

Acct ID: 540840 MTL: 092E080001700 Date: 2-11-25 Appr: CLUKE Prop Class: 641 RMV Prop Class: 451  
 Situs: 10794 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39464 INPUT 2-13-25 CLUKE Year: 2025  
 Last Date Appraised: 10/23/2023 Appraiser: CLINT LUKE Retag: Y Tag info: 2024 - Tags/Permit (Residence)  
 Owner: BENNETT, DAVID J Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 583903  
 RMV Land: 507530 RMV Imp: 1049960 RMV Total: 1557490 MAV: 559310 MSAV: 24593 SAV: 44293  
 Comment: 24-25 L2 10/23/23 CLUKE  
 23-24 L2 1/24/23 CLUKE  
 22-23 L4 09.15.22 MLH

**Notations**

RP/MS	Code	Description	
RP	411	SEE ACCOUNT NOTES - 411	HAS FORESTLAND ONSITE TAG FOR REGROWTH
RP	DFL	DESIGNATED FORESTLAND	

**OSDs**

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

**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: 27460 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Liability year - 2024

22-23 Remove improvements and OSD lost in fire

19-20: PER #10 ADD VIEW ADJ / .03-04 REAPPRAISAL.

03-04: RESEARCH ON GIS AERIALS SHOW THIS PROPERTY IS WOODED

Site: 2 Code Area: 29540 Size: 12.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 329470 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Liability year - 2024

19-20: #10 SALES VERIF, NO CHG

17-18: #36 CYCLE WORK, NO CHG

03-04 REAPPRAISAL

03-04: RESEARCH THRU GIS AERIALS, SHOW THIS PROPERTY IS WOODED

Site: 3 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 115600 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 19-20: #10 SALES VERIF, NO CHG / 17-18: #36 CYCLE WORK, NO CHG / .03-04 REAPPRAISAL. //03-04: RESEARCH THRU GIS AERIALS, SHOW THIS PROPERTY IS WOODED

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 153 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 4411 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 1049960  
 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	5 +	Finished	2938	2	FB-2/ HB-1	2023	2023	BTH - 1, BATH+, BATH - 2, ROOF, KIT, HVAC	Exception: Y N
Basement	5 +	Finished	1473	1	FB-1/ HB-1	2023	2023	HVAC, BATH - 1, BTH - 1	Exception: Y N
Garage Attached	5 +	Finished	1145	0	0	2023	2023	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2023	44600	1	Exception: Y N

NC

**Improvements - Accessory Buildings**

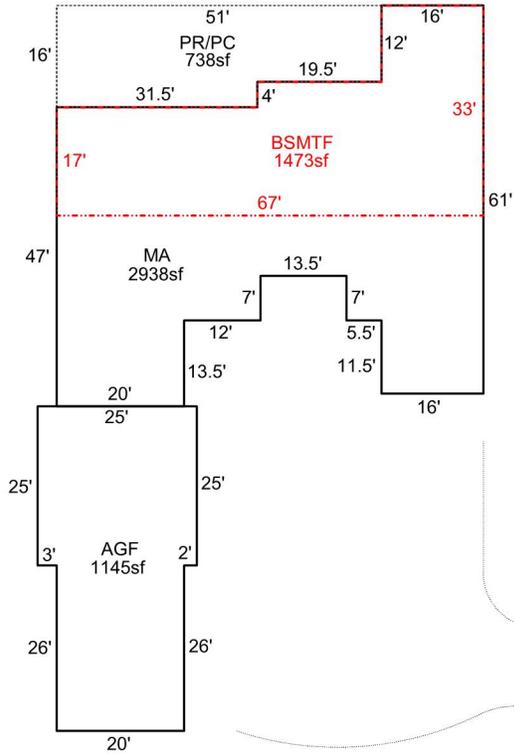
No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540840 Parcel No.: 092E08 01700  
 Property Address:  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



540840  
 092E08 01700  
 SCALE = 1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2938.0	297.0	2938.0
BSMT	BSMTF	1.0	1473.0	200.0	1473.0
GAR	AGF	1.0	1145.0	152.0	1145.0
P/P	PR/PC	1.0	738.0	134.0	738.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/17/18  
 UPDATED BY CJURAN 10/10/2022 555-22-007040  
 -REPLACING AOG HOUSE  
 UPDATED BY CJURAN 11/06/2023

### COMMENT TABLE 2

CL 10/23/2023

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      1                      (rounded)                      2,938

Area 2-13-25  
 Cycle L4