

Acct ID: 541113 MTL: 092E17BC01900 Date: **2-27-25** Appr: **CLUKE** Prop Class: 401 **INPUT** RMV Prop Class: 401
 Situs: 11093 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 46264 **CLUKE** Year: 2025
 Last Date Appraised: 10/11/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: TARDIFF RLT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 598210
 RMV Land: 322990 RMV Imp: 544500 RMV Total: 867490 MAV: 304660 MSAV: 0 SAV: 0
 Comment: 25-26 L3 10/11/24 CLUKE
 24-25: L3 01.04.24 CL
 23-24 L4 4/3/23 CLUKE
 LEVEL 4 12.3.20 WV06//

Notations **NC From TAGS**
 No notation data available.

OSDs

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

Land

Site: 1 Code Area: 29544 Size: 2.25 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 285370 Exception: Y N
 Adjustment(s): H2OGR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Updated land classes
 21-22: PER #06 DEL ALL IMPS, OSD// 09-10 CYCLE WORK DELETED MS #36 DB// 2003-04 REAPPRAISAL.

Site: 2 Code Area: 29544 Size: 0.30 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: WST Value Source: MarketWater Description: Rural WASTELAND RMV: 2620 Exception: Y N
 Adjustment(s): H2OGR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: North Santiam River

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2476 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 461050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 210100 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2476	3	FB-2/ HB-1	2023	2023	ROOF, KIT, HVAC, BTH - 1, BATH - 2	Exception: Y N
Garage Attached	4	Finished	576	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	2023	42800	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 352 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4032 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 84x48 RMV: 83450
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 83450 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Utility Building	5	Finished	4032	0	0	2024	2024	AVG	Exception: Y N

Accessories

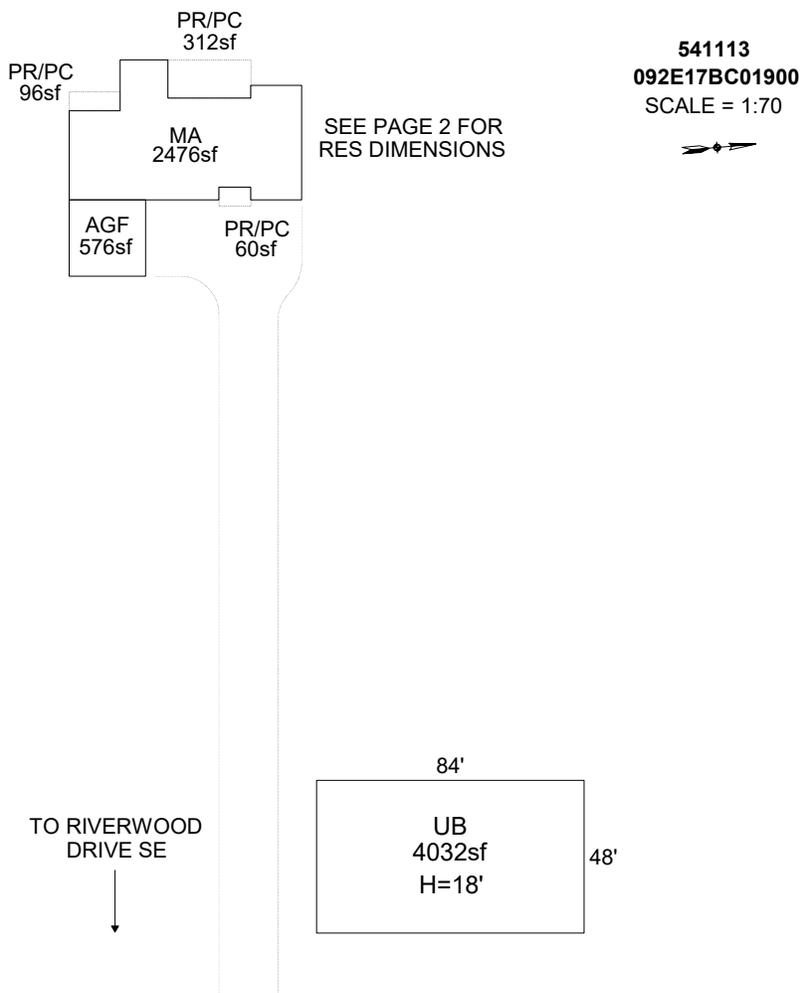
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541113 Parcel No.: 092E17BC01900
 Property Address: 11093 RIVERWOOD DR SE
 City: LYONS County: 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	UB	1.0	4032.0	264.0	4032.0	APEX BY CE 11/23/09 UPDATED BY CJURAN 08/17/2023 555-23-001795 UPDATED BY CJURAN 08/17/2023 555-23-004727 UPDATED BY CLOBERG 11/26/24	
GLA1	MA	1.0	2476.0	250.0	2476.0		
GAR	AGF	1.0	576.0	96.0	576.0		
P/P	PR/PC	1.0	312.0	76.0			
	PR/PC	1.0	96.0	44.0			
	PR/PC	1.0	60.0	32.0	468.0		
	Net LIVABLE	cnt	0 (rounded)		2,476	<div style="border: 1px solid black; padding: 5px;"> COMMENT TABLE 2 CLUKE 10/11/24 </div>	
	Net BUILDING	cnt	1 (rounded)		4,032		

Corrected 2-27-25
 CYCLES L4