

Acct ID: 540842 MTL: 092E080001600 Date: 2-13-25 Appr: CLUKE Prop Class: 641 RMV Prop Class: 451  
 Situs: 10795 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39468 Year: 2025  
 Last Date Appraised: 11/21/2022 Appraiser: CLINT LUKE Retag: Y N Tag info: 2023 - Tags/Permit (Completion)  
 Owner: TITUS, DONNIE M & TITUS, RENA A Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 398989  
 RMV Land: 566010 RMV Imp: 704360 RMV Total: 1270370 MAV: 141240 MSAV: 257749 SAV: 346709  
 Comment: 23-24: L3 11.21.22 CL  
 11/2/2021 L2 CLuke

**INPUT 2-13-25 CLUKE**

019 prop?  
RHS A

**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	35000	29540	0

**Land**

**CHGAL 5-1-25 For REPLANT TAGGED**

Site: 1 Code Area: 29540 Size: 0.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 4230 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2004 / 21-22: PER #10 DEL OSD// 16-17: SV #94 PER PICT CHG OSD// 2000-2001; MARKET LAND VALUES UPDATED 03-04: PART TOTALS UPDATED .03-04 REAPPRAISAL. //04-05: APPROVED FOREST APPLICATION

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: 22340 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

Site: 3 Code Area: 29540 Size: 3.82 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 85350 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

Site: 4 Code Area: 29540 Size: 17.82 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 419090 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2004 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: SV #94 PER PICT NO CHG// 2000-2001; MARKET LAND VALUES UPDATED 03-04: PART TOTALS UPDATED .03-04 REAPPRAISAL. //04-05: FOREST APPLICATION APPROVED

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 29540 Stat Class: 142 + Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3677 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 647000  
 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	2075	2	FB-2	2021	2021	BATH - 2, KIT-, ROO HVAC	Y N
Second Floor	4 +	Finished	1602	2	FB-2	2021	2021	HVAC, BTH - 2	Y N
Garage Attached	4	Finished	528	0	0	2021	2021	ROOF	Y N

**RMV KUB**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	2021	42372	1	Y N

**NC**

Bldg: 6 Code Area: 29540 Stat Class: RBH Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Rebuilt Homestead Residence Dimensions: RMV: 0  
 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								

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 29540 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 128 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 2300  
 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	5	Finished	128	0	0	2005	2005	FAIR <i>AVB</i>	N

**Accessories**

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

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 1800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x36 RMV: 32270  
 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	1800	0	0	2017	2017	FAIR <i>AVB</i>	N

**Accessories**

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

Bldg: 4 Code Area: 29540 Stat Class: 353 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: ~~1152~~ *380* % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: *20x44* RMV: 16650  
 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
Machine Shed	5	Finished	1152	0	0	2021	2021	FAIR <i>AVB</i>	N

**Accessories**

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

Bldg: 5 Code Area: 29540 Stat Class: 321 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 864 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: RMV: 6140  
 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
Hay Cover	5	Finished	864	0	0	2021	2021	FAIR	N

**Accessories**

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

Bldg: 7 Code Area: 29540 Stat Class: RBO Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Rebuilt Homestead Outbuilding Dimensions: RMV: 0  
 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								

