

Acct ID: 540847 MTL: 092E080001400 Date: 2-12-25 Appr: Gene Prop Class: 641 RMV Prop Class: 451  
 Situs: 10216 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39477 Year: 2025  
 Last Date Appraised: 10/24/2022 Appraiser: CLINT LUKE Retag:  N Tag info: 2026 - Tags/Permit (Completed)  
 Owner: KLUMB, KYLOR K Roll Type: R  
 Cycle  Tag Sales Verification Other: Inspection level: 1 2 3  4 LCB TTO INSP AV: 605825  
 RMV Land: 557110 RMV Imp: 942800 RMV Total: 1499910 MAV: 586300 MSAV: 19525 SAV: 46129  
 Comment: 23-24: L3 10.24.22 CL  
 12/6/21 L2 Cluke  
 LEVEL 4 4.7.21 WV06

INPUT  
2-12-25  
Gene

JUST WONT THROUGH TAGS  
ALREADY TAGGED FOR BAND

**Notations**

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND <span style="color: pink;">already tagged</span>

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	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: 24900	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 2009 / 21-22: PER #06 DEL ALL IMPS, OSD / 01-02: 02900040, BREAKOUT OF INCREMENT FROM HOMESITE						
Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 26210	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900040						
Site: 3	Code Area: 29540	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL			RMV: 74690	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: 2900040						
Site: 4	Code Area: 29540	Size: 14.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 381310	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 1980 / 17-18: #36 CYCLE WORK, NO CHG / 2900000: 03-04: REAPPRAISAL						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 29540	Stat Class: 152 -	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 2727	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 588640	
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	2127	4	FB-2	2021	2021	KIT-, HVAC, ROOF, BATH - 1, BATH - 2	Y N
Attic	5 -	Finished	600	1	HB-1	2021	2021	BTH - 1, HVAC	Y N
Garage Attached	5 -	Finished	516	0	0	2021	2021	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2021	44154	1

Bldg: 2 Code Area: 29540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1560 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 325050  
 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	1016	2	FB-1	2021	2021	KIT-, ROOF, BATH - 1	Y N
Attic	4	Finished	544	1	FB-1	2021	2021	HVAC	Y N
Garage Attached	4	Finished	768	0	0	2021	2021	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	64	2021	1837	0

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1360 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x34 RMV: 27560

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	1360	0	0	2021	2021	FAIR <i>AWB</i>	

**Accessories**

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

Bldg: 4 Code Area: 29540 Stat Class: 354 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 408 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 34x12 RMV: 1550

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
Lean-to Light Duty	4	Finished	408	0	0	2021	2021	<i>NC</i>	

