

Acct ID: 540916 MTL: 092E11CC00700 Date: **2-10-25** Appr: **CLUKE** Prop Class: 401 RMV Prop Class: 401
 Situs: 26107 TAYLOR PARK RD SE LYONS OR 97358 MaSaNh: 01 06 003 Unit: 49347 **IMPS 2-10-25 CLUKE** Year: 2025
 Last Date Appraised: **10/01/2024** Appraiser: CLINT LUKE Retag: Y Tag info: 2025 - Tags/Permit (Completion)
 Owner: JOHNSON, PHILIP A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 290760
 RMV Land: 345930 RMV Imp: 321230 RMV Total: 667160 MAV: 258640 MSAV: 0 SAV: 0
 Comment: 25-26 L4 10/1/24 CLUKE
 24-25 L4 1/3/24 CLUKE
 24-25 L2 10/26/23 CLUKE
 LEVEL 4 12.1.20 CL10//

**JUST WENT THROUGH THIS
NC**

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	29540	0

Land

Site: 1 Code Area: 29540 Size: 3.13 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 310930 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 25-26 SOIL VERIFIED 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 21-22: PER #10 DEL ALL IMPS, OSD// 09-10: CYCLE WORK BY #36- REMOVE WATER ADJ AND CHG OF OSDA TO OSDF// 03-04: REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 144 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1205 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 321230
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 32120 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	733	2	FB-1	2023	2023	KIT, ROOF, BATH - 1, HVAC	Y N
Attic	4	Finished	472	0	FB-1	2023	2023	HVAC, BATH - 1	Y N
Basement	4	Unfinished	681	0	0	2023	2023		Y N

Accessories

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

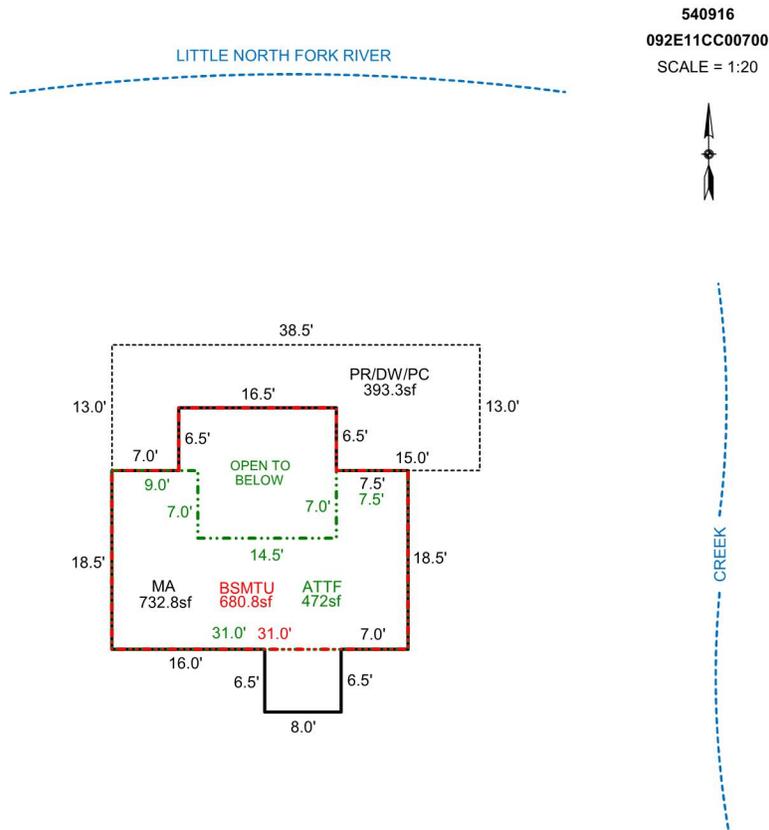
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540916 Parcel No.: 092E11CC00700
 Property Address: 26107 TAYLOR PARK ROAD SE
 City: LYONS County: 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
GLA1	MA	1.0	732.8	125.0	732.8
GLA2	ATTF	1.0	472.0	113.0	472.0
BSMT	BSMTU	1.0	680.8	112.0	680.8
P/P	PR/DW/PC	1.0	393.3	116.0	393.3

COMMENT TABLE 1

Apex by JA 4/06/09
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 12/06/2022 555-22-007643

COMMENT TABLE 2

CL #10 12/01/2020 AOG

COMMENT TABLE 3

Handwritten notes:
 Done 10-26-23 TABS L2
 Done 10-1-24 TABS L4
 Cancel 2-10-25 CYCLES L4

Net LIVABLE cnt 2 (rounded) 1,205