

Acct ID: 541047 MTL: 092E17BC01600 Date: **2-19-25** Appr: **CLUKE** Prop Class: 459 RMV Prop Class: 459
 Situs: 22988 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 21709 Year: 2025
 Last Date Appraised: 01/05/2024 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - NEW CONSTRUCTION (Residence)
 Owner: TORRES, RICHARD ANTHONY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 181190
 RMV Land: 245870 RMV Imp: 129290 RMV Total: 375160 MAV: 181190 MSAV: 0 SAV: 0
 Comment: 24-25 L2 1/5/24 CLUKE
 23-24 L4 6/29/23 CLUKE
 LEVEL 4 12.3.20 WV06//

INPUT 2-19-25 CLUKE

nc

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	29544	0

Land

Site: 1 Code Area: 29544 Size: 0.83 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 209580 Exception: Y N
 Adjustment(s): H2OGR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Traffic adjustment removed due to market study
 21-22: PER #06 DEL ALL IMPS, OSD// 03-04: F02-743 LLA BETWEEN R41085, R331111, R41047 03-04: REAPPRAISAL.

Site: 2 Code Area: 29540 Size: 0.21 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: WST Value Source: MarketWater Description: Rural WASTELAND RMV: 1290 Exception: Y N
 Adjustment(s): H2OGR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: *NORTH SANTIAM RIVER*
 19-20: #10 CYCLE, NO CHG / 290004008-09: LLA BETWEEN THIS ACCOUNT AND R41051 //
 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 456 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1410 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 129290
 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	5	Finished	1410	3	FB-2	2023	2023	KIT, ROOF, SKIRT, BATH - 2, HVAC	Y N

AN AVE

Accessories

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

Improvements - Accessory Buildings

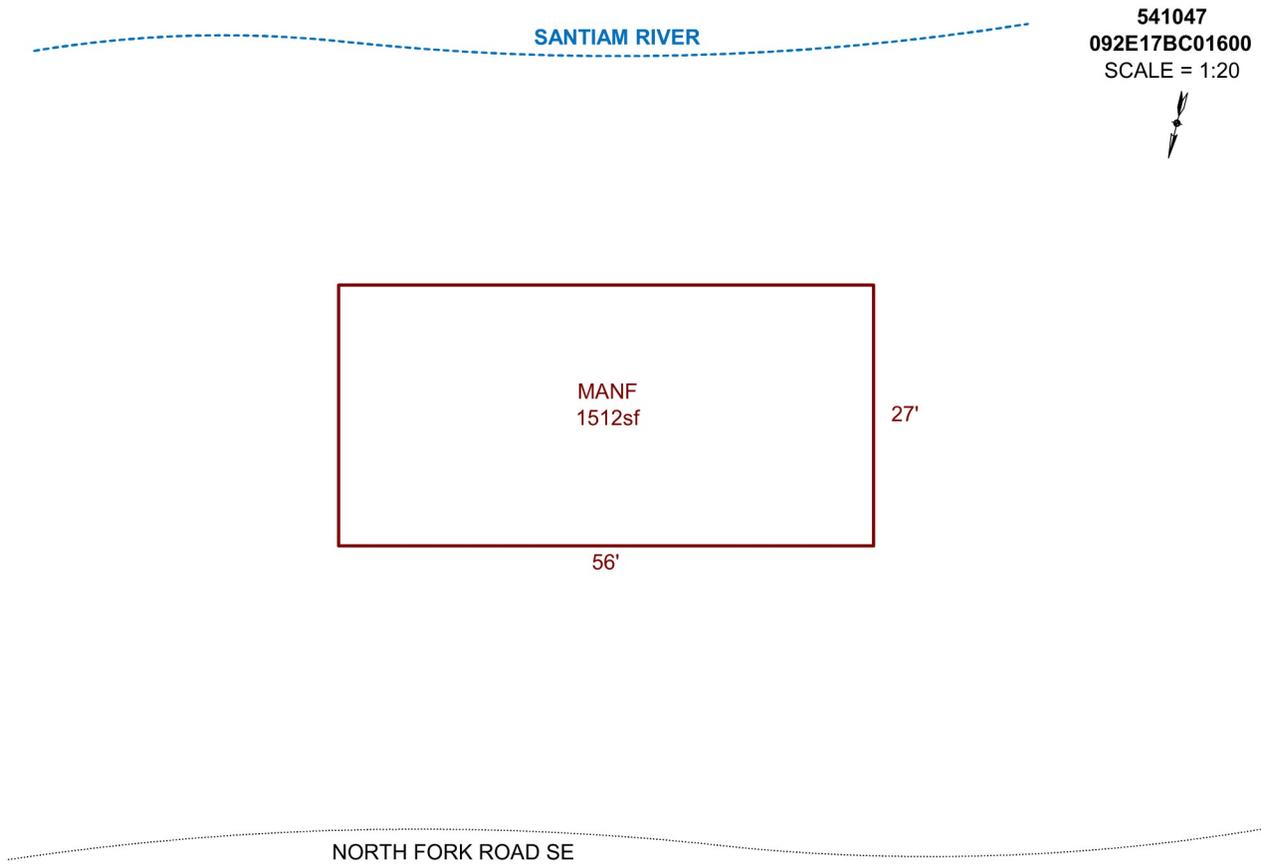
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541047 Parcel No.: 092E17BC01600
 Property Address: 22988 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
GLA	MANF	1.0	1512.0	166.0	1512.0

COMMENT TABLE 1

APEX BY CE 11/17/09
 Add GBAU - CE 3/14/11
 UPDATED BY JRONDEMA 11/28/18
 UPDATED BY CJURAN 08/21/2023 555-23-005661
 UPDATED BY CJURAN 10/03/2023 23-005661 REV-01

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,512
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Correct 2-19-25
 Cycle 24