**Accessories**

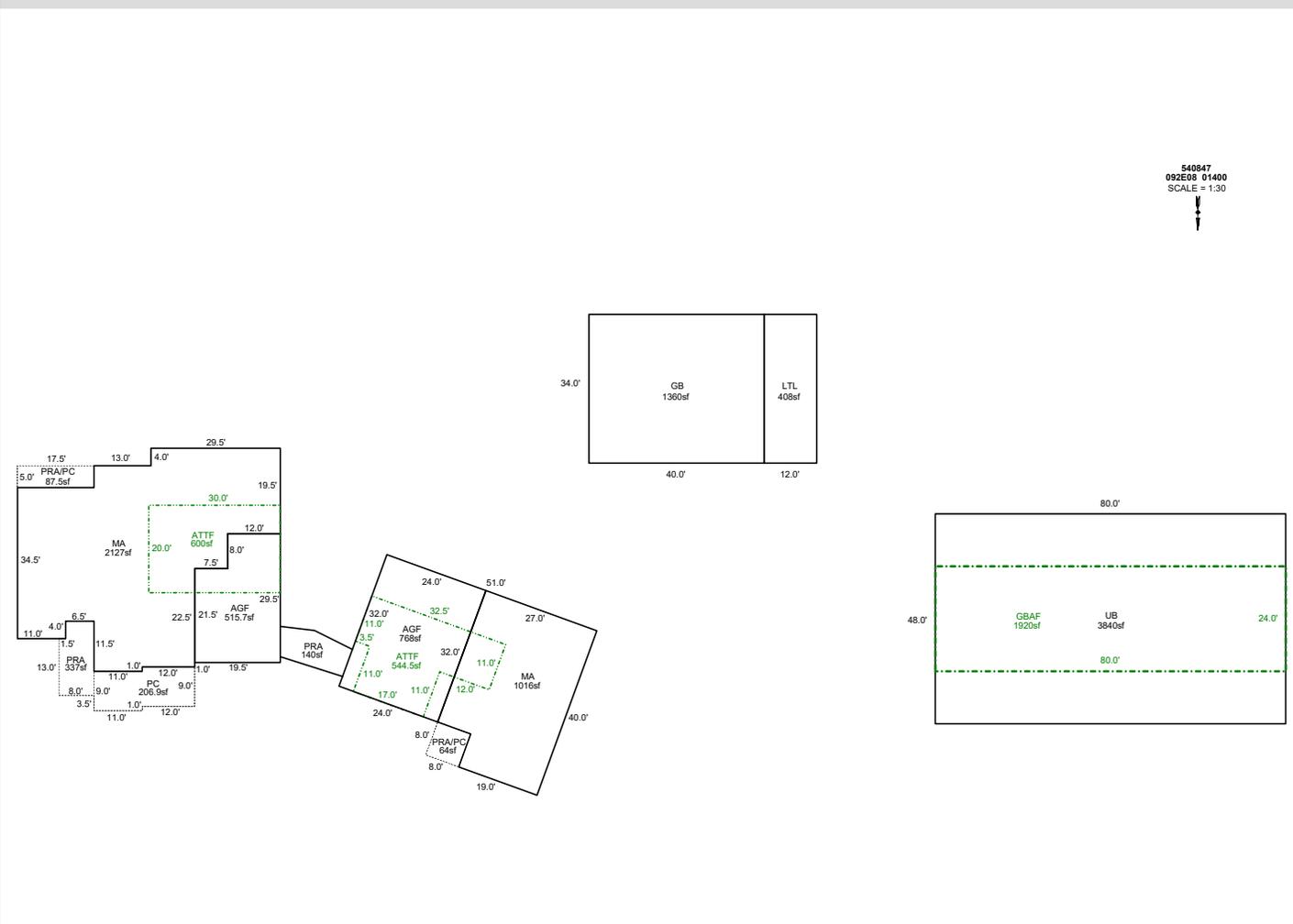
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540847 Parcel No.: 092E08 01400  
 Property Address: 10216 WAGNER RD SE  
 City: LYONS County: MARION 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	GB	1.0	1360.0	148.0	
	LTL	1.0	408.0	92.0	
	UB	1.0	3840.0	256.0	5608.0
GBA2	ATTF	1.0	544.5	109.0	
	GBAF	1.0	1920.0	208.0	2464.5
GLA1	MA	1.0	2127.0	230.0	
	MA	1.0	1016.0	134.0	3143.0
GLA2	ATTF	1.0	600.0	100.0	600.0
GAR	AGF	1.0	515.7	98.0	
	AGF	1.0	768.0	112.0	1283.7
P/P	PRA/PC	1.0	87.5	45.0	
	PRA	1.0	337.0	105.0	
	PC	1.0	206.9	66.0	
	PRA/PC	1.0	64.0	32.0	695.4
	Net LIVABLE	cnt	0 (rounded)		3,743
	Net BUILDING	cnt	5 (rounded)		8,073

### COMMENT TABLE 1

UPDATED BY CJURAN 02/08/2021 555-20-009126  
 UPDATED BY CJURAN 06/08/2021 555-21-003858  
 UPDATED BY CJURAN 04/27/2022  
 UPDATED BY CJURAN 11/15/2022  
 UPDATED BY CLOBERG 01/13/25

### COMMENT TABLE 2

#10 CL 12/06/2021  
 10/24/2022 CL #10  
 CLUKE 12/10/24

### COMMENT TABLE 3

TAGS L2  
 TAGS L3  
 TAGS L3