**Accessories**

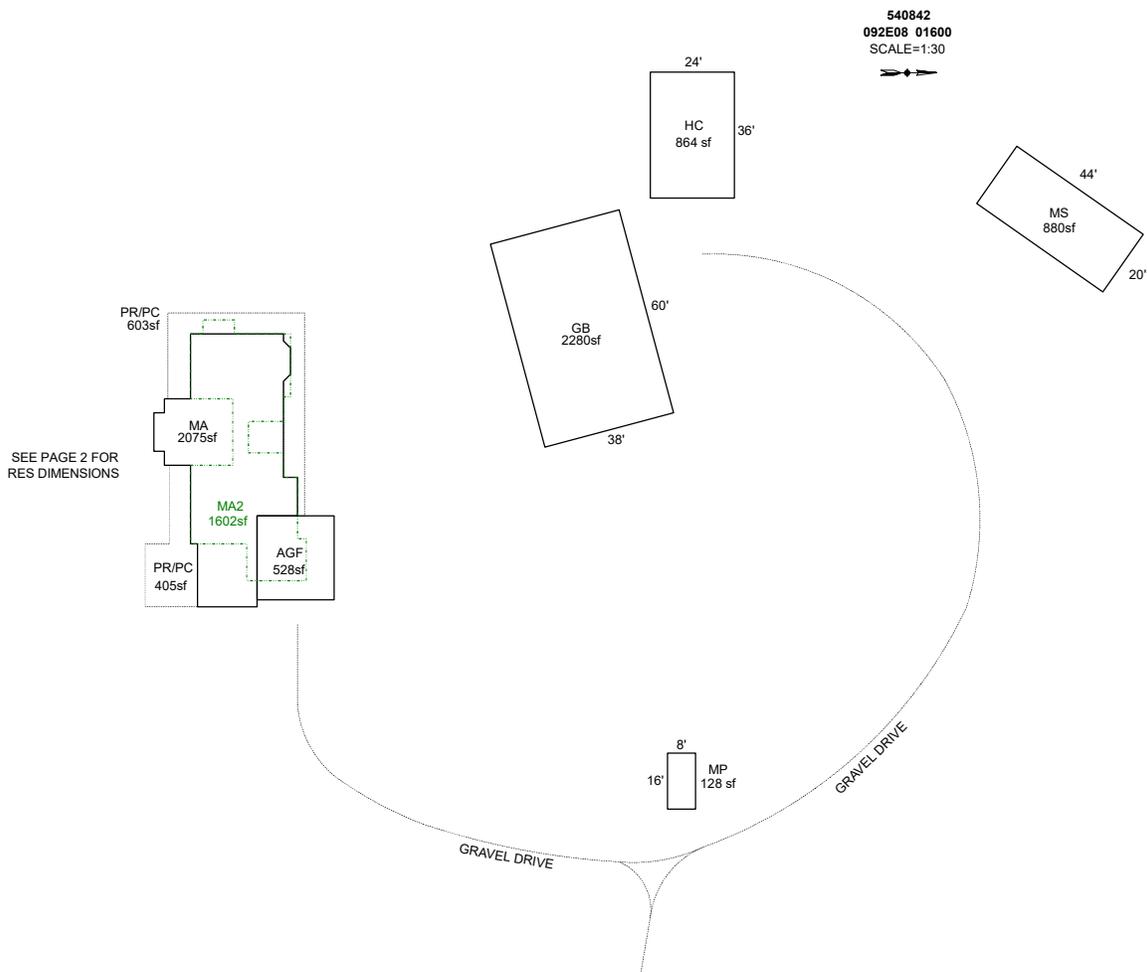
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540842 Parcel No.: 092E08 01600  
 Property Address: 10795 KUBIN RD SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	128.0	48.0	
	HC	1.0	864.0	120.0	
	GB	1.0	2280.0	196.0	
	MS	1.0	880.0	128.0	4152.0
GLA1	MA	1.0	2074.5	239.7	2074.5
GLA2	MA2	1.0	1602.3	263.0	1602.3
GAR	AGF	1.0	528.0	92.0	528.0
P/P	PR/PC	1.0	603.3	232.7	
	PR/PC	1.0	405.0	111.0	1008.3
	Net LIVABLE	cnt	0 (rounded)		3,677
	Net BUILDING	cnt	4 (rounded)		4,152

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/11/16  
 UPDATED BY JRONDEMA 10/5/16  
 UPDATED BY JRONDEMA 1/11/18  
 UPDATED BY CJURAN 02/02/2021  
 UPDATED BY CJURAN 05/24/2021 555-21-003000  
 UPDATED BY CLOBERG 02/28/25

