

Acct ID: 540854 MTL: 092E080001500 Date: 2-11-25 Appr: luc Prop Class: 459 RMV Prop Class: 459
 Situs: 10202 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 41420 Year: 2025
 Last Date Appraised: 09/29/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit (Addition)
 Owner: GRIMES, WILLIAM A & TRUJILLO, LAURITA F Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 241320
 RMV Land: 562300 RMV Imp: 152190 RMV Total: 714490 MAV: 241320 MSAV: 0 SAV: 0
 Comment: 24-25: L2 09.29.23 CL
 23-24 L2 01.24.23 CL//LEVEL 4 12.15.20 CL10//

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	29540	0

Land

Site: 1	Code Area: 29540	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural Restrictive	Description: FOUR HILL DRY	RMV: 128960	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 21-22: PER #10 DEL ALL IMPS, OSD// .03-04 REAPPRAISAL.						
Site: 2	Code Area: 29540	Size: 12.25 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural Restrictive	Description: FOUR HILL DRY	RMV: 315960	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 17-18: #36 CYCLE WORK, NO CHG / .03-04 REAPPRAISAL.						
Site: 3	Code Area: 29540	Size: 2.75 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL	RMV: 67380	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 17-18: #36 CYCLE WORK, NO CHG / .03-04 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 138	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 120090				
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
Garage Attached	3	Unfinished	1020	0	0	2022	2022	ROOF, BTH - 1	Y N
Carport Attached	3	Unfinished	1020	0	0	2022	2022	ROOF	Y N

Accessories

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

Bldg: 2	Code Area: 29540	Stat Class: 107	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements	Dimensions:	RMV: 32100				
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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1
Exception: Y N					

Improvements - Accessory Buildings

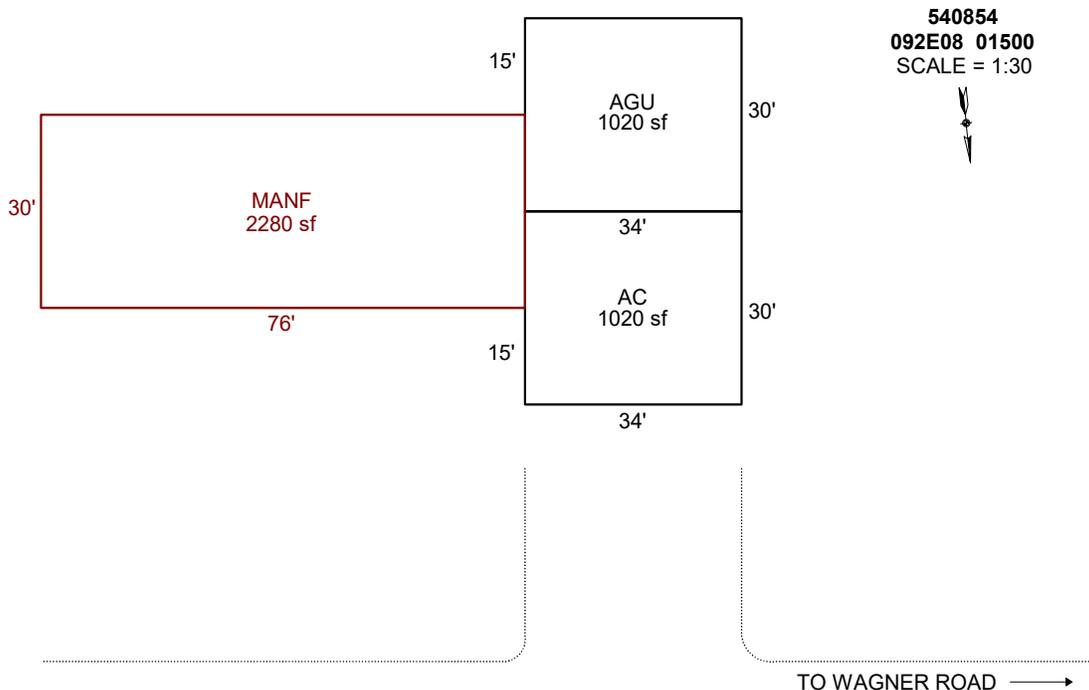
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540854 Parcel No.: 092E08 01500
 Property Address: 10202 WAGNER ROAD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	AGU	1.0	1020.0	128.0		Apex by JA 1/05/09 UPDATED BY CJURAN 01/28/2021 UPDATED BY CJURAN 02/07/2023 UPDATED BY CJURAN 555-22-004356 UPDATED BY CJURAN 10/04/2023					
	AC	1.0	1020.0	128.0	2040.0						
GLA	MANF	1.0	2280.0	212.0	2280.0						
	Net LIVABLE	cnt	1 (rounded)		2,280	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>Cl #10 12/15/2020 AOG CL 09/29/2023</td> <td>TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	Cl #10 12/15/2020 AOG CL 09/29/2023	TAGS L2
COMMENT TABLE 2	COMMENT TABLE 3										
Cl #10 12/15/2020 AOG CL 09/29/2023	TAGS L2										
	Net BUILDING	cnt	2 (rounded)		2,040						