

Summary

Lead Appr: ww 4.22.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 1/28/2025

Acct ID: 562033 MTL: 092E16BC01500

Date: 2.20.25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401

Situs: 11370 ROWENA AVE SE LYONS OR 97358

MaSaNh: 01 06 007 Unit: 132788

Year: 2025

Last Date Appraised: 10/11/2024 Appraiser: CLINT LUKE

Retag: Y N Tag info: 2025 - Tags/Permit (Outbuilding)

Owner: CALKINS, JANICE L

Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 230080

RMV Land: 183340 RMV Imp: 272010 RMV Total: 455350

MAV: 230080 MSAV: 0

SAV: 0

Comment: 25-26: 10.11.24 L3 CLUKE

24-25 L3 1/5/24 CLUKE

23-24: L2 10.27.22 CL

LEVEL 4 2.22.21 WV06//

Notations

No notation data available.

No CHANGE From TAGS

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 40000 | 29540     | 0         |

Land

Site: 1 Code Area: 29540

Size: 12197 Sqft

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4BDS S

Value Source: Rural at MKT

Description: FOUR BENCH DRY SPECIAL SOUTH

RMV: 143340

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 25-26 SOIL VERIFIED 22-23 REMOVED WATER ADJUSTMENT

21-22: PER #06 DEL ALL IMPS, OSD// . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540

Stat Class: 131

Year Blt: 2022

Eff Year Blt: 2022

Sq.Ft: 1620

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 217120

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 | 3     | Finished      | 1620       | 4    | FB-2  | 2022   | 2022       | HVAC, ROOF, KIT, BATH - 2 |                |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: Y N |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS AVERAGE | 3     | 0         | 2022       | 19067 | 1        |                |

Bldg: 3 Code Area: 29540

Stat Class: 108

Year Blt: 2023

Eff Year Blt: 2023

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 40760

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 |
|------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|----------------|
| Carport Detached | 3     | Unfinished    | 816        | 0    | 0     | 2023   | 2023       | ROOF <u>ARB</u> |                |

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540

Stat Class: 341

Year Blt:

Eff Year Blt: 2022

Sq.Ft: 384

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 24x16

RMV: 14130

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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|----------------|
| Multi-Purpose Bldg | 6     | Finished      | 384        | 0    | 0     | 0      | 2022       | FAIR <u>ARB</u> |                |

Accessories

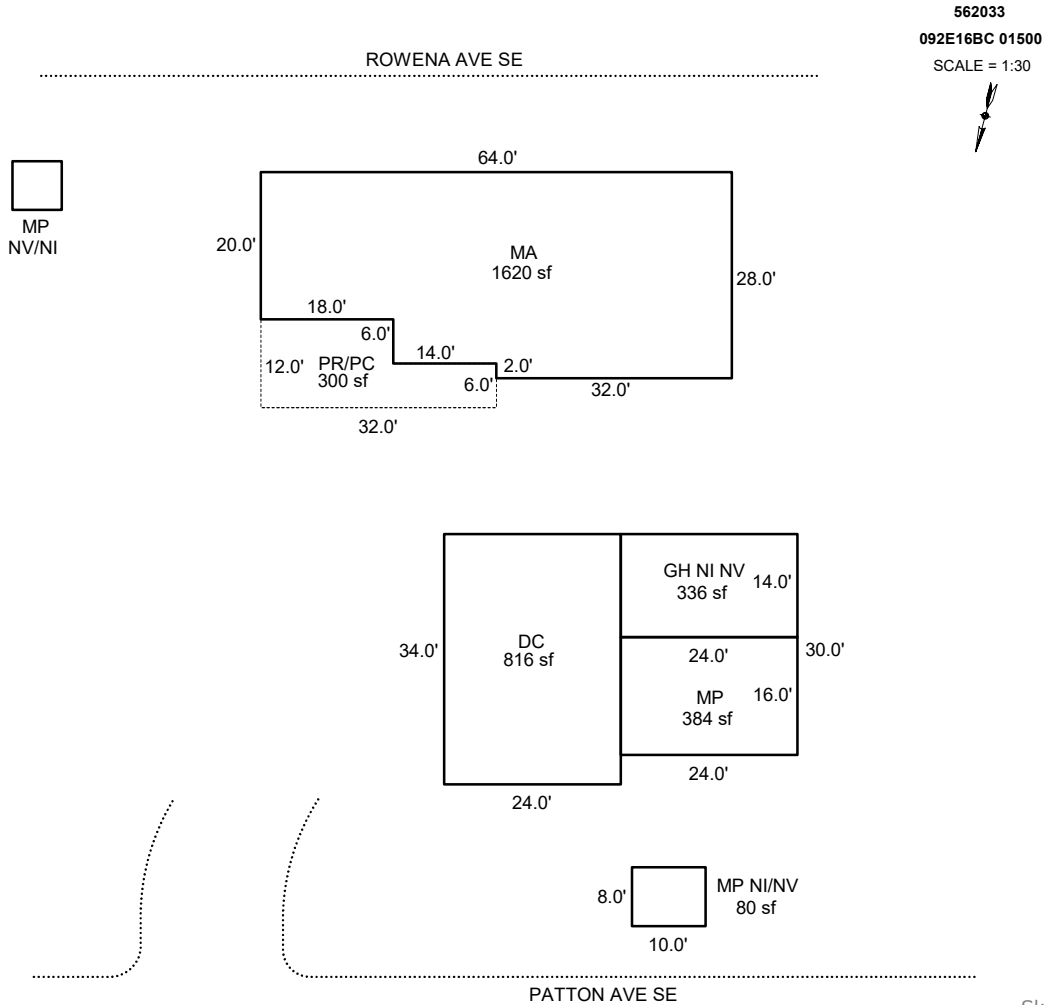
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 562033 Parcel No.: 092E16BC01500  
 Property Address: 11370 ROWENA AVE SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

## AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 384.0    | 80.0      |            |
|      | GH NI NV    | 1.0    | 336.0    | 76.0      |            |
|      | DC          | 1.0    | 816.0    | 116.0     |            |
|      | MP NI/NV    | 1.0    | 80.0     | 36.0      | 1616.0     |
| GLA1 | MA          | 1.0    | 1620.0   | 184.0     | 1620.0     |
| P/P  | PR/PC       | 1.0    | 300.0    | 88.0      | 300.0      |

## COMMENT TABLE 1

Apex 10/15/2012 Jane  
 UPDATED BY CJURAN 03/24/2021  
 UPDATED BY CJURAN 07/07/2022 555-21-009569  
 UPDATED BY CJURAN 10/03/2022 555-22-006770  
 UPDATED BY CJURAN 11/14/2022  
 UPDATED BY CJURAN 07/17/2023 555-22-010544  
 UPDATED BY CJURAN 12/12/2023  
 UPDATED BY CJURAN 01/18/2024  
 UPDATED BY WWILLIAMS 11/19/24

## COMMENT TABLE 2

#06 WV 02/22/2021 AOG  
 10/27/2022 CL #10  
 CL 10/26/2023  
 CL 01/05/2024  
 CL 10/11/24

## COMMENT TABLE 3

TAGS L2  
 TAGS  
 TAGS L3  
 TAGS L3

Net LIVABLE cnt 1 (rounded) 1,620  
 Net BUILDING cnt 4 (rounded) 1,616

*Handwritten:* 2-20-25  
 1/24