

Summary

Lead Appr: WW 2.6.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 12/19/2024

Acct ID: 609531 MTL: 092W07C002203 Date: 12/17/24 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: 10810 LYON LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147831 Year: 2025

Last Date Appraised: Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: HAND, AARON L Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 40960

RMV Land: 235180 RMV Imp: 0 RMV Total: 235180 MAV: 40960 MSAV: 0 SAV: 0

Comment: 24-006674 USFB

Notations

25-26 USFB 45% complete

No notation data available.

OSDs

OSD W Landscape

No OSD data available.

Land

Site: 0 Code Area: 05590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 235180 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments:

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 # 609531 DATE: 12/17/24 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR _____ TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 141 QLTY + - FLOOR MA
AREA 1805 EFF AREA 1805 BED 3
ROOF + HVAC +
BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 45 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
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: _____

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: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ABF
STAT / CLASS 141
SIZE 430
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2024
EFF YR 2024
% COMP 45
EXCEPT Y N
MISC: _____
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 # 609531

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

MDL

Date

12/17/24

YR For

25-26

% COMP

45%

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%	95%
Roof - Sheathing	5%	
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

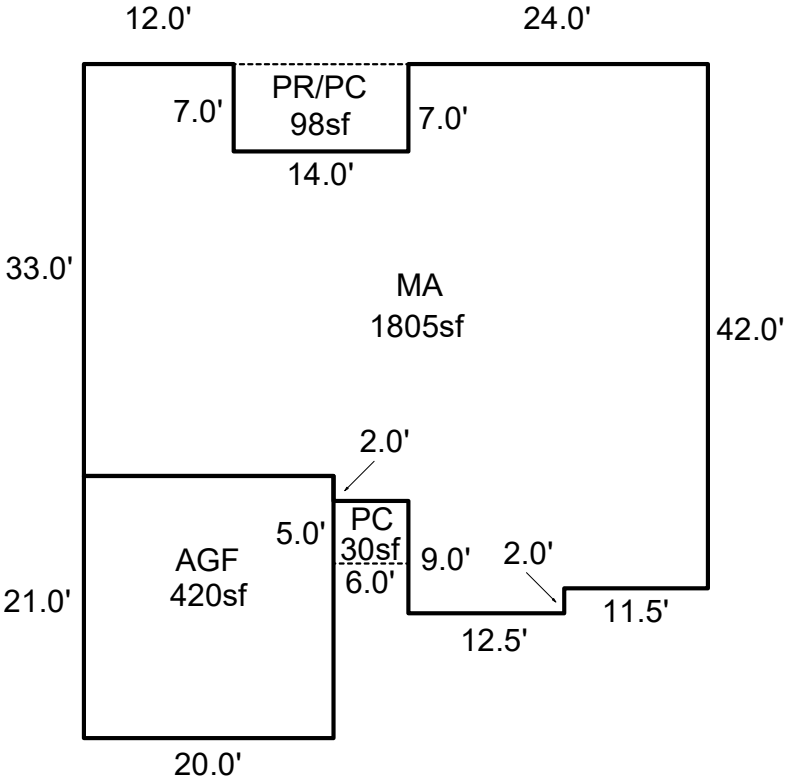
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 609531 Parcel No.: 092W07C002203
Property Address: 10810 LYONS LN SE
City: TURNER County: Marion State: OR ZipCode:
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH

609531
092W07C002203
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	420.0	82.0	420.0
MA	MA	1.0	1805.0	202.0	1805.0
P/P	PC	1.0	30.0	22.0	
	PR/PC	1.0	98.0	42.0	128.0

COMMENT TABLE 1

APEX BY CLOBERG 11/08/24 24-006674 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,805



12/17/24