

Acct ID: 541011 MTL: 092E170000200 Date: 2-19-25 Appr: ENCE Prop Class: 551 RMV Prop Class: 551
 Situs: 11231 PIONEER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 35920 IMP 2-19-25 ENCE Year: 2025
 Last Date Appraised: 01/05/2024 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2024 - NEW CONSTRUCTION (Subbuilding)
 Owner: DEPAAPE, STEPHAN J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 3 LCB TTO INSP AV: 111338
 RMV Land: 498910 RMV Imp: 286180 RMV Total: 785090 MAV: 84430 MSAV: 26908 SAV: 61204
 Comment: 24-25: L2 01.05.24 CLUKE

Notations EVEN THOUGH THE HOUSE SURVIVED THE WINDFIRE THE LAND/SOIL WAS DAMAGED SEVERELY. OWNER IS WORKING TO REHAB THE CONDITION. HE DOES KEEP A LARGE GOAT HERD AND ROTATES AROUND THE PROP W/PORCHABLE FENCING TAG 5-1-26 TO CHECK PROGRESS

| RP/MS | Code | Description |
|-------|-------|-------------------------|
| RP | 411 | SEE ACCOUNT NOTES - 411 |
| RP | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-----------------------|-------|-----------|-----------|
| 1 | 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: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 33040 Exception: Y N
 S
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT
 Liability year - 2022

15-16 SV ADDED WATERF ADJ. FOR CREEK. JS #29 12-8-14/\02900040, 01-02: DISQ FARM USE, PAT LIAB . 2003-04 REAPPRAISAL.

Site: 2 Code Area: 29540 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 330420 Exception: Y N
 S
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2022

Site: 3 Code Area: 29540 Size: 3.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 100450 Exception: Y N
 S
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2022

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 1974 Eff Year Blt: 1994 Sq.Ft: 1354 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 279380
 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 | 1354 | 3 | FB-2 | 1974 | <u>1994</u> | ROOF, FP - 1, HVAC, KIT, BATH - <u>ALL AVG</u> | Exception: Y N |
| Garage Attached | 4 | Unfinished | 650 | 0 | 0 | 1974 | <u>1994</u> | ROOF | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4 | 0 | 1994 | 27285 | 1 |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 321 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 720 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: RMV: 5580
 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 |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Hay Cover | 4 | Finished | 720 | 0 | 0 | 2023 | 2023 | FAIR | Exception: Y N |

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 308 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 22x14

RMV: 1220

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 | 308 | 0 | 0 | 2023 | 2023 | | |

NL

Accessories

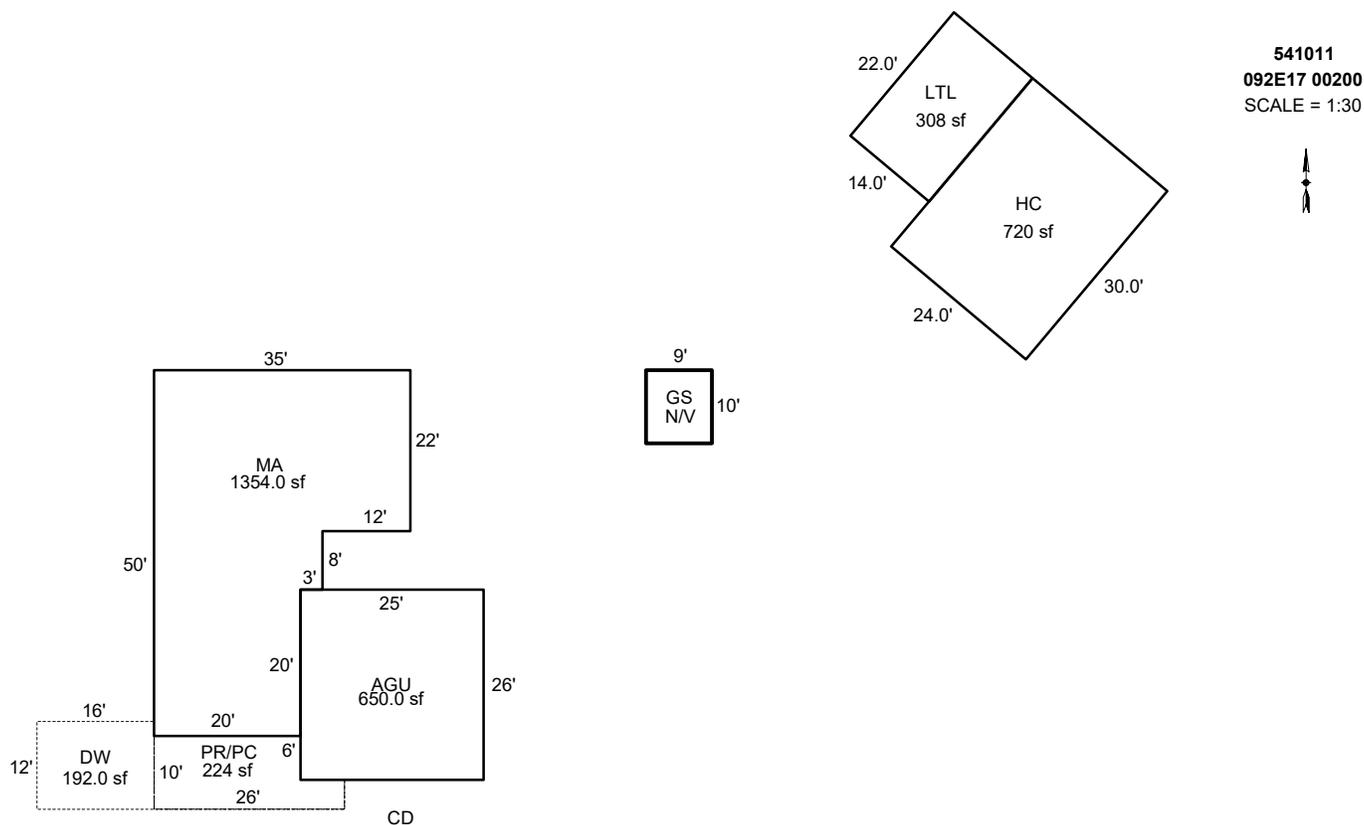
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541011 Parcel No.: 092E17 00200
 Property Address: 11231 PIONEER ROAD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|-------------|--------|-------------|-----------|------------|--|-----------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | Garden | 1 | 90 | 38 | | Apex 7/23/2012 Jane UPDATED BY CJURAN 12/12/2023 UPD BY WW 7.24.24 | |
| | HC | 1 | 720 | 108 | | | |
| | LTL | 1 | 308 | 72 | 1118 | | |
| GLA1 | MA | 1 | 1354 | 170 | 1354 | | |
| GAR | AGU | 1 | 650 | 102 | 650 | | |
| P/P | DW | 1 | 192 | 56 | | | |
| | PR/PC | 1 | 224 | 72 | | | |
| | PR/PC | 1 | 224 | 72 | 640 | | |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | CL 1/5/24 | TAGS L2 |
| | | | | | | <div style="font-size: 2em; color: blue; font-family: cursive;"> Area 2-19-25 Cycle L4 </div> | |
| Net LIVABLE | | cnt | 1 (rounded) | | 1,354 | | |
| Net BUILDING | | cnt | 3 (rounded) | | 1,118 | | |