

Acct ID: 540828 MTL: 092E070001100 Date: 2-12-25 Appr: Luise Prop Class: 641 RMV Prop Class: 401  
 Situs: 10504 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39439 Year: 2025  
 Last Date Appraised: 04/07/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: \_\_\_\_\_  
 Owner: ARENDS, JENNIFER L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 312622  
 RMV Land: 592890 RMV Imp: 445120 RMV Total: 1038010 MAV: 291210 MSAV: 21412 SAV: 49229  
 Comment: 10/7/2021 L2 CLuke  
 LEVEL 4 4.7.21 WV

**MAV**  
**2-13-25**  
**Luise**

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	40000	29540	0

**Land**

**TIMBER - OIL** **WW**

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 21940 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 16-17: COMB LIKE SEGS // 0290040///SEPARATED OFF EXCESS ACRES FROM HOMESITE//01-02 UPDATE OF MKT VALUES .01-02: ROLL OVER INTO FOREST LAND, MS HAS BEEN MOVED OUT, BUT LAND IS NOT BEING USED AT THIS TIME AS FOREST LAND //03-04: REAPP

Site: 2 Code Area: 29540 Size: 1.83 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 40150 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: APPLICATION DOES NOT COVER THIS ACREAGE, BEING DISQ FOR 2002-2003 0290040///SEPARATED OFF EXCESS ACRES FROM HOMESITE//01-02 UPDATE OF MKT VALUES .01-02: ROLL OVER INTO FOREST LAND, MS HAS BEEN MOVED OUT, BUT LAND IS NOT BEING USED AT THIS TIME AS FOREST LAND //03-04: REAPP

Site: 4 Code Area: 29540 Size: 2.17 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 47610 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1971 / 02900040, ROLL OVER FROM FARM TO FOREST LAND, CHG OF ACREAGE ON MULTI-CODE ACCT WITH R40827

Site: 5 Code Area: 29540 Size: 20.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 443190 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1979 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 00-01: 02900000, MKT VALUE UPDATE . 01-02: CHG OF SOIL CLASS FROM CL PASTURE TO 6HILL, SOIL CLASS CHG FROM 3HILL TO 4HILL, roll over into forest land ROLL OVER FROM FARM TO FOREST LAND, CHG OF ACREAGE ON MULTI-CODE ACCT WITH R40828 /03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 142 - Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2127 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 399040  
 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	1907	2	FB-2	1989	1989	FP - 1, HVAC+, ROOF, KIT, BATH - 2	Y N
Attic	4 -	Finished	220	0	0	1989	1989	HVAC+	Y N
Garage Attached	4	Finished	972	0	0	1989	1989	ROOF	Y N
Carport Attached	4	Unfinished	460	0	0	1989	1989	ROOF	Y N

**ALL**  
**ROOF**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SWIMMING POOL	4	400	1998	15136	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1989	26643	1	Y N

**NL**

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 9550  
 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	864	0	0	1998	1998	FAIR	Exception: Y N

60%  
2004  
AVE

**Accessories**

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

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 18690  
 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	864	0	0	2021	2021	FAIR	Exception: Y N

AVE

**Accessories**

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

Bldg: 5 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 256 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 32x8 RMV: 17840  
 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
Multi-Purpose Bldg	6	Finished	256	0	0	2020	2020	FAIR	Exception: Y N

EXCELLENT

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
FINISHED OFFICE IN A FARM BUILDING	6	256	2020	7949	0