### COMMENT TABLE 2

WV #06 11/10/2021 AOG  
 CLUKE 02/13/25

### COMMENT TABLE 3

CYCLE L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

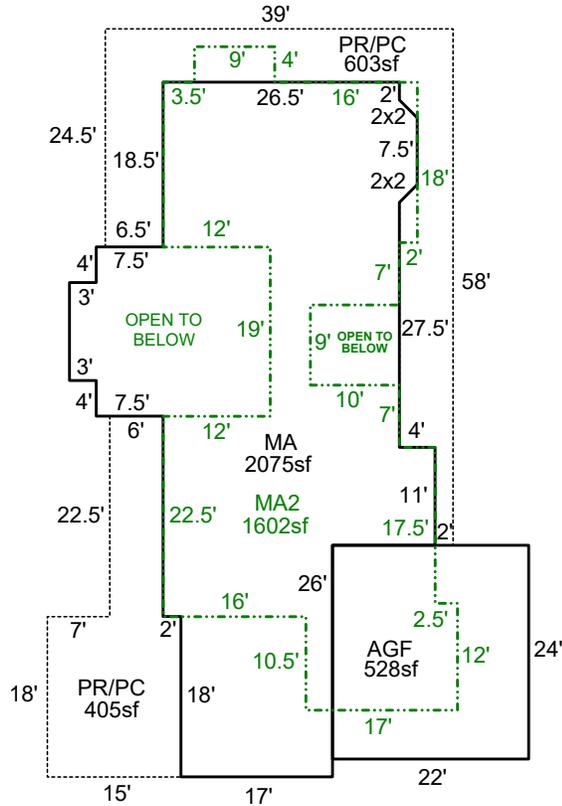
File No.: 540842 Parcel No.: 092E08 01600  
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 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**R40842**  
**092E08 01600**  
 SCALE=1:30



SEE PAGE 1 FOR  
 ALL BLDGS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2074.5	239.7	2074.5
GLA2	MA2	1.0	1602.3	263.0	1602.3
GAR	AGF	1.0	528.0	92.0	528.0
P/P	PR/PC	1.0	405.0	111.0	
	PR/PC	1.0	603.3	232.7	1008.3

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CYCLE L4

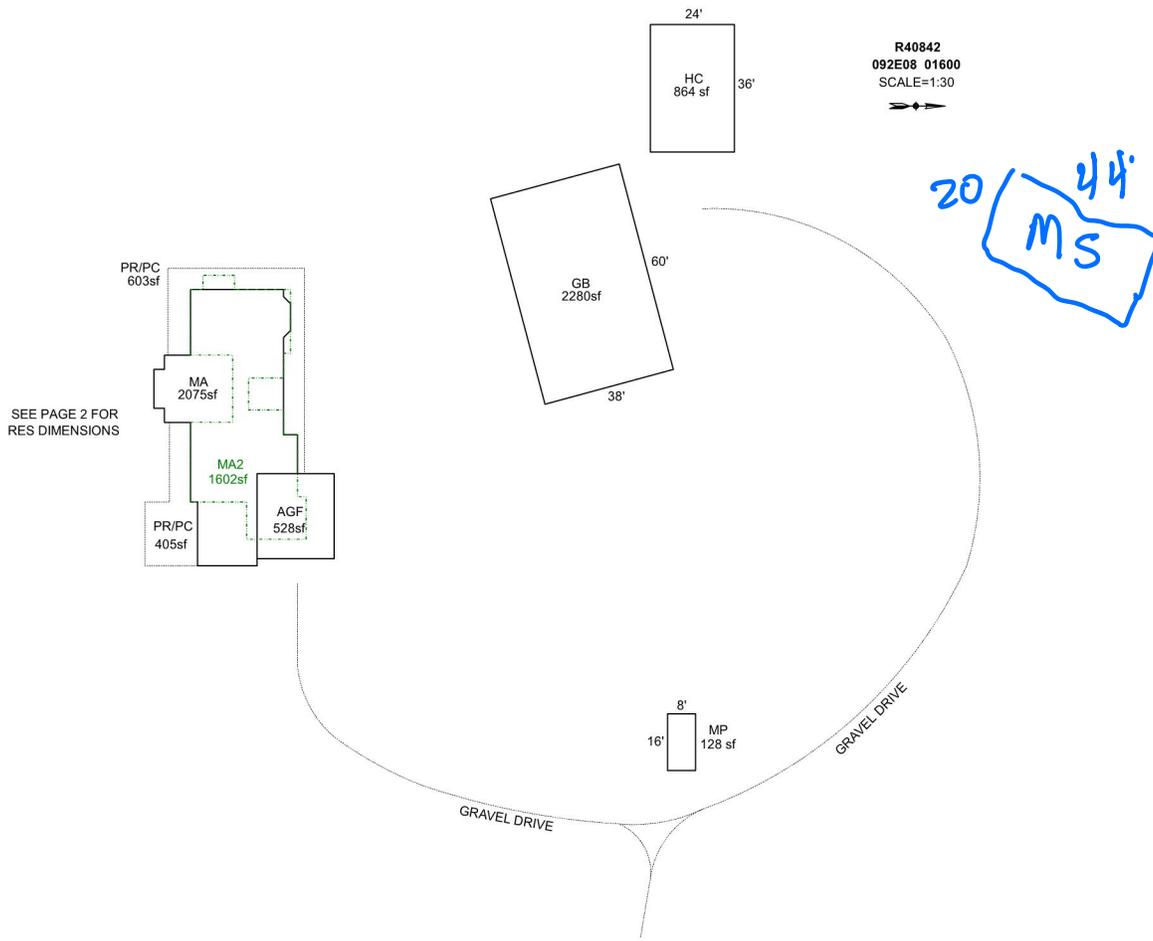
Net LIVABLE                      cnt                      0      (rounded)                      3,677

# SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	128.0	48.0	
	HC	1.0	864.0	120.0	
	GB	1.0	2280.0	196.0	3272.0
GLA1	MA	1.0	2074.5	239.7	2074.5
GLA2	MA2	1.0	1602.3	263.0	1602.3
GAR	AGF	1.0	528.0	92.0	528.0
P/P	PR/PC	1.0	603.3	232.7	
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### COMMENT TABLE 2

WV #06 11/10/2021 AOG

### COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,677  
 Net BUILDING cnt 3 (rounded) 3,272

*Done 2-13-25  
 GCS 24*

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

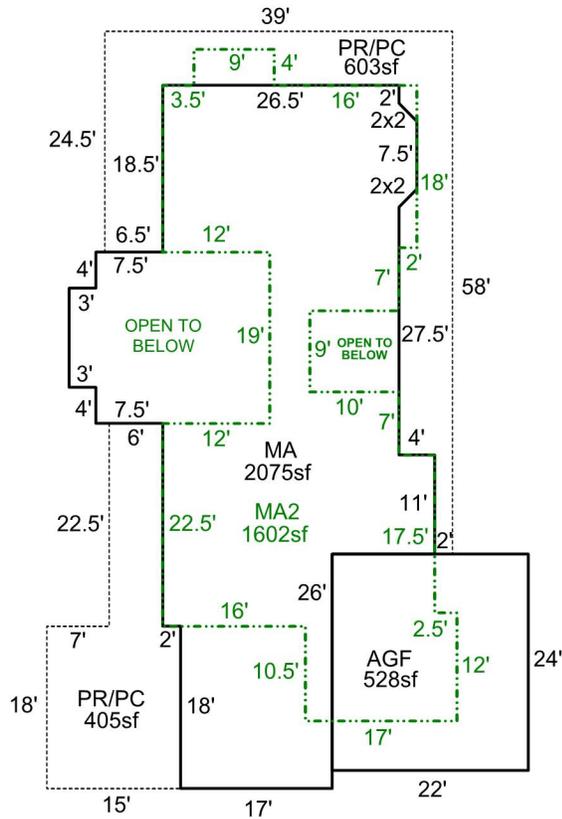
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**092E08 01600**  
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SEE PAGE 1 FOR  
 ALL BLDGS



Sketch by Apex Sketch

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### COMMENT TABLE 2

WV #06 11/10/2021 AOG

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2                      (rounded)                      3,677

Fence 2-13-25  
 CHANGES L4