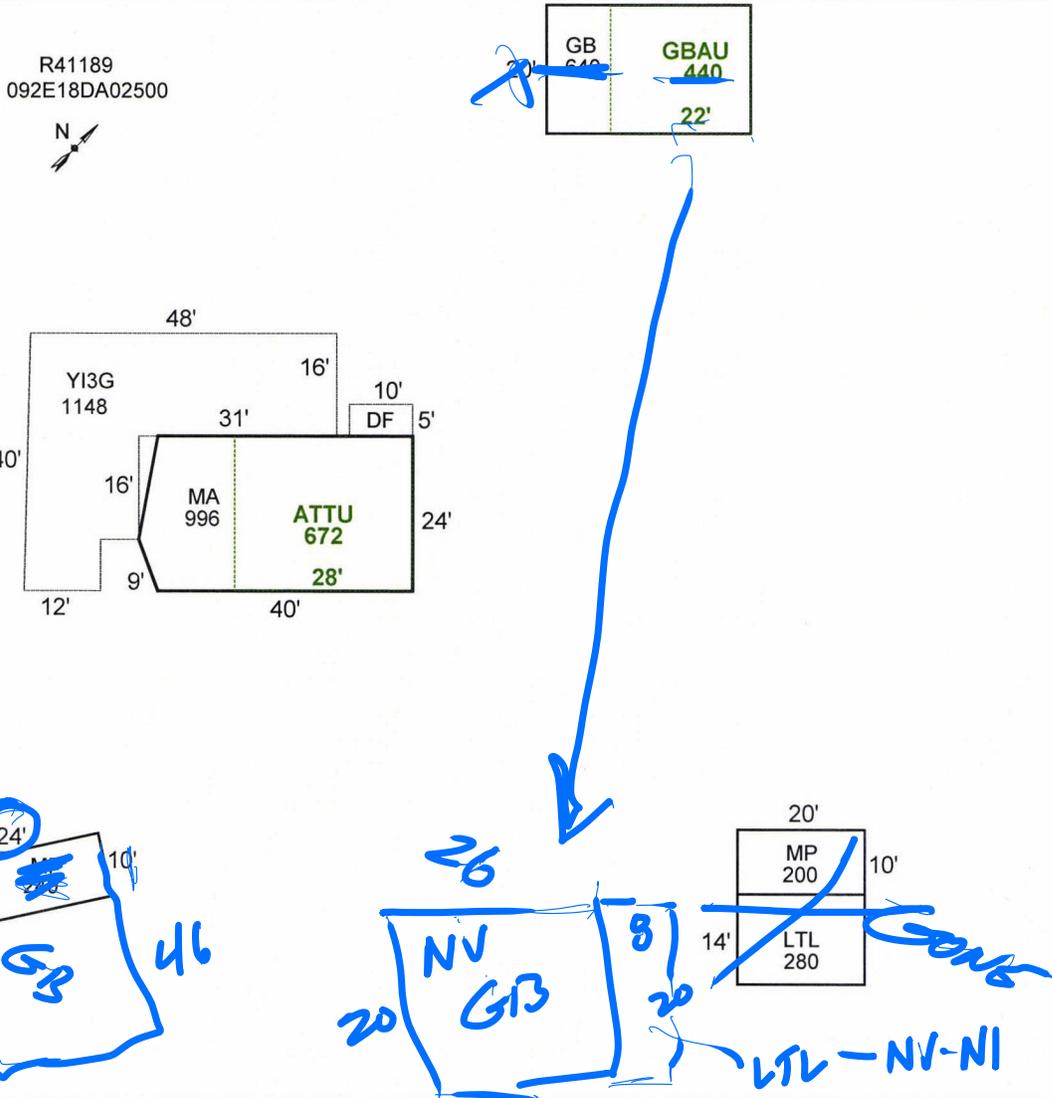
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	996	129	996
GLA2	ATTU	1.00	672	104	672
P/P	YI3G	1.00	1148	177	
	DF	1.00	50	30	1198
OTH	MP	1.00	240	68	
	MP	1.00	200	60	
	LTL	1.00	280	68	
	GB	1.00	640	104	
	GBAU	1.00	440	84	1800
Net LIVABLE Area (Rounded w/ Factors)					1668

Comment Table 1

Apex by JA 11/25/09

Comment Table 2

OK. #36 DB
11/25/09
CUBS L4
3-7-24
CUBS

Comment Table 3