

Summary Lead Appr: WW 1.27.25 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 12/19/2024

Acct ID: 547061 MTL: 093E18AB00300 Date: 1-15-25 Appr: Gene Prop Class: 400 RMV Prop Class: 400
Situs: 11060 DOGWOOD LN SE LYONS OR 97358 MaSaNh: 01 06 002 Unit: 104883 Year: 2025

Last Date Appraised: 02/21/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: HOFFMAN, GORDON J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TO INSP AV: 109670

RMV Land: 279930 RMV Imp: 0 RMV Total: 279930 MAV: 109670 MSAV: 0 SAV: 0

Comment: 24-25 L4 2/21/24 CLUKE
LEVEL 4 10.19.20 WV06//

IMPUS
1-23-25
Gene

Notations 24-005B69 SFD 60% Complete ROTAG

No notation data available.

OSDs

No OSD data available.

OSDN, Run NOW

Land

Site: 1 Code Area: 56540 Size: 1.85 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 279930 Exception: Y N

Adjustment(s): H2OGR, FSOIL

Fire Patrol: SA004 Description: FIRE PATROL

Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

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.

ACCOUNT # 547061 DATE: 11.5.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1040 EFF AREA 1040 BED _____
 ROOF Asph HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + Roof only
 YR BLT _____ EFF YR 2025 ECON _____
 % COMP 60 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: PER PLANS 1 B5D 1 BTH

TYPE MP 6
 STAT / CLASS _____
 SIZE 10X12
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2025
 % COMP 100
 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 MA2
 AREA 394 EFF AREA 394 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: BONUS ROOM NO BATH
 YI CLASS _____ F G A E
 SKIRT - LIN FT PER PLANS
 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 # 547061

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%		2%	
2%	80%	2%	55%	1%	65%
		1%		1%	
3%		3%	60%	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%		2%	
		1%	100%	1%	100%

APPR Give Date 1-15-25 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 _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



1/15/25



1/15/25



1/15/25



1/15/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

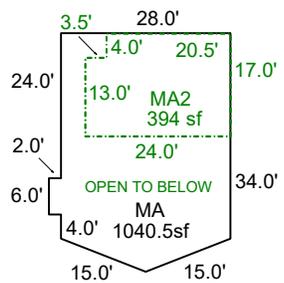
File No.: 547061 Parcel No.: 093E18AB 00300
 Property Address: 11060 Dogwood Ln SE
 City: Lyons County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

10 MP
12

SENT TO APEX

547061
093E18AB00300



Little North Fork River

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1040.6	130.1	1040.6
GLA2	MA2	1.0	394.0	82.0	394.0

COMMENT TABLE 1

Apex by JA 10/14/09
 UPDATED BY CJURAN 01/06/2021
 UPDATED BY CLOBERG 10/09/24 24-005869 MA

COMMENT TABLE 2

WV #06 10/19/2020 AOG

COMMENT TABLE 3

Steve 1-15-25
TACB 22

Net LIVABLE cnt 2 (rounded) 1,435