

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

Acct ID: 558587 MTL: 084E32BD01600 Date: **10-31-23** Appr: **LUKE** Prop Class: **400** RMV Prop Class: **400** **401**
Situs: 35404 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117424 Year: **2023**
Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - Tags/Permit (Residence)
Owner: LOOMIS-PRICE, LAWRENCE D & Roll Type: R
Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **3** 4 LCB TTO **INSP** AV: 54840
RMV Land: 170580 RMV Imp: 0 RMV Total: 170580 MAV: 54840 MSAV: 0 SAV: 0
Comment: 23-24: 1.31.23 CL
LEVEL 4 12.17.20 CL10//

401
INSP
1-22-24
LUKE

23

~~XXXXXXXXXX~~ **NEW MA 60% Comp**
RETAG

Notations
No notation data available.

OSDs
No OSD data available.

OSDN. LVL +

Land
Site: 1 Code Area: 56540 Size: 21344 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 170580 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 17-18: PER #36 CHG OSD// 16-17: PER #36 ADD OSD FOR NEW RES// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings
No improvement data available for all other stat class types.
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

ACCOUNT # 558557 DATE: 10-31-23
 MTL _____ APPR _____

RMV CLASS _____ PROP CLASS _____
 TAG (Y) N _____

COMMENTS: PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA
 AREA 1523 EFF AREA 1523 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____ AW RV6
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: + Gym Room + study/office

TYPE AGF
 STAT / CLASS 5
 SIZE 420
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2023
 % COMP 60
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 5 QLTY + - FLOOR BSM TF
 AREA 1943 EFF AREA 1943 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____ AW RV6
KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: KITCHEN/DINING, SITTING Room
SPEAKERS Room w/WINE CELLAR +
FERMENTING Room

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 5 QLTY + - FLOOR MA 2
 AREA 1523 EFF AREA 1523 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____ AW
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: + GAME Room, MEDIA Room
CRAFT Room

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 558557

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	55%	3%	65%
3%		3%		2%	
2%	80%	2%	60%	1%	65%
		1%		1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	85%
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR 60 Date 1-8-24 YR For 24-25 % COMP 60
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

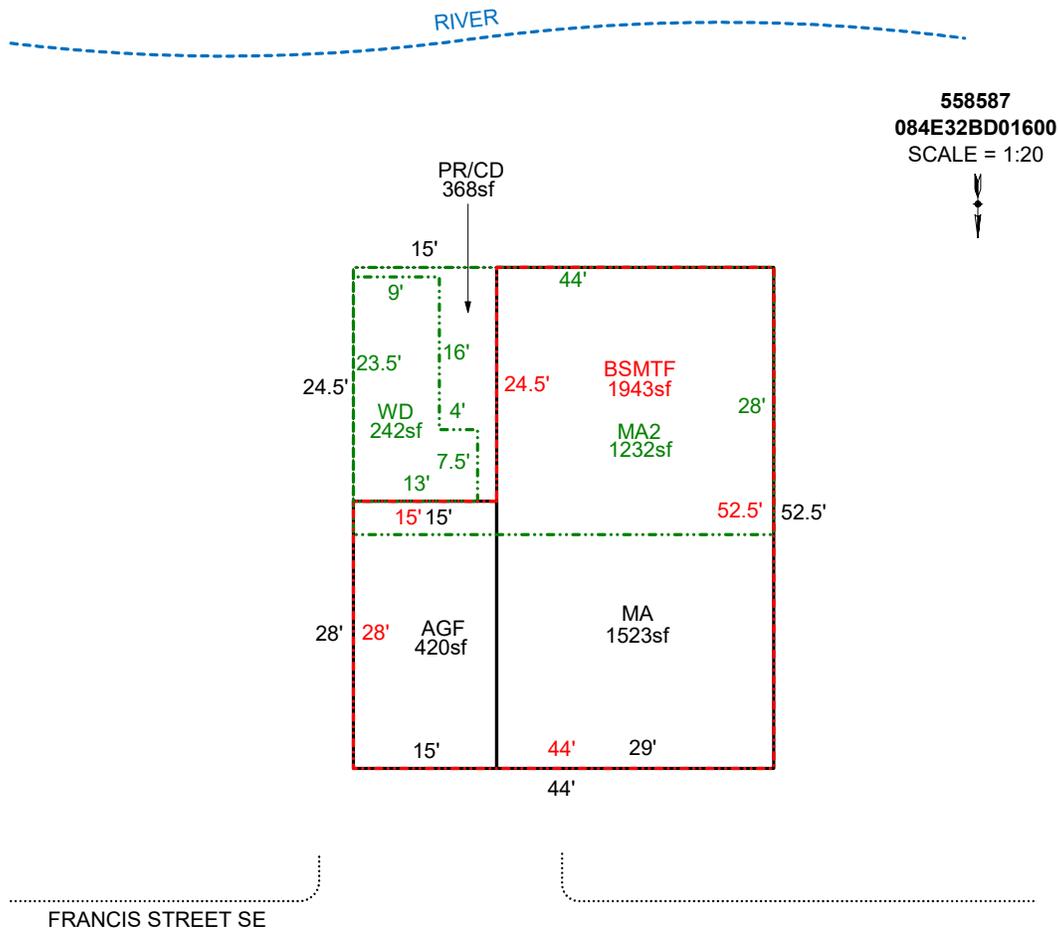
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558587	Parcel No.: 084E32BD01600		
Property Address: 35404 FRANCIS ST SE			
City: LYONS	County: MARION	State: OR	ZipCode: 97358
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1522.5	163.0	1522.5	DRAWN BY SRAGSDALE 10/17/14 UPDATED BY JRONDEMA 2/16/16 UPDATED BY CJURAN 06/06/2022 555-22-000793 UPDATED BY CJURAN 12/12/2023 UPDATED BY CJURAN 01/18/2024	
GLA2	MA2	1.0	1232.0	144.0	1232.0		
BSMT	BSMTF	1.0	1942.5	193.0	1942.5		
GAR	AGF	1.0	420.0	86.0	420.0		
P/P	PR/CD	1.0	367.5	79.0			
	WD	1.0	241.5	73.0	609.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						#36 DB 1/20/16 CL 10/31/2023 CL 01/08/2024	TAGS L2 TAGS L2
Net LIVABLE		cnt	2 (rounded)		2,755		



MA (north side) 10/31/23



MA (east side) 10/31/23



MA (east & south side)
10/31/23



MA (west & north side)
10/31/23



1/8/24