

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 1/23/2024

Acct ID: 541088 MTL: 092E18A001200 Date: 2-12-24 Appr: CLUKE Prop Class: 559 RMV Prop Class: 559  
Situs: 22885 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 63089 Year: 2024

INPUT  
2/12/24  
CLUKE

Last Date Appraised: 09/01/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit (MS-MOVING OFF)

Owner: CANDELL, RONALD E & CANDELL, PATRICIA J Roll Type: R

cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 112943

RMV Land: 517960 RMV Imp: 103828 RMV Total: 621788 MAV: 89020 MSAV: 23923 SAV: 61531

Comment: 22-23 L4 9/1/21 CLUKE/  
LEVEL 4 6.1.21 WV06//

Just updated inventory after fire  
and when manuf moved  
off + processed for 24-25  
tags

Correct soft of existing  
manuf to match apex

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 27840 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2009 / 22-23: Traffic adjustment removed due to market study 2933040

Site: 2 Code Area: 29544 Size: 15.99 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 445120 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 1980 / 02933040; 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 29544 Stat Class: 468 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1879 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 75320  
 Func Obsc: 100 Econ %: 90 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1876 1/0  
PER  
APEX

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	<u>1879</u>	3	FB-2	1998	1998	KIT-, HVAC+, SKRT+, ROOF, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	65	1998	558	1	Y N
ROOF EXTENSION OR PATIO COVER	6	65	1998	735	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29544 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 2002 Sq.Ft: 1080 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 12110  
 Func Obsc: 100 Econ %: 90 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	1080	0	0	1992	2002	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 29544 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2002 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10340  
 Func Obsc: 100 Econ %: 90 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	864	0	0	1998	2002	FAIR	Y N

**Accessories**

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

Bldg: 4    Code Area: 29544    Stat Class: 354    Year Blt: 1998    Eff Year Blt: 1998    Sq.Ft: 378    % Complete: 100  
 Desc: Lean-to Light (LTL)    Dimensions:    RMV: 690  
 Func Obsc: 100    Econ %: 90    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	378	0	0	1998	1998	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 29544    Stat Class: 353    Year Blt: 2021    Eff Year Blt: 2021    Sq.Ft: 480    % Complete: 100  
 Desc: Machine Shed (MS)    Dimensions: 30x16    RMV: 5368  
 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
Machine Shed	4	Finished	480	0	0	2021	2021	Exception: Y N

