

Acct ID: 540838 MTL: 092E080001800 Date: **2-13-25** Appr: **Gene** Prop Class: 641 RMV Prop Class: 451
 Situs: 10825 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 24951 **INPUT 2-13-25 Gene** Year: 2025
 Last Date Appraised: 11/21/2022 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2023 - Tags/Permit (Completion)
 Owner: BENAVIDEZ, NICHOLES Roll Type: R
Gene Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 210975
 RMV Land: 559330 RMV Imp: 299570 RMV Total: 858900 MAV: 189710 MSAV: 21265 SAV: 50009
 Comment: 23-24: L2 11.21.22 CL
 12/21/21 L2 CL10
 LEVEL 4 4.7.21 WV06

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

Land

Time 5-1-25 TO CHECK SURVIVAL OF PLANT

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: 34530 Exception: Y N
 Adjustment(s): VWFR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 21-22: PER #06 DEL ALL IMPS, OSD / 09-10: CHG LAND SCHED PER #36 /
 08-09: FOREST APPLICATION APPROVED, LEAVING ONE ACRE AT MARKET FOR PENDING HOMESITE//
 2000-2001; MARKET LAND VALUES UPDATED 03-04: PART TOTALS UPDATED .03-04 REAPPRAISAL. //04-05: PART TOTALS UPDATED AFTER SALE

Site: 2 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: 103280 Exception: Y N
 Adjustment(s): VWFR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2008 / 02900040: 09-10: CREATE FP ACCOUNT AS NEW HOUSE WAS BUILT// 2000-2001; MARKET LAND VALUES
 UPDATED 03-04: PART TOTALS UPDATED .03-04 REAPPRAISAL. //04-05: PART TOTALS UPDATED AFTER SALE

Site: 3 Code Area: 29540 Size: 14.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 386520 Exception: Y N
 Adjustment(s): VWFR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2008 / 17-18: #36 CYCLE WORK, NO CHG / 02900000// 09-10: CREATED FP WHEN HOUSE WAS BUILT//2000-2001;
 MARKET LAND VALUES UPDATED 03-04: PART TOTALS UPDATED .03-04 REAPPRAISAL. //04-05: PART TOTALS UPDATED AFTER SALE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1647 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 290220
 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	1647	0	FB-2	2021	2021	BATH - 2, HVAC, ROO	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2021	31779	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 9350
 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	192	0	0	2022	2022	AVG	Y N

Accessories

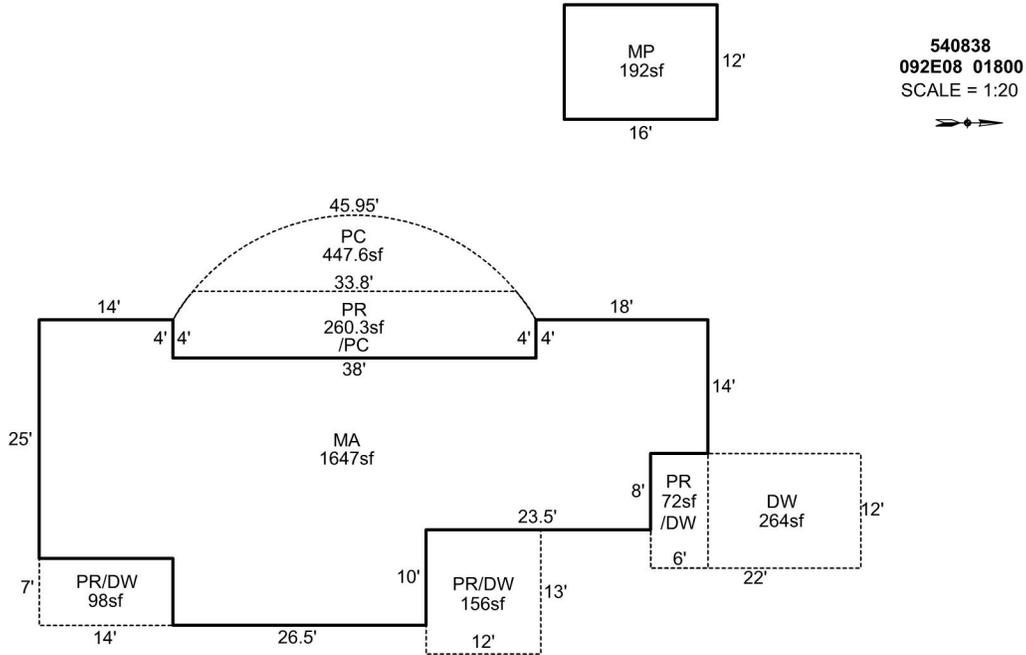
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540838 Parcel No.: 092E08 01800
 Property Address: 10825 SE KUBIN RD
 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	MP	1.0	192.0	56.0	192.0
GLA1	MA	1.0	1647.0	212.0	1647.0
P/P	PC	1.0	447.6	91.9	
	DW	1.0	264.0	68.0	
	PR	1.0	72.0	36.0	
	PR/DW	1.0	156.0	50.0	
	PR/DW	1.0	98.0	42.0	
	PR	1.0	260.3	87.1	1297.9
	Net LIVABLE	cnt	1 (rounded)		1,647
	Net BUILDING	cnt	1 (rounded)		192

COMMENT TABLE 1

DRAWN BY SH 12-11-07
 EDITED BY NC 11/18/2008
 UPDATED BY JRONDEMA 5/11/15
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 08/23/2021 555-21-006822
 UPDATED BY CJURAN 12/19/2022

COMMENT TABLE 2

WV 04/07/2021 AOG
 #10 CL 11/21/2022

COMMENT TABLE 3

TAGS L2

Large 213.25
 CYCLE L2