

Acct ID: 541040 MTL: 092E17BC00900 Date: 2-21-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401
 Situs: 23167 SALMONBERRY LN SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 39357 Year: 2025
 Last Date Appraised: 05/19/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: BLACK-CORONA TR Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 160070
 RMV Land: 241560 RMV Imp: 109950 RMV Total: 351510 MAV: 160070 MSAV: 0 SAV: 0
 Comment: LEVEL 4 5.19.21 CL10

Handwritten note in yellow circle:
 RMV
 2-21-25
 Gene

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29544	0

Land

Site: 1 Code Area: 29544 Size: 0.91 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 191560 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 03-04: REAPPRAISAL //08-09: PER #36: PT OF R41035 AND R41040- R41035 IS UNBUILDABLE BECAUSE OF SHAPE AND SETBACKS

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 131 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1026 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 109950
 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	3	Finished	1026	2	FB-1	1965	1965	KIT, HVAC, ROOF, BATH - 1	Y N

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 AN
 AVB

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	320	1965	4998	1	Y N
ROOF EXTENSION OR PATIO COVER	3	112	1965	2306	1	Y N

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 Y13A

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

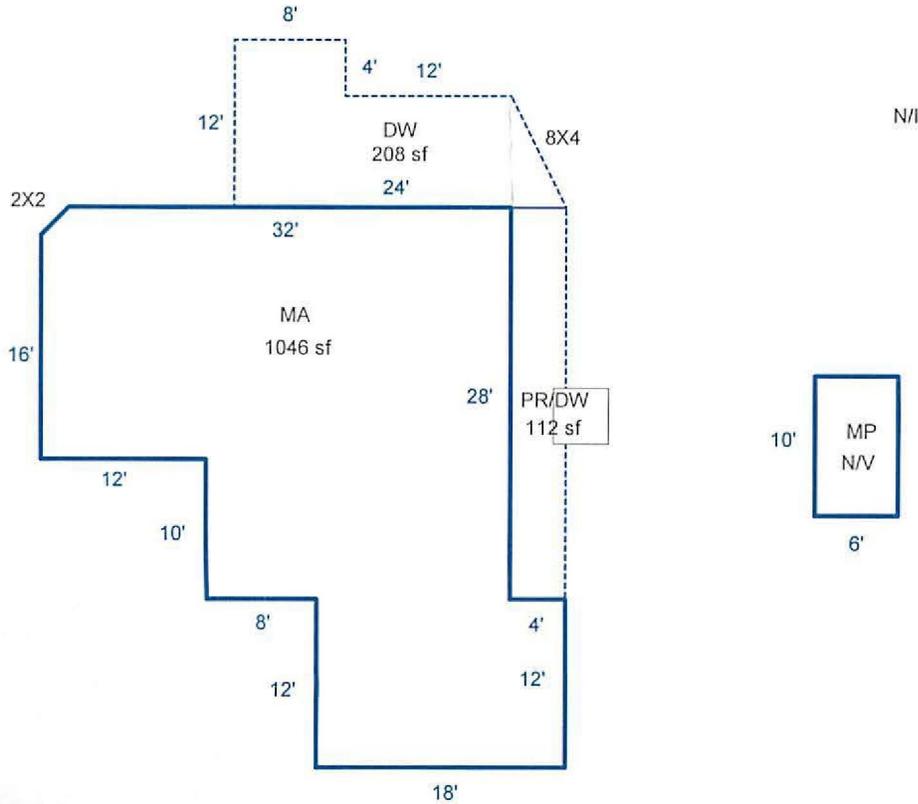
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R41040 Parcel No.: 092E17BC00900
 Property Address: 23167 SALMONBERRY LN SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R41040
092E17BC00900
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	60.0	32.0	60.0
GLA1	MA	1.0	1046.0	154.8	1046.0
P/P	PR/DW	1.0	112.0	64.0	
	DW	1.0	208.0	68.9	320.0

COMMENT TABLE 1

APEX BY CE 11/30/09
 UPDATED NY JRONDEMA 11/19/18

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,046
Net BUILDING	cnt	1	(rounded)	60

*Area 221-25
CALS 24*