

Acct ID: 556268 MTL: 092E17BC00300 Date: **2-21-25** Appr: **Gene** Prop Class: 401 RMV Prop Class: 401  
 Situs: 23197 SANTIAM WAY SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 105400 Year: 2025  
 Last Date Appraised: 10/25/2018 Appraiser: CLINT LUKE Retag: **Y** **N** Tag info: **IMPV 3/4/25 Gene**  
 Owner: MELBY, RICHARD W & MELBY, PAMELA J Roll Type: R  
 Cycle: **1** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 281560  
 RMV Land: 262590 RMV Imp: 297980 RMV Total: 560570 MAV: 281560 MSAV: 0 SAV: 0  
 Comment:

**Notations** **ACTIVE** **MLS 825474 LISTED 2/12/25**  
 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: 0.52 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 212590 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 09-10 CYCLE WORK, CHANGE MA ROOF COVER TO METAL #36//-

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 29544 Stat Class: 142 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 1800 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 287440  
 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	4	Finished	1140	0	FB-1	1981	1981	FP - 1, BATH - 1, ROOF, KIT, HVAC <b>ALL AVB</b>	Y N
Second Floor	4	Finished	660	1	FB-1	1981	1981	HVAC, BATH - 1	Y N
Garage Basement	4	Unfinished	<b>600</b> <b>H2O</b>	0		1981	1981		Y N

**Accessories** **B5M/FP FIN 240 1981** **MISSED QUANTITY** **(N)**  
 Description Class Size SqFt Eff Yr Blt RMV Quantity  
 No accessory data available

Bldg: 2 Code Area: 29544 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 9630  
 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
No floor data available <b>NU</b>									

**Accessories**  
 Description Class Size SqFt Eff Yr Blt RMV Quantity  
 YARD IMPROVEMENTS AVERAGE 4 0 0 9630 1 Exception: Y N

**Improvements - Accessory Buildings**  
 Bldg: 3 Code Area: 29544 Stat Class: 355 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 240 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 10x24 RMV: 910  
 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
Lean-to Heavy Duty	4	Finished	240	0	0	2002	2002		Y N <b>NU</b>

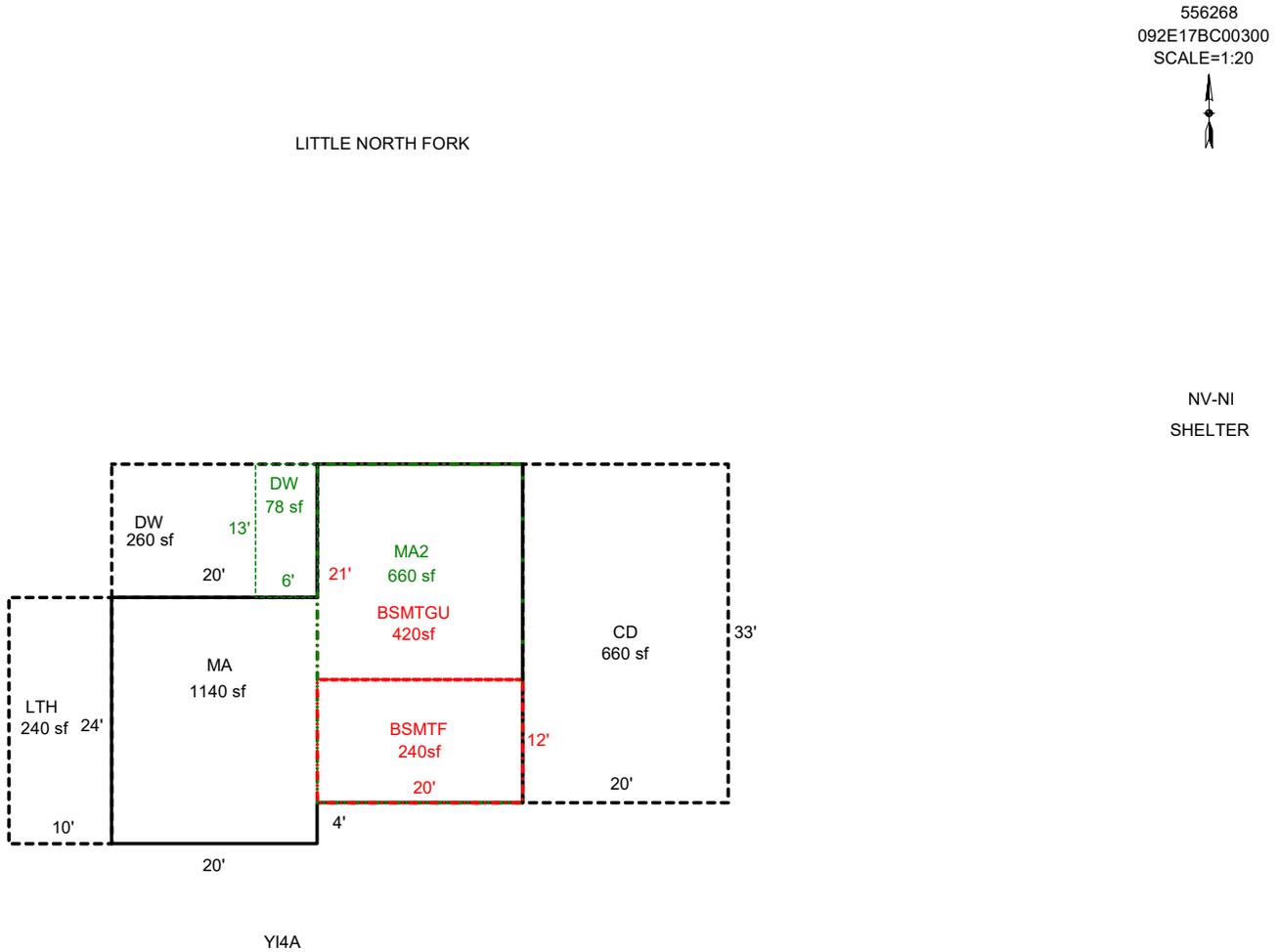
**Accessories**  
 Description Class Size SqFt Eff Yr Blt RMV Quantity  
 No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 556268 Parcel No.: 092E17BC00300  
 Property Address: 23197 SANTIAM WAY SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	240.0	68.0	240.0
GLA1	MA	1.0	1140.0	154.0	1140.0
GLA2	MA2	1.0	660.0	106.0	660.0
BSMTF	BSMTF	1.0	240.0	64.0	240.0
GAR	BSMTGU	1.0	420.0	82.0	420.0
P/P	CD	1.0	660.0	106.0	
	DW	1.0	260.0	66.0	
	DW	1.0	78.0	38.0	998.0
	Net LIVABLE	cnt	0 (rounded)		1,800
	Net BUILDING	cnt	1 (rounded)		240

APEX BY CE 11/30/09 UPDATED BY JRONDEMA 11/15/18 UPDATED BY CLOBERG 03/04/25	
<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
CLUKE 02/21/25	CYCLE L4