

Acct ID: 541113 MTL: 092E17BC01900 Date: 9/26/23 Appr: CLUKE Prop Class: 400 RMV Prop Class: 400
Situs: 11093 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 46264 Year: 2023
Last Date Appraised: 04/03/2023 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2024 - NEW CONSTRUCTION (Residence) INPUT 1-23-24 CLUKE
Owner: TARDIFF RLT Roll Type: R
Cycle: Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 142850
RMV Land: 226880 RMV Imp: 0 RMV Total: 226880 MAV: 142850 MSAV: 0 SAV: 0
Comment: 23-24 L4 4/3/23 CLUKE LEVEL 4 12.3.20 WV06//

ADD NEW MA @ 60% RETAG
ADD OSD

Notations

No notation data available.

OSDs

No OSD data available.

OSD N. RLVL + EXCEPTION

Land

Site: 1 Code Area: 29544 Size: 1.33 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 226880 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 09-10 CYCLE WORK DELETED MS #36 DB// 2003-04 REAPPRAISAL. //F06-629 CORRECTS RIVER POSITION FOR R41115,R41114,R41113,R41112

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.

LOTS OF ACTIVITY
TWO HUNDRED TO
GET TO

BUDGING NEW
PARE BARRAN
NOT ENOUGH FOR
THIS YEAR
RETAG

ACCOUNT # 541113 DATE: 9/26/23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR once TAG 0 N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 2476 EFF AREA 2476 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + + 1/2 BTH
 FIREPLACE: _____ AN KVE
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT 0 N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS 4
 SIZE 24x24
576
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR _____
 % COMP 60
 EXCEPT 0 N
 MISC: _____
 COMMENT: _____

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

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: _____

Percent Complete Form

Account # 541113

Additions

New Homes

		No Basement		Basement	
% 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%		3%	
3%		3%	55%	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%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	100%

APPR Leave Date 1-4-24 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%

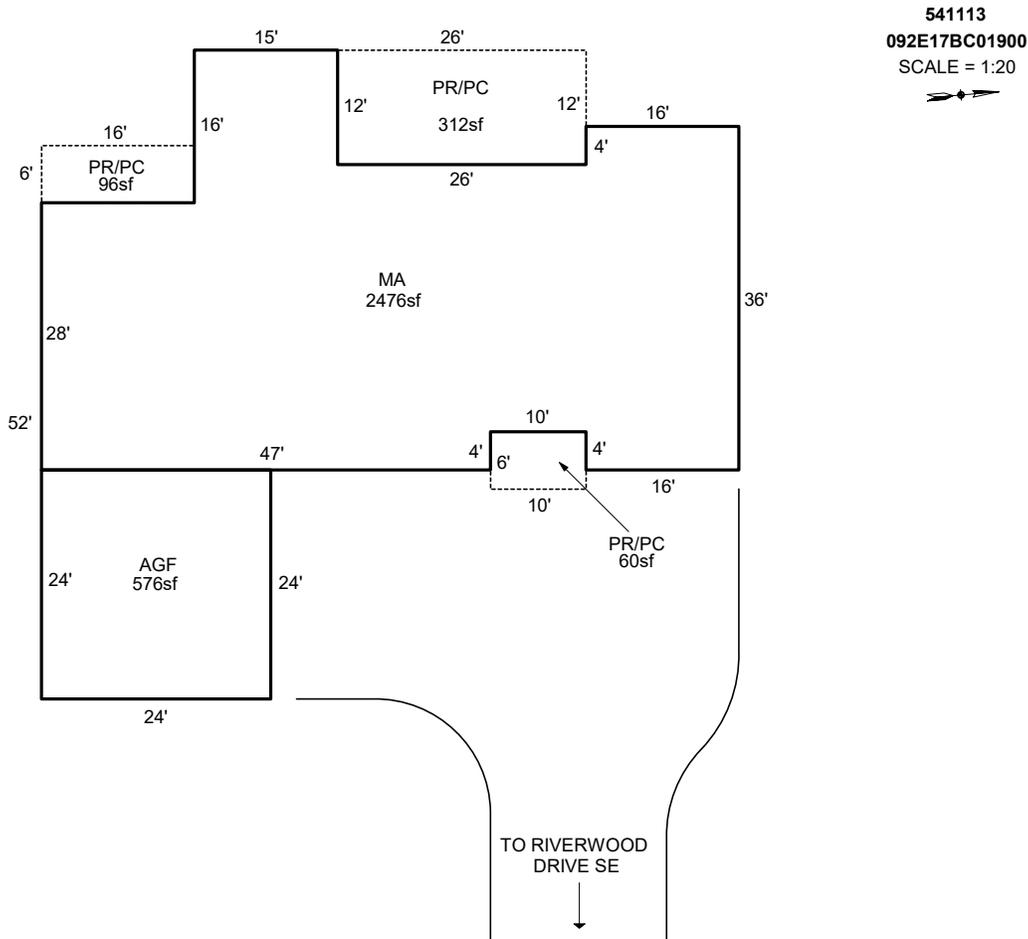
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541113 Parcel No.: 092E17BC01900
 Property Address: 11093 RIVERWOOD DR SE
 City: LYONS County: 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	2476.0	250.0	2476.0
GAR	AGF	1.0	576.0	96.0	576.0
P/P	PR/PC	1.0	312.0	76.0	
	PR/PC	1.0	96.0	44.0	
	PR/PC	1.0	60.0	32.0	468.0

COMMENT TABLE 1

APEX BY CE 11/23/09
 UPDATED BY CJURAN 08/17/2023 555-23-001795

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,476



9/26/23



9/26/23