

Summary Lead Appr: **WW** Clerk: **Chris 3/25/24** Lead Clerk: Appr: Print Date:

Acct ID: 540148 MTL: 084E32BC02000 Date: **10-31-23** Appr: **EVCE** Prop Class: 400 RMV Prop Class: 400  
Situs: 8511 ELKHORN DR SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 44111 **INPUT 12/15/23 EVL** Year: **2023**  
Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2024 - Tags/Permit (Completion) **24**  
Owner: MARVIN L & BARBARA G HAWES TR & Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 **0** 2 3 4 LCB TTO **0** I SP AV: 79850  
RMV Land: 164600 RMV Imp: 0 RMV Total: 164600 MAV: 79850 MSAV: **0** SAV: 0  
Comment: 23-24: 1.31.23 CL  
LEVEL 4 2.9.21 WV06// **ADD MA C 65% ROTAG**

**Notations**  
No notation data available.

**OSDs** **OSDN. ROL**  
No OSD data available.

**Land**  
Site: 1 Code Area: 56540 Size: 18731 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: **4BDSS** Value Source: Residential Description: RMV: 164600 Exception: Y N  
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 21-22: PER #06 DEL IMPS, OSD// 00-01: f99-694 map maintenance of acreage . 2003-04 REAPPRAISAL. //04-05: BOPTA#04-98 REDUCED MKT VALUE OF LAND //05-06: APPLYING THE ADJUSTMENT FOR THE ADJUDICATED VALUES BY #39

**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.

**INSULATION 7/5/23 SHOWER PAN 9/28/23**  
**10-31-23**  
**REPLACED**  
**NO FRAMES**  
**NO TRIM OUT**

ACCOUNT # 540148 DATE: 10/31/23 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR Gene TAG Y N \_\_\_\_\_

COMMENTS: PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA  
 AREA 1097 EFF AREA 1097 BED 1  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + AVE ROOF IS ON THIS YEAR  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 4 F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 4 QLTY + - FLOOR MA2  
 AREA 574 EFF AREA 574 BED 2  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + NO PACKAGE THIS YR  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 65 % 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 \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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: \_\_\_\_\_

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 # \_\_\_\_\_

Additions

New Homes

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

APPR Gene Date 10-31-23 YR For 24-25 % COMP 65

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 \_\_\_\_\_

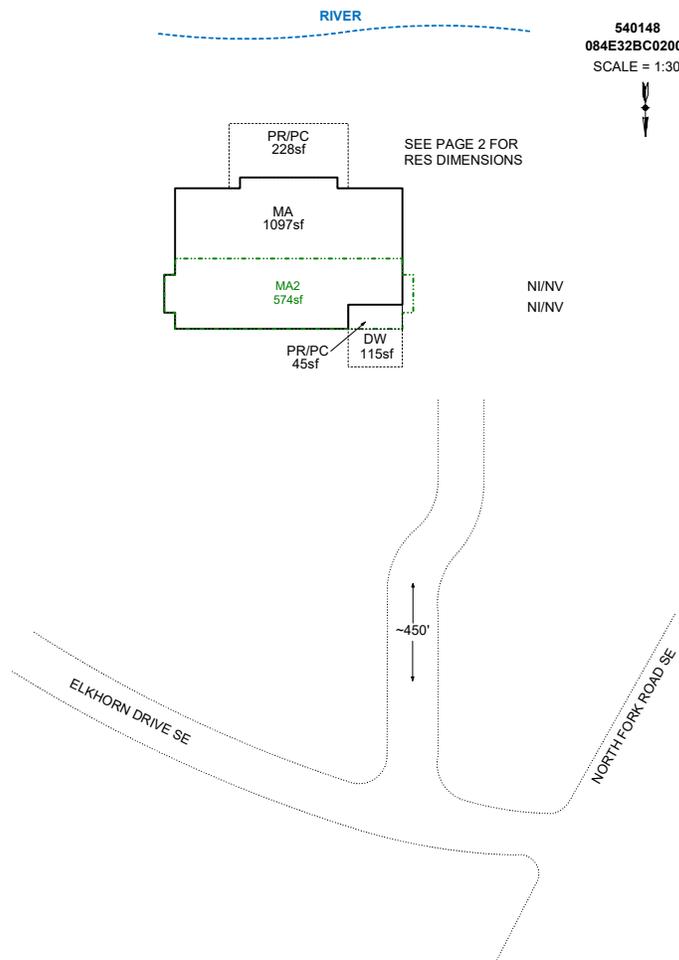
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540148 Parcel No.: 084E32BC02000  
 Property Address: 8511 ELKHORN DR SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

