

Acct ID: 540969 MTL: 092E16BC02800 Date: **2-20-25** Appr: **Cluke** Prop Class: 451 RMV Prop Class: 451
 Situs: 11431 PIONEER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 90092 Year: 2025
 Last Date Appraised: 12/06/2021 Appraiser: CLINT LUKE Retag: Y **N** Tag info: **Cluke 2-18-25 Cluke**
 Owner: CRAWFORD, BRANDON Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 358910
 RMV Land: 435200 RMV Imp: 404820 RMV Total: 840020 MAV: 358910 MSAV: 0 SAV: 0
 Comment: 12/6/21 L2 Cluke
 LEVEL 4 4.6.21 WV06

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	29540	0

Land

Site: 1 Code Area: 29540 Size: 8.87 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 404200 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2009-2010 CYCLE WORK #36 CHANGE OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1940 Sq.Ft: 1976 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 163190
 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	1544	1	FB-2	1901	1940	KIT-, FP - 1, ROOF, HVAC+, BATH - 2	Y N
Second Floor	3	Finished	432	2	0	1901	1940	HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	192	1940	2661	1	Y N

Bldg: 3 Code Area: 29540 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3470
 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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	1200	2002	3471	1	Y N

Bldg: 4 Code Area: 29540 Stat Class: 138 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 32660
 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
Garage Detached	3	Unfinished	400	0	0	2003	2003	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 384 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 32x12 RMV: 3480
 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									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	384	0	0	2002	2002	FAN	

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 342 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 4000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 50x80 ✓ RMV: 88920
 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
Metal Componet Bldg	5	Finished	4000	0	0	2007	2007	FAIR KVB	D

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x20 ✓ RMV: 5890
 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	5	Finished	280	0	0	2016	2016	FAIR AVB	D

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 342 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 60x50 ✓ RMV: 107210
 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
Metal Componet Bldg	5	Finished	3000	0	0	2021	2021	AVG NC	

Accessories

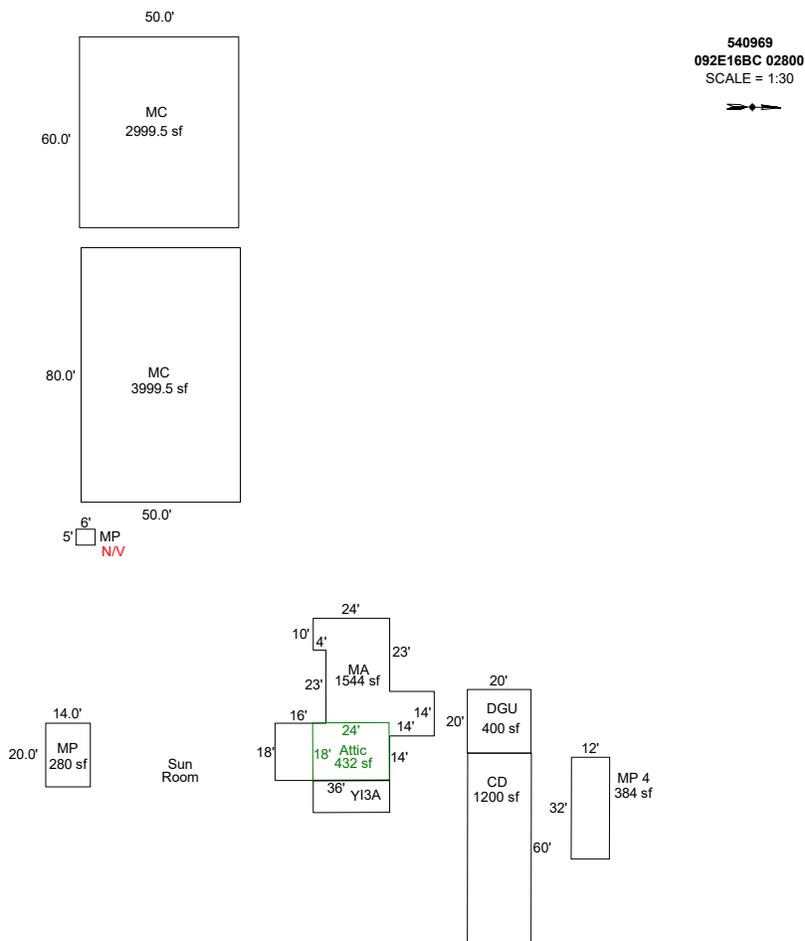
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540969 Parcel No.: 092E16BC 02800
 Property Address: 11431 Pioneer Rd 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	MP	1.0	280.0	68.0	280.0	Apex by JA 12/03/08 UPDATED BY CJURAN 06/08/2021 555-21-005193 UPDATED BY CLOBERG 02/28/25	
GLA1	MA	1.0	1544.0	210.0	1544.0		
GLA2	ATTF	1.0	432.0	84.0	432.0		
GAR	DGU	1.0	400.0	80.0	400.0		
OTH	MC	1.0	3999.5	260.0			
	MP 4	1.0	30.0	22.0			
	MP 4	1.0	384.0	88.0			
P/P	MC	1.0	2999.5	220.0	7413.0		
	Y13A	1.0	240.0	68.0	240.0		
						WV #06 04/06/2021 AOG CLUKE 02/20/25	2020 WILDFIRE CYCLE L4
		Net LIVABLE	cnt	0 (rounded)	1,976		
		Net BUILDING	cnt	1 (rounded)	280		