

Acct ID: 540847 MTL: 092E080001400 Date: 12-5-24 Appr: Eve Prop Class: 641 RMV Prop Class: 451
 Situs: 10216 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39477 INPUT 1-23-24 CENCA Year: 2024
 Last Date Appraised: 10/24/2022 Appraiser: CLINT LUKE Retag: 8 N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: KLUMB, KYLOR K Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 588307
 RMV Land: 536280 RMV Imp: 988800 RMV Total: 1525080 MAV: 569230 MSAV: 19077 SAV: 45319
 Comment: 23-24: L3 10.24.22 CL
 12/6/21 L2 Cluke
 LEVEL 4 4.7.21 WV06

Notations 24-002633 UB @ 40% RETAG

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND

OSDs Chris 1/31/24 Check for replanting after wildfire 5/1/25.

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	29540	0

Land

Site: 1	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Forest Homesite	Description: SIX HILL			RMV: 24120	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2009 / 21-22: PER #06 DEL ALL IMPS, OSD / 01-02: 02900040, BREAKOUT OF INCREMENT FROM HOMESITE						
Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 25390	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900040						
Site: 3	Code Area: 29540	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL			RMV: 72360	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 2900040						
Site: 4	Code Area: 29540	Size: 14.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 369410	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 / 17-18: #36 CYCLE WORK, NO CHG / 2900000: 03-04: REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 152 -	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 2727	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 614100
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	2127	4	FB-2	2021	2021	BATH - 2, KIT-, BATH+, ROOF, HVAC	Exception: Y N
Attic	5 -	Finished	600	1	HB-1	2021	2021	BTH - 1, HVAC	Exception: Y N
Garage Attached	5 -	Finished	516	0	0	2021	2021	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2021	37422	1

Bldg: 2	Code Area: 29540	Stat Class: 142	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1560	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 344960
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1016	2	FB-1	2021	2021	BATH - 1, KIT-, ROOF	Exception: Y N
Attic	4	Finished	544	1	FB-1	2021	2021	HVAC	Exception: Y N
Garage Attached	4	Finished	768	0	0	2021	2021	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	64	2021	1837	0

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1360 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x34 RMV: 28150
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1360	0	0	2021	2021	FAIR <i>KVB</i>	<i>(N)</i>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 4 Code Area: 29540 Stat Class: 354 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 408 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 34x12 RMV: 1590
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	408	0	0	2021	2021		<i>NC</i>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



12/10/24

48x80
VB 5
2025
NEW
40% comp
No pack VNTIC 100%

Percent Complete Form

Account #

540847

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
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%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		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%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR _____ Date _____ YR For _____ % COMP _____
 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%

