

Summary Lead Appr: **WW 4.9.25** Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 1/28/2025

Acct ID: 541054 MTL: 092E17BA00300 Date: **2-18-25** Appr: **Gene** Prop Class: 451 RMV Prop Class: 451
Situs: 23149 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 87664 Year: 2025
Last Date Appraised: **01/09/2025** Appraiser: CLINT LUKE Retag: Y N Tag info: 2026 - Tags/Permit (Completion)
Owner: KENASTON, COLI Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 127640
RMV Land: 100270 RMV Imp: 71830 RMV Total: 172100 MAV: 20810 MSAV: 0 SAV: 0
Comment: 25-26 L4 1/9/25 CLUKE LEVEL 4 4.7.21 WV06

**INPUT
2/19/25
Gene**

Notations

No notation data available.

**JUST WENT THROUGH TAGS
AND UPDATED THEM**

OSDs

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

Land

Site: 1 Code Area: 29540 Size: 0.80 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 65270 Exception: Y N
S
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL OSD / 19-20: #10 CYCLE, DW & MP GONE / 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 131 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1348 % Complete: 40
Desc: One Story Only Dimensions: RMV: 71830
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 71830 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	1348	0	0	2024	2024	RO	Exception: Y N

**UPDATED
1-29-25**

Accessories

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

Improvements - Accessory Buildings

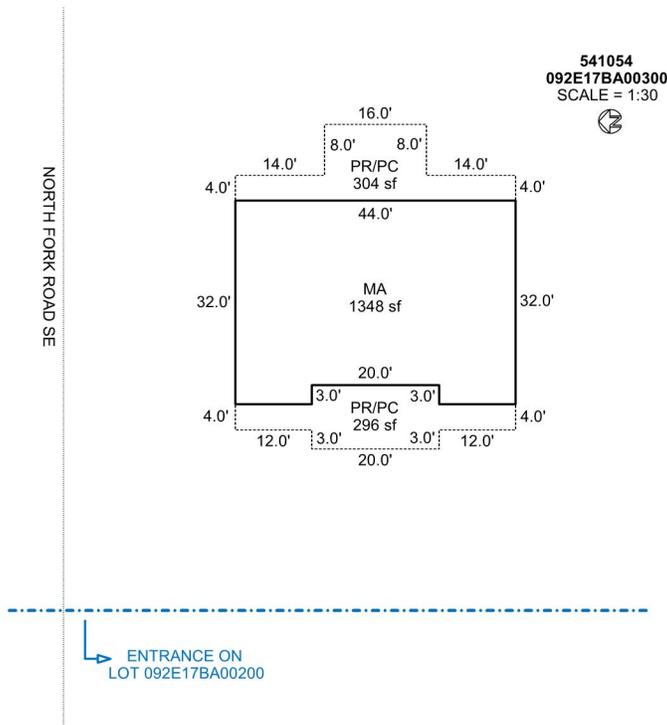
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541054 Parcel No.: 092E17BA00300
 Property Address: 23149 NORTH FORK RD 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	1348.0	158.0	1348.0
P/P	PR/PC	1.0	304.0	112.0	
	PR/PC	1.0	296.0	108.0	600.0

COMMENT TABLE 1

APEX BY CE 11/17/09
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 05/09/2024 23-009460 MA

COMMENT TABLE 2

WV #06 04/07/2021 AOG

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,348

Area 1-29-25
 TABS 23
 Area 2-8-25
 CYCLE L4