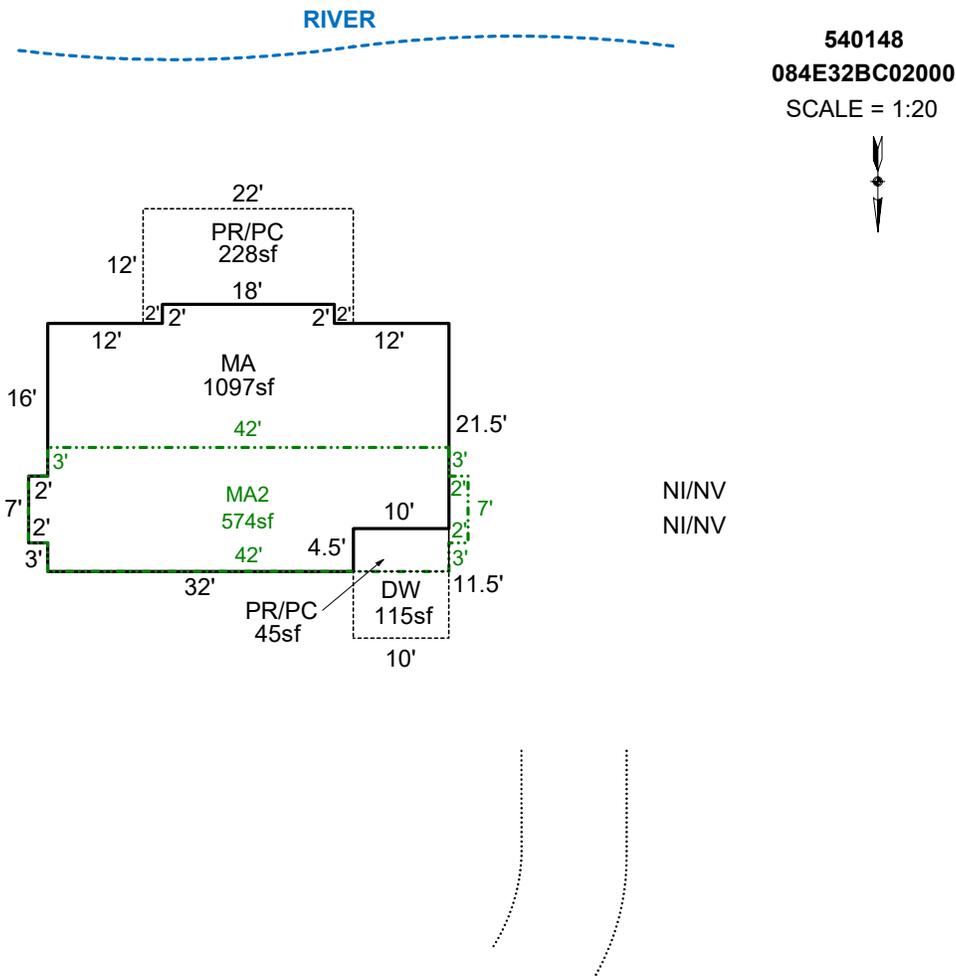
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1097.0	144.0	1097.0	DRAWN BY JRONDEMA 8/2/18 UPDATED BY JRONDEMA 9/21/18 UPDATED BY JRONDEMA 1/15/19 UPDATED BY CJURAN 02/25/2021 UPDATED BY CJURAN 08/08/2022 555-22-004286 UPDATED BY CJURAN 12/12/2023	
GLA2	MA2	1.0	574.0	118.0	574.0		
P/P	DW	1.0	115.0	43.0			
	PR/PC	1.0	228.0	72.0			
	PR/PC	1.0	45.0	29.0	388.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						WV #06 02/09/2021 AOG CL 10/31/2023	TAGS L2
Net LIVABLE		cnt	2 (rounded)				

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540148 Parcel No.: 084E32BC02000  
 Property Address: 8511 ELKHORN DR 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
GLA1	MA	1.0	1097.0	144.0	1097.0
GLA2	MA2	1.0	574.0	118.0	574.0
P/P	PR/PC	1.0	228.0	72.0	
	DW	1.0	115.0	43.0	
	PR/PC	1.0	45.0	29.0	388.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/2/18  
 UPDATED BY JRONDEMA 9/21/18  
 UPDATED BY JRONDEMA 1/15/19  
 UPDATED BY CJURAN 02/25/2021  
 UPDATED BY CJURAN 08/08/2022 555-22-004286  
 UPDATED BY CJURAN 12/12/2023

### COMMENT TABLE 2

WV #06 02/09/2021 AOG  
 CL 10/31/2023

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      2      (rounded)                      1,671



MA 10/31/23



MA REAR 10/31/23



NV-NI MP's 10/31/23