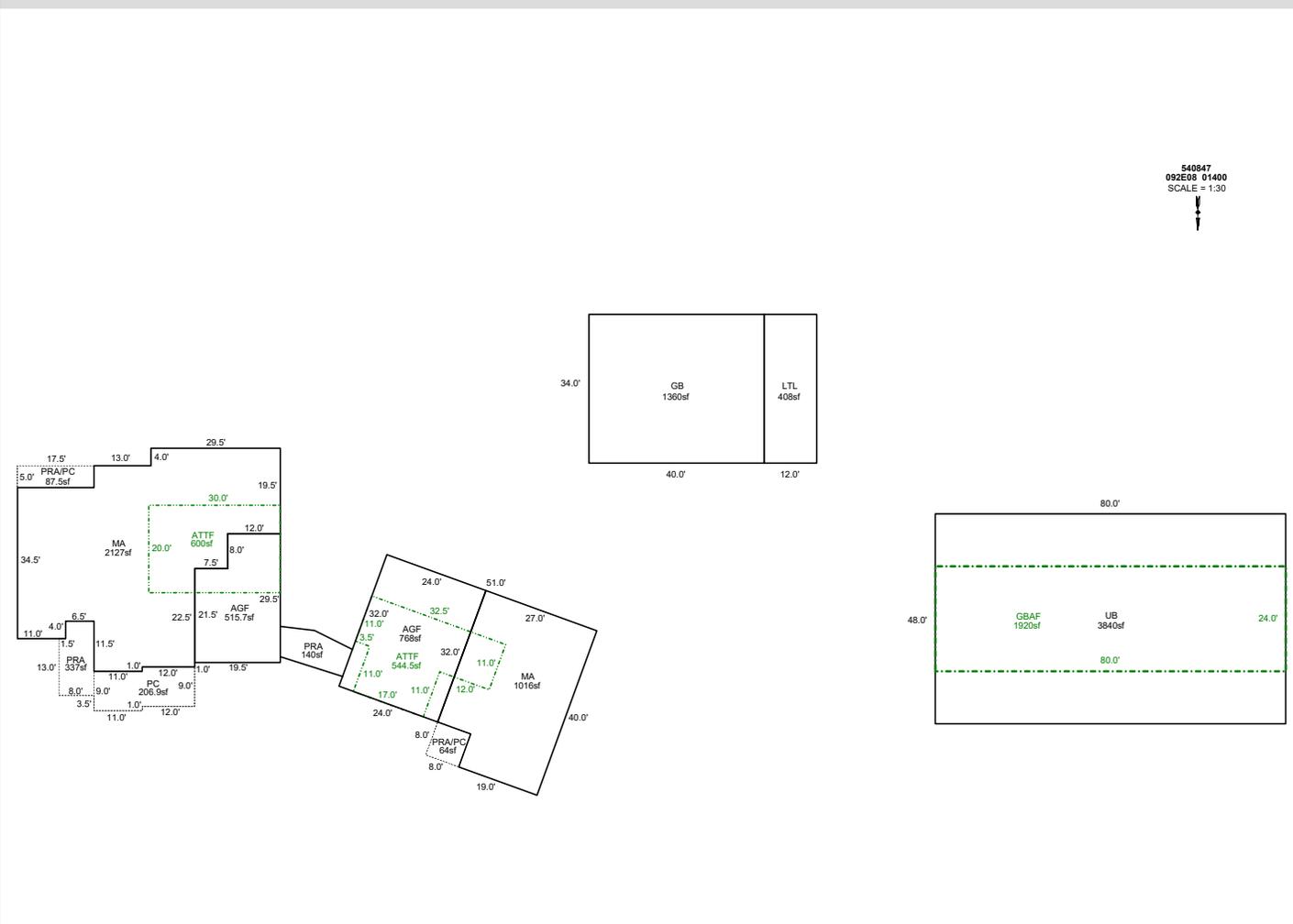
APPR Garage Date 12-10-24 YR For 25-26 % COMP 2/0
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540847 Parcel No.: 092E08 01400
 Property Address: 10216 WAGNER RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1360.0	148.0	5608.0
	LTL	1.0	408.0	92.0	
	UB	1.0	3840.0	256.0	
GBA2	ATTF	1.0	544.5	109.0	2464.5
	GBAF	1.0	1920.0	208.0	
GLA1	MA	1.0	2127.0	230.0	3143.0
	MA	1.0	1016.0	134.0	
GLA2	ATTF	1.0	600.0	100.0	600.0
GAR	AGF	1.0	515.7	98.0	1283.7
	AGF	1.0	768.0	112.0	
	AGF	1.0	515.7	98.0	
P/P	PRA/PC	1.0	87.5	45.0	695.4
	PRA	1.0	337.0	105.0	
	PC	1.0	206.9	66.0	
	PRA/PC	1.0	64.0	32.0	
	Net LIVABLE	cnt	0 (rounded)		3,743
	Net BUILDING	cnt	5 (rounded)		8,073

COMMENT TABLE 1

UPDATED BY CJURAN 02/08/2021 555-20-009126
 UPDATED BY CJURAN 06/08/2021 555-21-003858
 UPDATED BY CJURAN 04/27/2022
 UPDATED BY CJURAN 11/15/2022
 UPDATED BY CLOBERG 01/13/25

COMMENT TABLE 2

#10 CL 12/06/2021
 10/24/2022 CL #10
 CLUKE 12/10/24

COMMENT TABLE 3

TAGS L2
 TAGS L3
 TAGS L3