**Accessories**

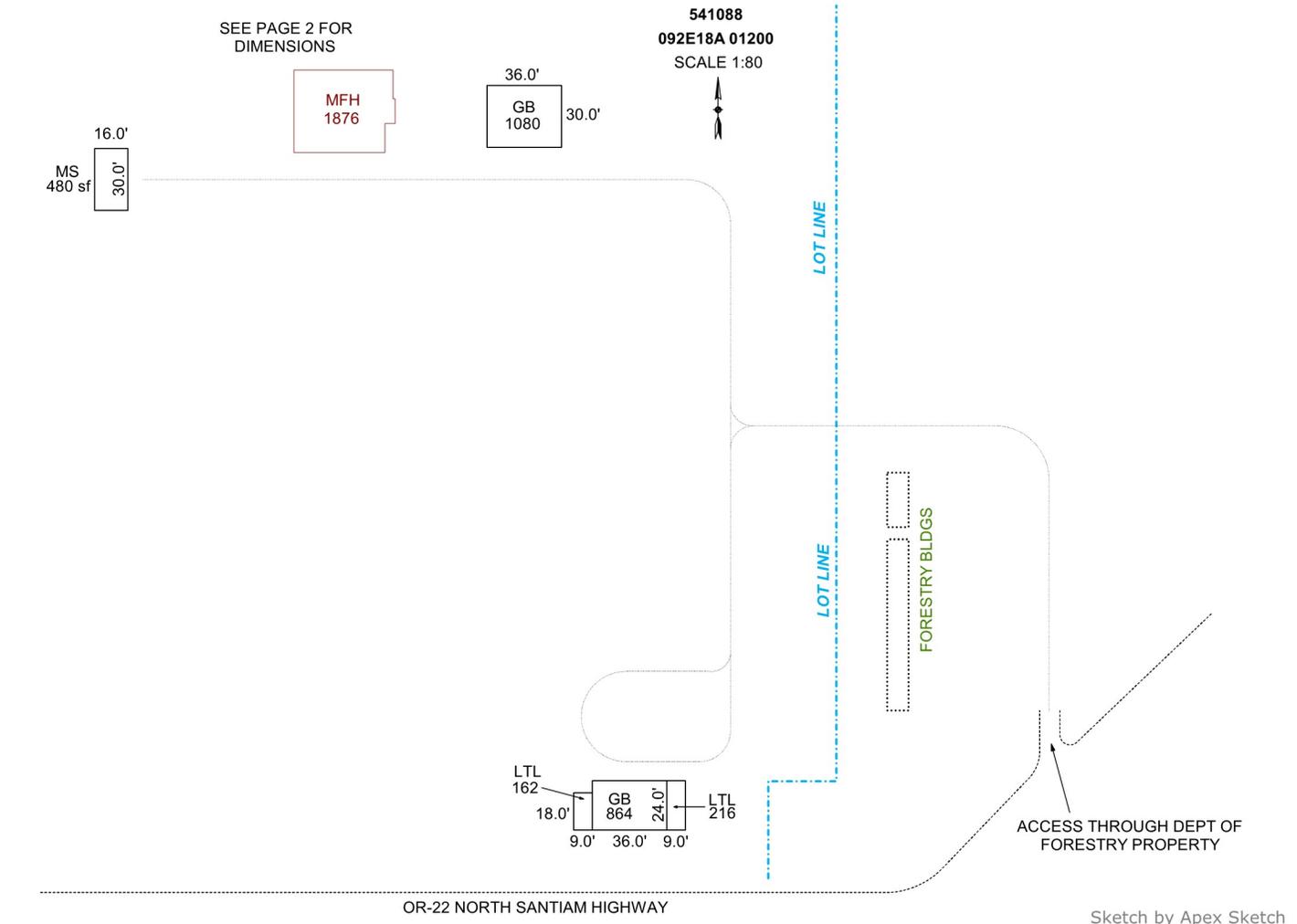
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541088 Parcel No.: 092E18A 01200  
 Property Address: 22885 NORTH SANTIAM HWY SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	480.0	92.0	
	GB	1.0	1080.0	132.0	
	GB	1.0	864.0	120.0	
	LTL	1.0	162.0	54.0	
	LTL	1.0	216.0	66.0	2802.0
GLA1	MFH	1.0	1876.0	178.0	1876.0
	Net LIVABLE	cnt	1 (rounded)		1,876
	Net BUILDING	cnt	5 (rounded)		2,802

### COMMENT TABLE 1

APEX BY CE 12/2/09  
 UPDATED BY CJURAN 09/13/2023

### COMMENT TABLE 2

CL 08/17/2023

### COMMENT TABLE 3

TAGS L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

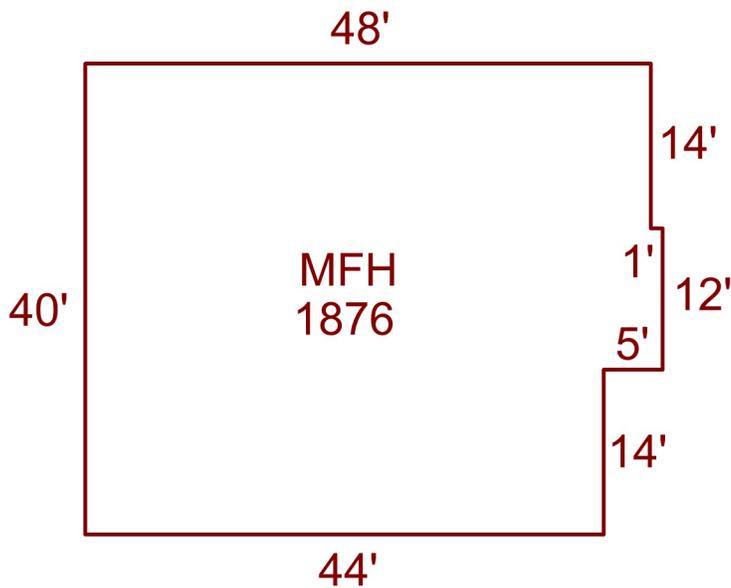
File No.: 541088 Parcel No.: 092E18A 01200  
 Property Address: 22885 NORTH SANTIAM HWY SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**541088**  
**092E18A 01200**  
 SCALE 1:20



SEE PAGE 1 FOR  
ALL BLDGS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFH	1.0	1876.0	178.0	1876.0

APEX BY CE 12/2/09  
 UPDATED BY CJURAN 09/13/2023

### COMMENT TABLE 2

### COMMENT TABLE 3

CL 08/17/2023

TAGS L4

Net LIVABLE	cnt	1	(rounded)		1,876
-------------	-----	---	-----------	--	-------