

Summary

Lead Appr: WW 1.21.25

Clerk:

Lead Clerk:

Appr:

Print Date:

9/24/2024

Acct ID: 541248

MTL: 092E22C001200

Date: 12-10-24

Appr: Gencos

Prop Class: 450

RMV Prop Class: 450

451/451

Situs: 25375 SANTIAM PARK RD SE LYONS OR 97358

MaSaNh: 01 06 000

Unit: 49458

Year: 2024

Last Date Appraised: 02/15/2024

Appraiser: CLINT LUKE

Retag:  Y  N

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FAST, BRENDA

Roll Type: R

Cycle  Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1  3  4  LCB TTO INSP

AV: 80990

RMV Land: 287170

RMV Imp: 0

RMV Total: 287170

MAV: 80990

MSAV: 0

SAV: 0

Comment: 24-25 L4 2/15/24 CLUKE

23-24 L4 4/3/23 CLUKE

L4 12.1.20 CL10// LEVEL 4 C19 5-4-20 CL10

Notations

24-003316 NSFD/GB ADD INVENTORY ROTAG

No notation data available.

OSDs

OSDN, RURL NEW

No OSD data available.

Land

Site: 1 Code Area: 56440 Size: 2.99 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 287170 Exception: Y N  
Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 23-24 SV N/C PER CL//23-24 CORRECTED LUC  
21-22: PER #10 DEL ALL IMPS// 2013-14: CYCLE WORK BY #36- DELETE OSD, NO RES, ADD WATERG.RUR ADJUSTMENT// PER MAG 01-979B

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.



12/10/24

ACCOUNT # 541249 DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 GB  
 STAT / CLASS 6  
 SIZE 36x50  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2025  
 % COMP 55  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE LTH  
 STAT / CLASS \_\_\_\_\_  
 SIZE 14x50  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2025  
 % COMP 100  
 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: \_\_\_\_\_

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 #

541248

IF GB WAS A HOUSE

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	<del>3%</del>		3%	
2%	0%	Excavation	<del>2%</del>	0%	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%	65%
3%		Electrical Rough-In	<del>3%</del>		2%	
2%	80%	Heating Rough-In	<del>2%</del>	60%	1%	70%
		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%	80%	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        Date 12-10-24 YR For 25-26 % COMP 55  
 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: EXTERIOR OF GB

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

USING 55% COMPLETE DUE TO INTERIOR

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

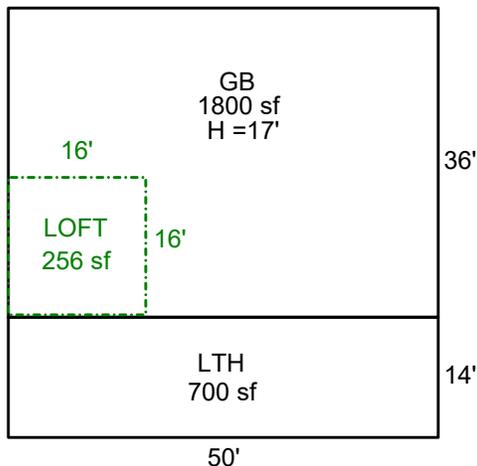
File No.: 541248 Parcel No.: 092E22C 01200  
 Property Address: 25375 Santiam Park Rd SE  
 City: Lyons County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

541248  
092E22C 01200  
SCALE 1:30



N Santiam River



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1800.0	172.0		Apex 10/16/2012 Jane UPDATED BY CJURAN 01/28/2021 UPDATED BY CLOBERG 09/09/24 24-003316 MA	
	LTH	1.0	700.0	128.0	2500.0		
GBA2	LOFT	1.0	256.0	64.0	256.0		
<p>Net BUILDING                      cnt                      3                      (rounded)                      2,756</p>						<p style="background-color: #f2f2f2; margin: 0;">COMMENT TABLE 2</p> <p>CL #10 12/01/2020 AOG</p> <p style="color: blue; font-size: 1.2em; font-family: cursive;">Fence 12-10-24 TAGS L2</p>	<p style="background-color: #f2f2f2; margin: 0;">COMMENT TABLE 3</p>