

Acct ID: 540131 MTL: 084E32BC03900 Date: **1-8-24** Appr: **cancel** Prop Class: 400 RMV Prop Class: 400
Situs: 35235 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 43854 **INPUT 12-22-24 EWA** Year: 2024

Last Date Appraised: 12/22/2020 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: AUSTIN FAM TR & AUSTIN, ARTHUR C TRE & Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 79370

RMV Land: 203880 RMV Imp: 0 RMV Total: 203880 MAV: 79370 MSAV: 0 SAV: 0

Comment: LEVEL 4 12.22.20 WV06//

ADD MA c 35% RENT

Notations

No notation data available.

OSDs

No OSD data available.

OSDN Run

Land

Site: 1 Code Area: 56540 Size: 0.78 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: **4BDSS** Value Source: Rural at MKT Description: RMV: 203880 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL RES, GB, LTL, OSD// 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.

ACCOUNT # 540131 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 3 QLTY 0 - FLOOR MA
 AREA 676 EFF AREA 676 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + AVG ROOF
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
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STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
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TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
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 EFF YR _____
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 BATH _____
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 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account #

540131

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	85%	2%	85%
2%		Plumbing Fixtures	4%		3%	
3%		Floor Coverings & Countertops	7%		6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%		2%	
		Finish Grade	1%		1%	

APPR Line Date 1-8-24 YR For 24-25 % COMP 35

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 _____

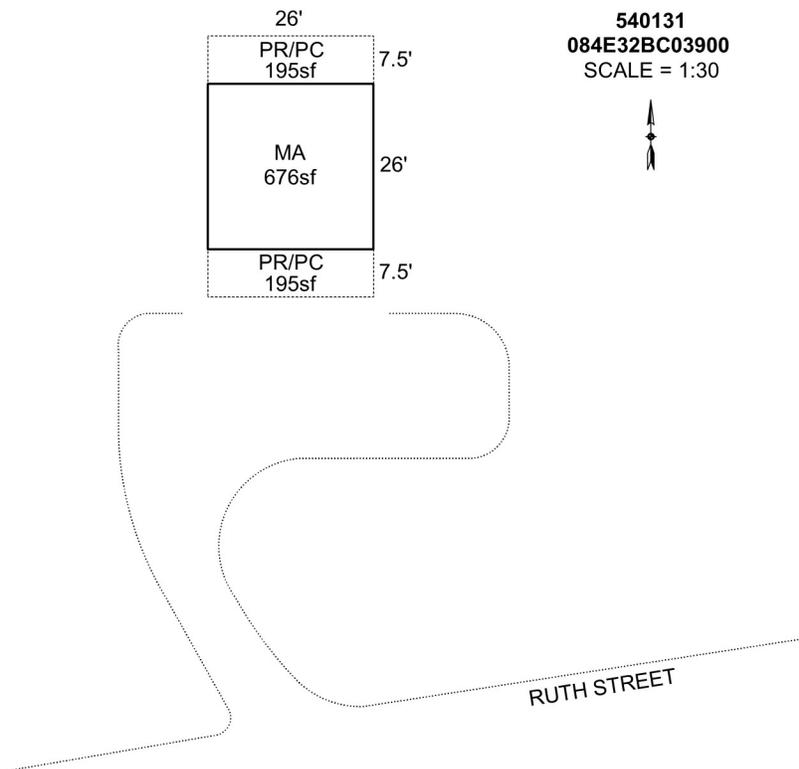
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540131 Parcel No.: 084E32BC03900
 Property Address: 35235 RUTH 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	676.0	104.0	676.0	DRAWN BY JRONDEMA 8/2/18 UPDATED BY CJURAN 01/28/2021 UPDATED BY CJURAN 10/03/2023 23-005641 MA	
P/P	PR/PC	1.0	195.0	67.0			
	PR/PC	1.0	195.0	67.0	390.0		
	Net LIVABLE	cnt	1 (rounded)		676	COMMENT TABLE 2	COMMENT TABLE 3
						WV #06 12/22/2020 AOG	



1/8/24



1/8/24