

Acct ID: 541055 MTL: 092E17BA00200 Date: **11-29-23** Appr: **luke** Prop Class: 451 RMV Prop Class: 451
 Situs: 23155 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 87664 IMPR 11-29-23 luke Year: 2024

Last Date Appraised: 10/23/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: **KENASTON COLT** Roll Type: R

Cycle Tag: **Sales Verification** Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 636310

RMV Land: 278220 RMV Imp: 471070 RMV Total: 749290 MAV: 120240 MSAV: 0 SAV: 0

Comment: L2 10/23/23 CLUKE
LEVEL 4 4.7.21 WV06

Notations **NO SALES LETTER ON FILE** **NO MLS/RMVS FOR CURRENT OWNER - PERMENTS PURCHASED 6-12-23 @ 614K**

No notation data available.

OSDs **MLS 751876 WAS FOR SELLERS PURCHASE FOR 232,500 5-16-22**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	29540	45000

DOM 290 SALE LETTER IN LF

Land

Site: 1 Code Area: 29540 Size: 1.09 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 88240 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL

Site: 2 Code Area: 29540 Size: 1.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 144980 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2640 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 471070
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 471070 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1320	2	FB-1	2023	2023	HVAC, ROOF, KIT, BATH - 1	Y N
Second Floor	4	Finished	1320	2	FB-1	2023	2023	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	1480	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	27900	1	Y N

Improvements - Accessory Buildings

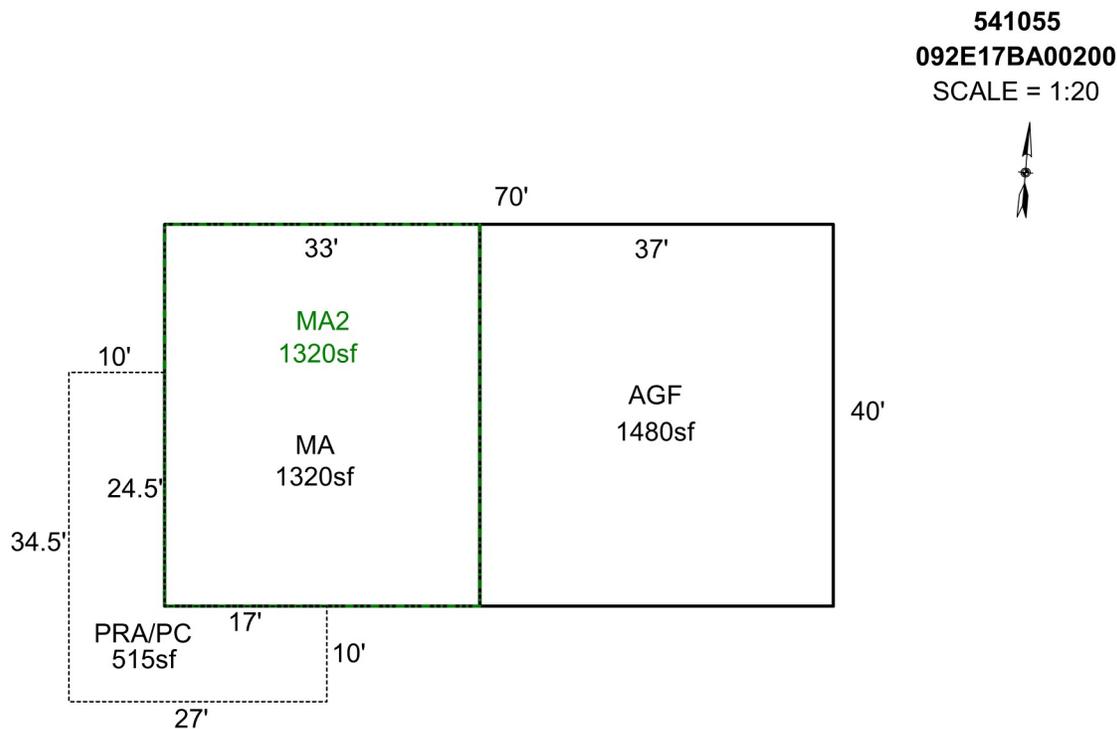
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541055 Parcel No.: 092E17BA00200
 Property Address: 23155 NORTH FORK RD 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1320.0	146.0	1320.0
GLA2	MA2	1.0	1320.0	146.0	1320.0
GAR	AGF	1.0	1480.0	154.0	1480.0
P/P	PRA/PC	1.0	515.0	123.0	515.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 11/21/18
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 12/08/2022 555-22-006800

COMMENT TABLE 2

WV #06 04/07/2021

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,640