

Acct ID: 540812 MTL: 092E07C000100 Date: **2-13-25** Appr: **Gene** Prop Class: 641 RMV Prop Class: 401
 Situs: 10783 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 69088 Year: 2025
 Last Date Appraised: 06/26/2019 Appraiser: CLINT LUKE Retag: **N** Tag info: _____
 Owner: STANLEY JAMES PETERSEN TR 50% & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 330296
 RMV Land: 805260 RMV Imp: 659120 RMV Total: 1464380 MAV: 285120 MSAV: 45176 SAV: 87906
 Comment: _____

INPUT 2-13-25 GENE

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	29540	0

POND WITHIN ONE ACRES HS

NO NEED TO BREAK OUT

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: 10050 Exception: Y N

TIMBER

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 2009 / 16-17: COMB LIKE SEGS // 02900040/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 42320 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 1995 / 02900040 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 4 Code Area: 29540 Size: 66.44 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 702890 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 1985 / 17-18: #36 CYCLE WORK, NO CHG / 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 143 + Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 4400 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 645200
 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	2640	3	FB-3/ HB-1	1968	1968	FP - 2, KIT, BTH - 1, BATH - 3, HVAC - ROOF	Y N
Basement	4 +	Finished	1760	0	FB-1	1968	1968	HVAC+, BATH - 1	Y N
Basement	4 +	Unfinished	880	0	0	1968	1968		Y N
Garage Attached	4	Finished	736	0	0	1968	1968	ROOF	Y N

Full KITCHEN

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	500	1968	7920	1	Y N

X14A

Bldg: 2 Code Area: 29540 Stat Class: 108 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3560
 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
No floor data available								

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	1650	1968	3564	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 352 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2088 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 58x36 RMV: 10360

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
Utility Building	5	Finished	2088	0	0	1987	1987	AVB 60%	N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **092E07C 00100**

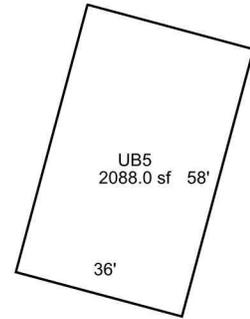
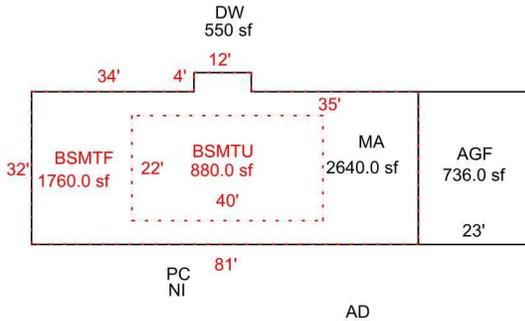
File No **R40812**

SUBJECT

Property Address	10783 WAGNER RD SE		
City	LYONS	County	MARION
		State	OR
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH

R40812
092E07C 00100
SCALE=1:40



Scale: **1" = 40'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2640.00	234.0	2640.00
GLA0	BSMTF	1.00	1760.00	234.0	1760.00
GBA1	UB5	1.00	2088.00	188.0	2088.00
BSMT	BSMTU	1.00	880.00	124.0	880.00
GARG	AGF	1.00	736.00	110.0	736.00

Net LIVABLE Area	(rounded w/ factors)	4400
Net BUILDING Area	(rounded w/ factors)	2088

Comment Table 1

DRAWN BY JRONDEMA 8/16/18
UPD BY PH 01.21.20

Comment Table 2

06.26.19 SR #94

Comment Table 3

CYCLE/FOREST