

Acct ID: 540835 MTL: 092E080001900 Date: 2-13-24 Appr: LUKE Prop Class: 641 RMV Prop Class: 401
 Situs: 10855 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 82135 Year: 2025
 Last Date Appraised: 05/22/2024 Appraiser: CLINT LUKE Retag: Y Tag info: _____
 Owner: LAURA DUNIGAN LT Roll Type: R
 Cycle: 2 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 249020
 RMV Land: 532890 RMV Imp: 377480 RMV Total: 910370 MAV: 228620 MSAV: 20400 SAV: 49421
 Comment: 24-25 L4 5/22/24 CLUKE
 24-25: L3 10/23/23 CL
 8/25/21 L4 CLUKE

*1 IMPVT
2-13-25
LUKE*

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	24000	29540	0

Land

Site: 2 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: 25140 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021 / 2900000

Site: 3 Code Area: 29540 Size: 18.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 483750 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1983

24-25: Updated land class
 / 19-20: PER #10 CHG LAND SCHED AND ADD OSD / 17-18: #36 CYCLE WORK, NO CHG03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1428 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 335130
 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	1428	3	FB-2	2020	2020	ROOF, KIT, HVAC, BATH - 2	Y N
Garage Attached	4	Finished	884	0	0	2020	2020	ROOF	Y N

AVS

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2020	18875	1	Y N

NC

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 400 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 14110
 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
Multi-Purpose Bldg	6	Finished	400	0	0	2020	2020	FAIR	Y N

AVS

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 336 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x28 RMV: 14120
 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	336	0	FB-1	2020	2020	FAIR, BATH - 1	Y / N

GOOD

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 336 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x12 RMV: 14120
 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	336	0	FB-1	2020	2020	BATH - 1, FAIR	Y / N

GOOD

Accessories

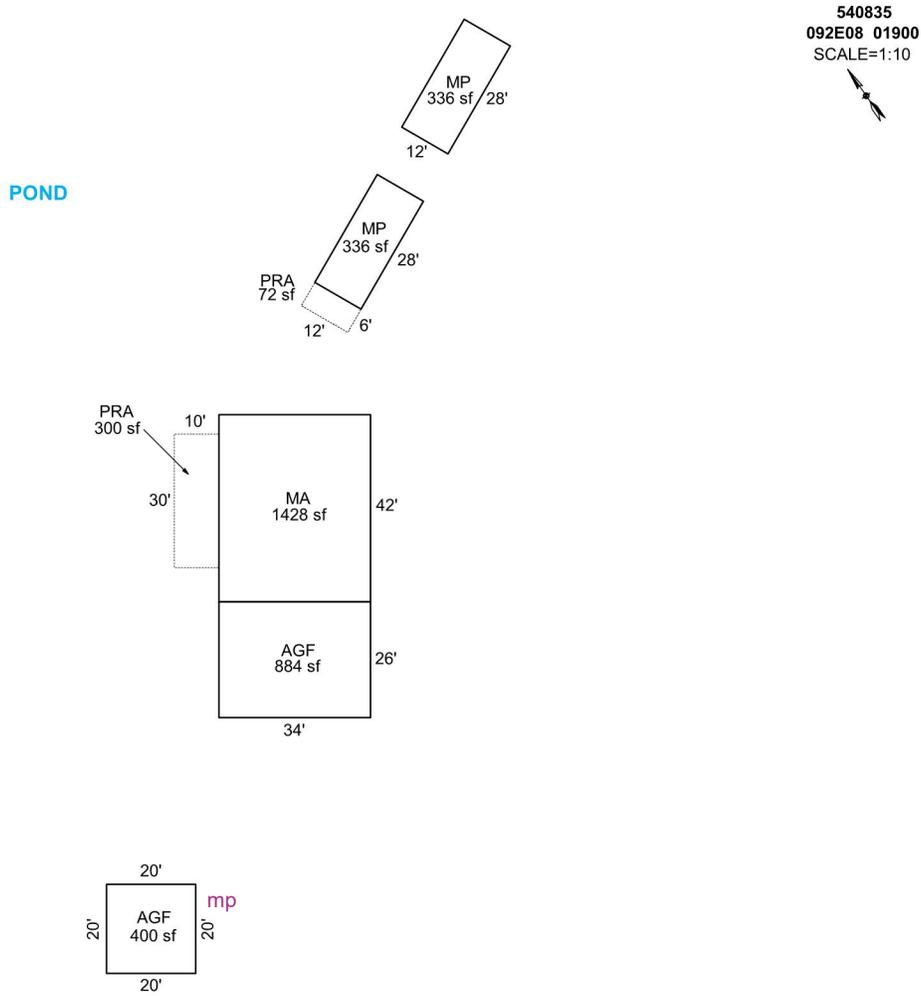
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540835 Parcel No.: 092E08 01900
 Property Address: 10855 KUBIN RD SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	336.0	80.0	
	MP	1.0	336.0	80.0	672.0
GLA1	MA	1.0	1428.0	152.0	1428.0
GAR	AGF	1.0	884.0	120.0	
	AGF	1.0	400.0	80.0	1284.0
P/P	PRA	1.0	300.0	80.0	
	PRA	1.0	72.0	36.0	372.0
	Net LIVABLE	cnt	1 (rounded)		1,428
	Net BUILDING	cnt	2 (rounded)		672

COMMENT TABLE 1

SKETCHED BY PHU 07.30.20 / BP # 20-002605
 UPDATED BY CJURAN 06/09/2021
 UPDATED BY WWILLIAMS 11.07.23

COMMENT TABLE 2

#10 CL 01/08/2021
 CL 10.23.23

COMMENT TABLE 3

TAGS L2
 TAGS L3

Give 213-25
 C/12/25 L4