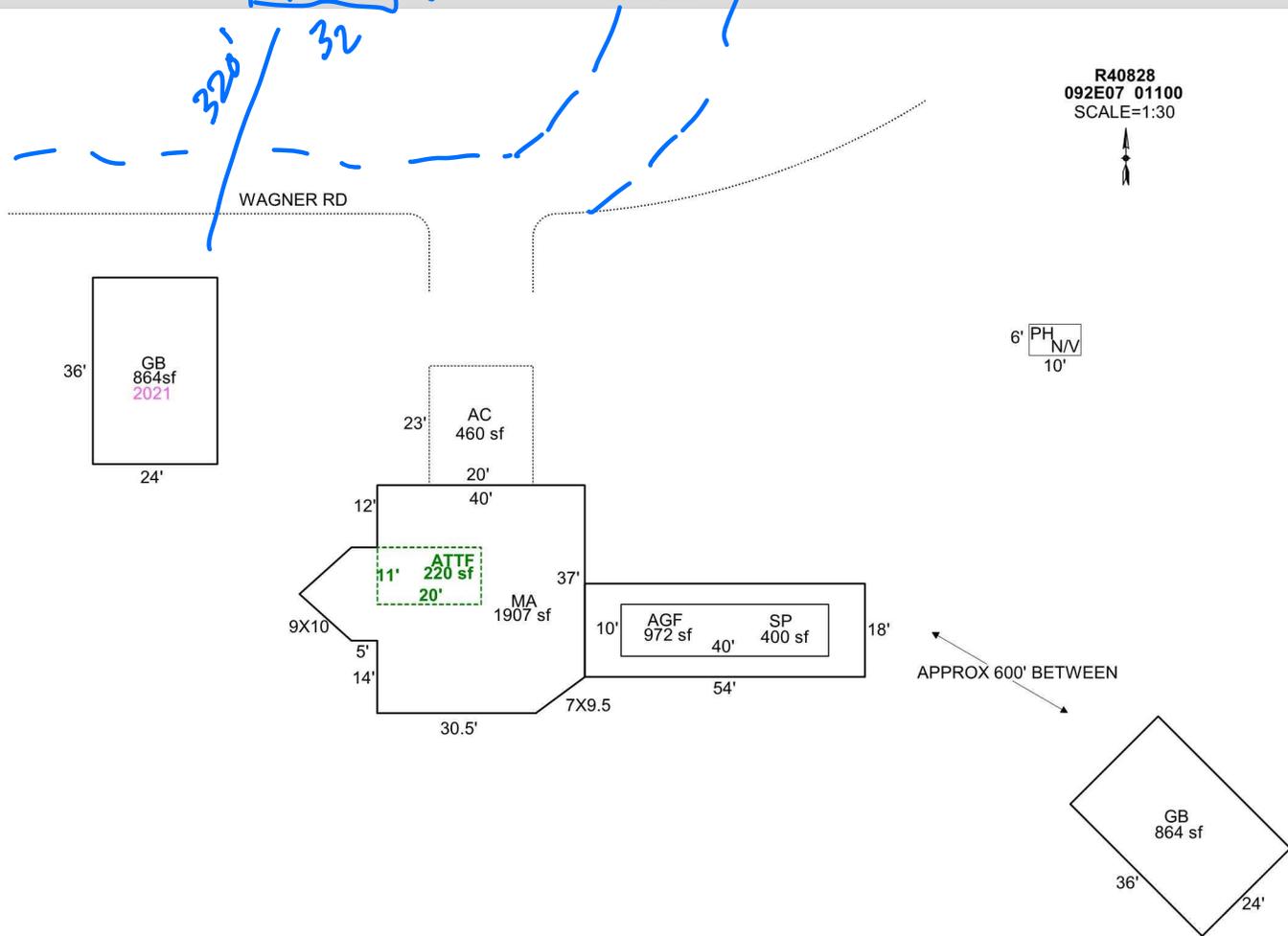
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# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R40828 Parcel No.: 092E07 01100  
 Property Address: 10504 WAGNER RD SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	864.0	120.0	1728.0
GLA1	MA	1.0	1906.8	182.2	1906.8
GLA2	ATTF	1.0	220.0	62.0	220.0
GAR	AGF	1.0	972.0	144.0	
	AC	1.0	460.0	86.0	1432.0
OTH	SP	1.0	400.0	100.0	400.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/15/18  
 UPDATED BY CJURAN 04/26/2021 555-21-00597

### COMMENT TABLE 2

WV #06 06/29/2021 AOG

### COMMENT TABLE 3

Census 2-12-25  
 Cycles 24

Net LIVABLE            cnt            2    (rounded)            2,127  
 Net BUILDING        cnt            2    (rounded)            1,728