

Acct ID: 541193 MTL: 092E18DA00100 Date: **8-7-24** Appr: **Ave** Prop Class: 401 RMV Prop Class: 401
 Situs: 11183 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 62537 Year: 2024

Last Date Appraised: 10/24/2018 Appraiser: CLINT LUKE Retag: Y **N** Tag info: _____
 Owner: FUDGE, RODGER JR & FUDGE, ROSE ELAINE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 290410
 RMV Land: 303500 RMV Imp: 296130 RMV Total: 599630 MAV: 290410 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

Site: 1 Code Area: 29544 Size: 1.80 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 258500 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 2009-2010 CYCLE WORK #36 CHANGED EYB ON GB,LTH//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 134 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 3345 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: _____ RMV: 257980
 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	1525	2	FB-1	1957	1957	KIT, FP - 2, HVAC, ROOF, BATH - 1 Ave Ave	Y N
Attic	3 +	Finished	670	1	FB-1	1957	1957	HVAC, BATH - 1	Y N
Basement	3	Low Cost	1150	0	0	1957	1957	HVAC	Y N
Garage Attached	3	Low Cost	500	0	0	1957	1957	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: 1957 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 19250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	0	1957	19251	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 1987 Eff Year Blt: ~~1987~~ Sq.Ft: 600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 4800
 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	6	Finished	600	0	0	1987	1987	FAIR 60%	Y N

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: 1040 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x26 RMV: 13180

MOVE TO 511194 18DA92E 101

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 10%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	1040	0	0	1997	1997	FAIR RV6

Accessories

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

Bldg: 4 Code Area: 29544 Stat Class: 355 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 160 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 8x20 RMV: 300
 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	160	0	0	1987	1987	2003 Exception: Y N

Accessories

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

Bldg: 6 Code Area: 29544 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 208 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 8x26 RMV: 620
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 [scribble]

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	208	0	0	2010	2010	MOVE TO 926 1927 101 Exception: Y N

Accessories

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



8/7/24



8/7/24

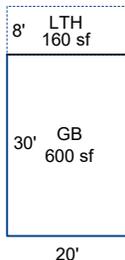
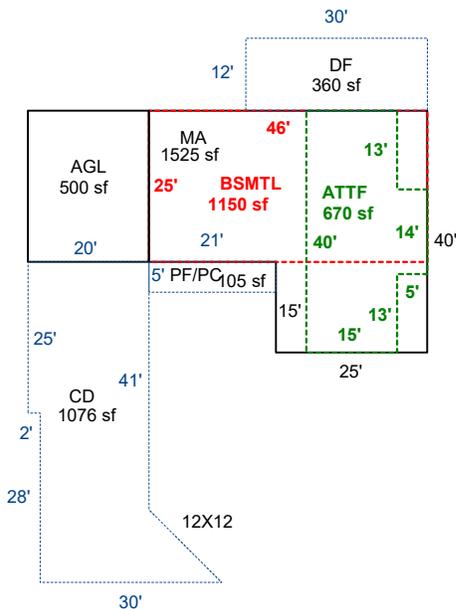
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541193 Parcel No.: 092E18DA00100
 Property Address: 11183 RIVERWOOD DR SE
 City: LYONS County: Marion State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

541193
092E18DA 00100
SCALE 1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	600.0	100.0		APEX BY CE 1/27/10 UPDATED BY JRONDEMA 11/15/18 UPDATED BY CLOBERG 08/21/24					
	LTH	1.0	160.0	56.0	760.0						
GLA1	MA	1.0	1525.0	172.0	1525.0						
GLA2	ATTF	1.0	670.0	120.0	670.0						
BSMT	BSMTL	1.0	1150.0	142.0	1150.0						
GAR	AGL	1.0	500.0	90.0	500.0						
	P/P	DF	1.0	360.0	84.0						
	PF/PC	1.0	105.0	52.0							
	CD	1.0	1076.0	163.0	1541.0						
	Net LIVABLE	cnt	2 (rounded)		2,195			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>CLUKE 08/07/24</td> <td>CYCLE L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3
COMMENT TABLE 2	COMMENT TABLE 3										
CLUKE 08/07/24	CYCLE L2										
	Net BUILDING	cnt	2 (rounded)		760						

SKETCH/AREA TABLE ADDENDUM

Parcel No 092E18DA00100

File No R41193

SUBJECT

Property Address 11183 RIVERWOOD DR SE

City LYONS

State OR

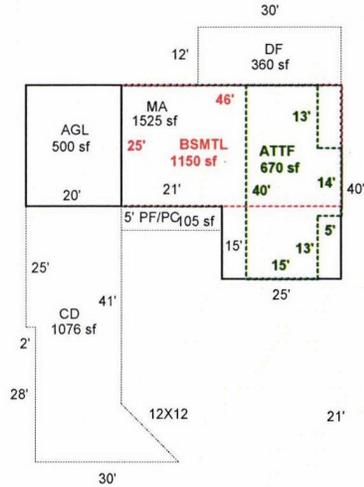
Zip 97358

Owner

Client

Appraiser Name

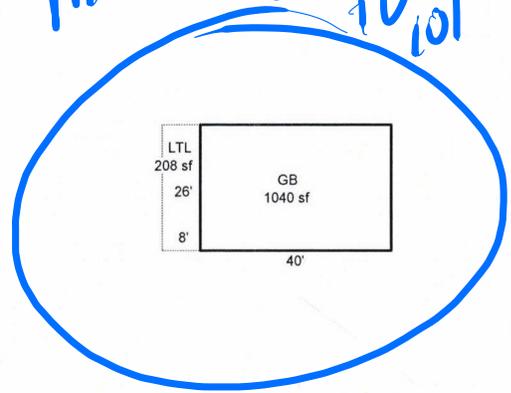
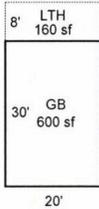
IMPROVEMENTS SKETCH



R41193
092E18DA 00100
SCALE 1:40



MOVE TO 541194 TR 101



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1525	172	1525
GLA2	ATTF	1.00	670	120	670
GBA1	GB	1.00	1040	132	
	GB	1.00	600	100	
	LTH	1.00	160	56	2008
	LTL	1.00	208	68	
BSMT	BSMTL	1.00	1150	142	1150
GAR	AGL	1.00	500	90	500
P/P	DF	1.00	360	84	
	PF/PC	1.00	105	52	
	CD	1.00	1076	163	
					1541

Comment Table 1

APEX BY CE 1/27/10
UPDATED BY JRONDEMA 11/15/18

Comment Table 2

*Gene
CALLEZ
8-7-24*

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

2195
2008