

Acct ID: 541055 MTL: 092E17BA00200 Date: **2-8-25** Appr: **Gena** Prop Class: 451 RMV Prop Class: 451
 Situs: 23155 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 87664 **INPUT 2-19-25 Gena** Year: 2025
 Last Date Appraised: **11/29/2023** Appraiser: CLINT LUKE Retag: Y **0** Tag info: 2024 - NEW CONSTRUCTION (Residence)
 Owner: KENASTON, COLT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 434180
 RMV Land: 308540 RMV Imp: 541980 RMV Total: 850520 MAV: 434180 MSAV: 0 SAV: 0
 Comment: 24-25 L4 11/29/23 CLUKE
 24-25 L2 10/23/23 CLUKE
 LEVEL 4 4.7.21 WV06

Notations

No notation data available.

OSDs

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

Land

Site: 1	Code Area: 29540	Size: 1.09 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Rural Restrictive	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 97820	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL						
Site: 2	Code Area: 29540	Size: 1.97 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural Restrictive	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 160720	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 142	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 2640	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 541980				
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
First Floor	4	Finished	1320	2	FB-1	2023	2023	BATH - 1, KIT, ROOF, HVAC	Exception: Y N
Second Floor	4	Finished	1320	2	FB-1	2023	2023	HVAC, BATH -	Exception: Y N
Garage Attached	4	Finished	1480	0	0	2023	2023	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

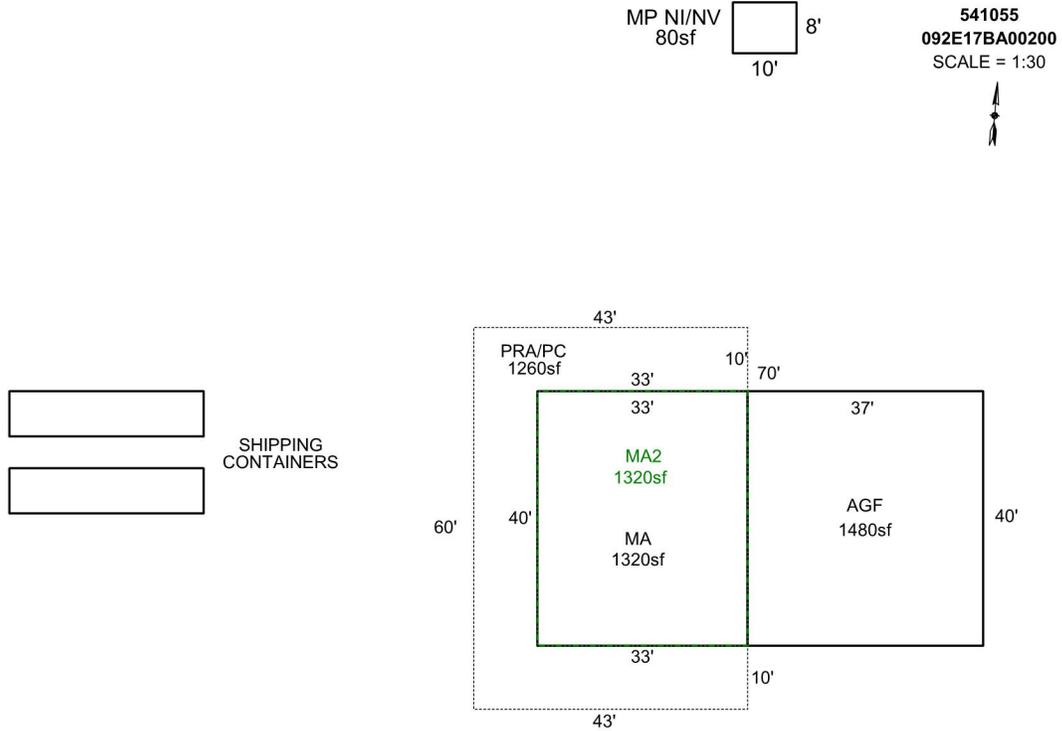
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541055 Parcel No.: 092E17BA00200
 Property Address: 23155 NORTH FORK RD 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP NI/NV	1.0	80.0	36.0	80.0
GLA1	MA	1.0	1320.0	146.0	1320.0
GLA2	MA2	1.0	1320.0	146.0	1320.0
GAR	AGF	1.0	1480.0	154.0	1480.0
P/P	PRA/PC	1.0	1260.0	272.0	1260.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 11/21/18
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 12/08/2022 555-22-006800
 UPDATED BY CJURAN 06/14/2023 555-22-006800 REV
 UPDATED BY CJURAN 11/02/2023

COMMENT TABLE 2

WV #06 04/07/2021
 CL 10/23/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	2	(rounded)	2,640
Net BUILDING	cnt	1	(rounded)	80

CVR 2-18-25
CYCLE L4