

Acct ID: 541005 MTL: 092E17AD00400 Date: **2/20/25** Appr: **ANCE** Prop Class: 401 RMV Prop Class: 401  
 Situs: 23850 SUMMERHAVEN DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 67530 Year: 2025  
 Last Date Appraised: 10/23/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2024 - NEW CONSTRUCTION (Garage/Carport)  
 Owner: RICHEY FAM TR Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 202690  
 RMV Land: 284920 RMV Imp: 233660 RMV Total: 518580 MAV: 202690 MSAV: 0 SAV: 0  
 Comment: 24-25 L2 10/23/23 CLUKE  
 23-24 L4 6/12/23 CLUKE

**INPUT  
2-20-25  
ANCE**

**Notations**

No notation data available.

**OSDs**

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 29540     | 0         |

**Land**

Site: 1 Code Area: 29540 Size: 0.78 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 234920 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 142 - Year Blt: 1982 Eff Year Blt: 1989 Sq.Ft: 1120 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 230840  
 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     | 4 -   | Finished      | 728        | 1    | FB-1  | 1982   | 1989       | KIT, HVAC, ROOF, BATH - 1 | Y N            |
| Attic           | 4 -   | Finished      | 392        | 0    | FB-1  | 1982   | 1989       | HVAC, BATH - 1            | Y N            |
| Garage Detached | 3     | Unfinished    | 480        | 0    | 0     | 2023   | 2023       | ROOF                      | Y N            |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception: Y N |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS AVERAGE | 4     | 0         | 1989       | 26643 | 1        | Y N            |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 260 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 26x10 RMV: 2820  
 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 | 4     | Finished      | 260        | 0    | 0     | 1999   | 1999       | FMR       | Y N            |

**Accessories**

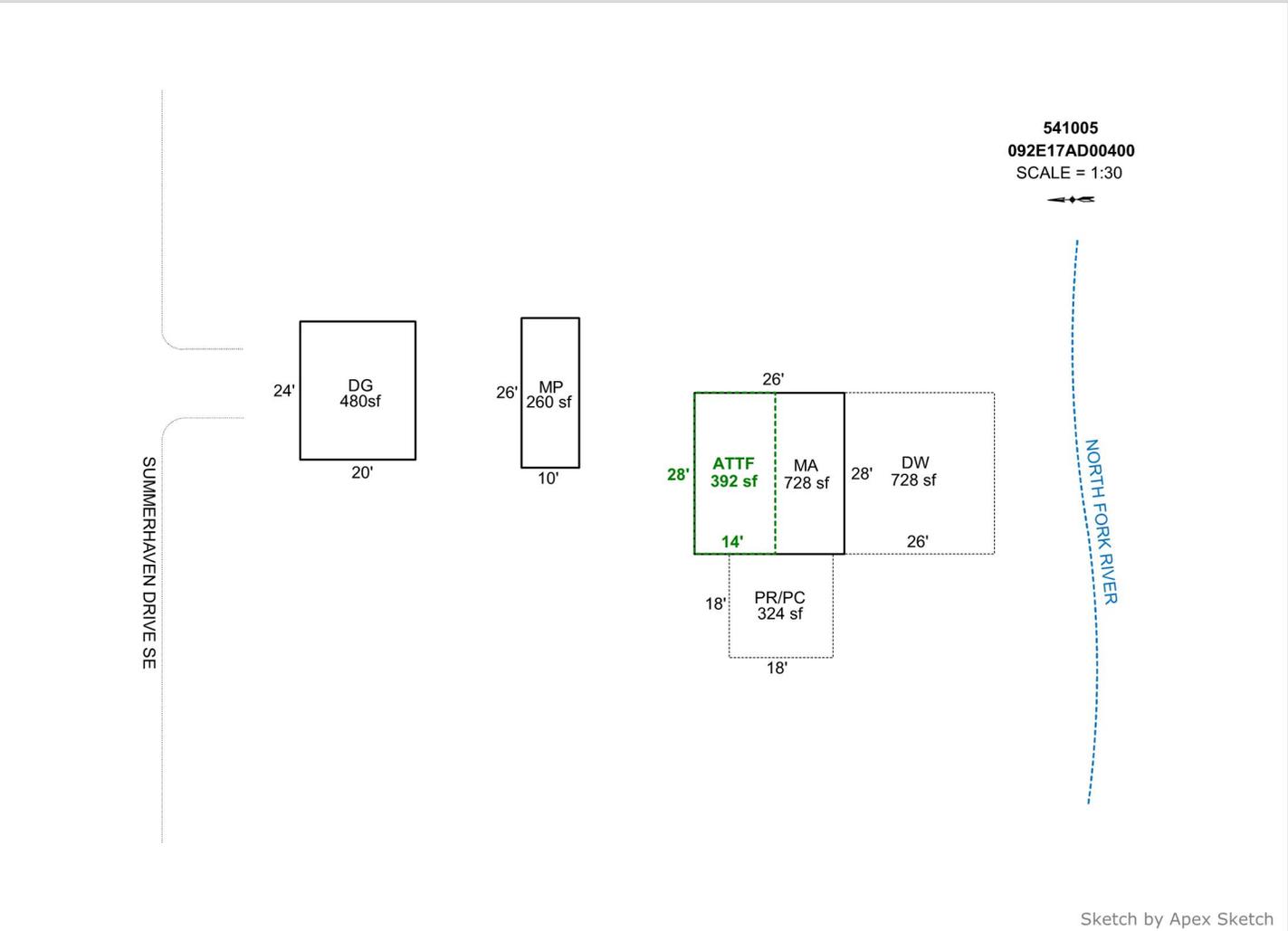
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541005 Parcel No.: 092W17AD00400  
 Property Address: 23850 SUMMERHAVEN DR SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 260.0    | 72.0      |            |
|      | DG          | 1.0    | 480.0    | 88.0      | 740.0      |
| GLA1 | MA          | 1.0    | 728.0    | 108.0     | 728.0      |
| GLA2 | ATTF        | 1.0    | 392.0    | 84.0      | 392.0      |
| P/P  | DW          | 1.0    | 728.0    | 108.0     |            |
|      | PR/PC       | 1.0    | 324.0    | 72.0      | 1052.0     |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/18  
 UPDATED BY CJURAN 07/25/2022 555-22-003673  
 UPDATED BY CJURAN 01/10/2023 555-22-009523  
 UPDATED BY CJURAN 11/06/2023

### COMMENT TABLE 2

CL 10/23/2023

### COMMENT TABLE 3

TAGS L2

|              |     |   |           |  |       |
|--------------|-----|---|-----------|--|-------|
| Net LIVABLE  | cnt | 2 | (rounded) |  | 1,120 |
| Net BUILDING | cnt | 2 | (rounded) |  | 740   |

Error 2/20/25  
 CJURAN 1/4