

Acct ID: 541196 MTL: 092E18DA00600 Date: 12-10-24 Appr: LUKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 22806 JENNIE RD SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 62543 Year: 2024  
 Last Date Appraised: 02/13/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: BELL, NEONTA M Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 0 3 4 LCB TC INSP AV: 251440  
 RMV Land: 248660 RMV Imp: 153890 RMV Total: 402550 MAV: 162030 MSAV: 0 SAV: 0  
 Comment: 24-25 L4 2/13/24 CLUKE  
 24-25 L3 1/4/24 CLUKE  
 LEVEL 4 1.4.21 WV06//

**INPUT 1-23-25 LUKE**

**60% Range**

**Notations 22-002865**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	29544	14590

**Land**

Site: 1 Code Area: 29544 Size: 0.76 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 218660 Exception: Y N  
 S  
 Adjustment(s): H2OGR, GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 19-20: CYCLE WORK #10 CHG OSD// 03-04: REAPPRAISAL NICE RIVERVIEW, ACCESS, GREAT SWIMMING HOLE

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29544 Stat Class: 144 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2662 % Complete: 30  
 Desc: Multi Story above grade with basement Dimensions: RMV: 153890  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 74820 Adjust: Adjust RMV: 0

**60**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1520	0	0	2023	2023		0 N
Attic	4	Unfinished	158	0	0	2023	2023		0 N
Attic	4	Unfinished	210	0	0	2023	2023		0 N
Attic	4	Finished	302	0	0	2023	2023		0 N
Basement	4	Finished	420	0	0	2023	2023		0 N
Basement	4	Finished	420	0	1.5	2023	2023		0 N
Garage Basement	4	Finished	680	0	0	2023	2023		0 N

**AVG FLOOR  
NOTHING ELSE**

**NOT UNTIL FIN**

**Accessories**

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

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

Percent Complete Form

Account # 541196

Additions

New Homes

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

APPR 4/1/16 Date 12-10-24 YR For 25-26 % 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%

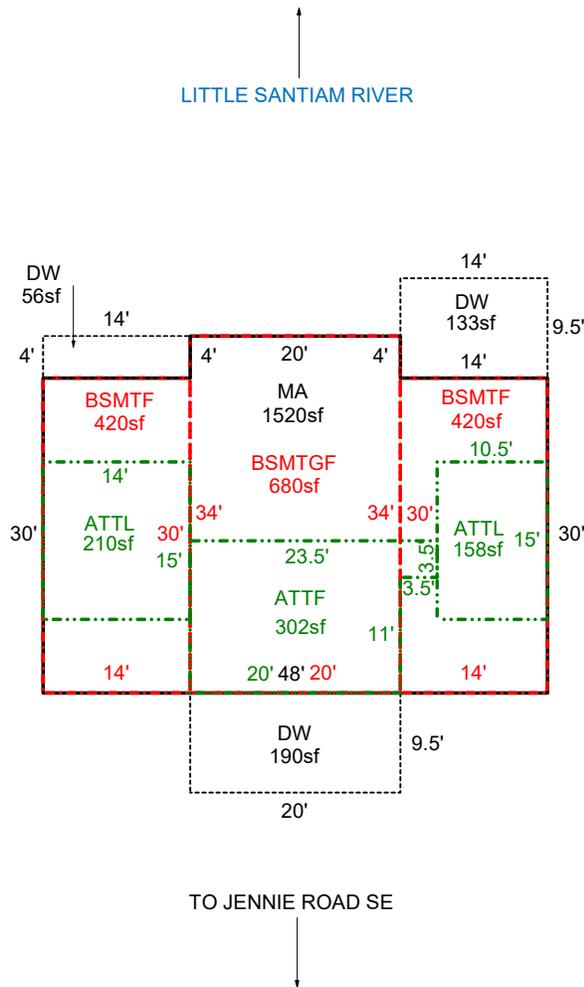
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
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 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541196 Parcel No.: 092E18DA00600  
 Property Address: 22806 JENNIE 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1520.0	164.0	1520.0	APEX BY CE 1/27/10 UPDATED BY JRONDEMA 11/13/18 UPDATED BY CJURAN 01/28/2021 UPDATED BY CJURAN 09/21/2022 555-22-002865 UPDATED BY CJURAN 01/25/2024 UPDATED BY CLOBERG 01/13/25	
GLA2	ATTF	1.0	302.3	76.0			
	ATTL	1.0	157.5	51.0			
	ATTL	1.0	210.0	58.0	669.8		
BSMT	BSMTF	1.0	420.0	88.0			
	BSMTF	1.0	420.0	88.0	840.0		
GAR	BSMTGF	1.0	680.0	108.0	680.0		
P/P	DW	1.0	190.0	59.0			
	DW	1.0	56.0	36.0			
	DW	1.0	133.0	47.0	379.0		
	Net LIVABLE	cnt	0 (rounded)		2,190	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						WV #06 01/04/2020 AOG CL 01/04/2024 CLUKE 12/10/24	TAGS L3 TAGS L2



12/10/24



12/10/24