

Acct ID: 541043 MTL: 092E17BD00101 Date: 4-18-25 Appr: Cence Prop Class: 401 RMV Prop Class: 401  
 Situs: 23528 SANTIAM WAY SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 87641 **ALL INPUT COMPLETE 4-18-25** Year: 2025  
 Last Date Appraised: 05/19/2021 Appraiser: CLINT LUKE Retag: Y 0 Tag info: \_\_\_\_\_  
 Owner: FERRIGNO, PAUL V JR Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 418570  
 RMV Land: 329390 RMV Imp: 532870 RMV Total: 862260 MAV: 418570 MSAV: 0 SAV: 0  
 Comment: LEVEL 4 5.19.21 CL10

**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: 2.59 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 279390 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 03-04: PART TOTALS UPDATED . 2003-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 152 - Year Blt: 1996 Eff Year Blt: 1998 Sq.Ft: 2626 % Complete: 100  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 478890  
 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	5 -	Finished	1804	2	FB-1	1996	1998	KIT, FP - 1, HVAC, ROOF, BATH - 1 <b>AN</b>	Exception: Y N
Attic	5 -	Finished	822	1	FB-1	1996	1998	HVAC, BATH - 1 <b>AN</b>	Exception: Y N
Garage Attached	5	Finished	460	0	0	1996	1996	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	420	1996	1174	1	Exception: Y N
PATIO	5	80	1996	975	1	Exception: Y N
PATIO	5	180	1996	851	1	Exception: Y N
PATIO	5	290	1996	1372	1	Exception: Y N
PATIO	5	520	1996	2460	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	80	1996	1995	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	520	1996	12969	1	Exception: Y N

Bldg: 7 Code Area: 29540 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 16730  
 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
No floor data available								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	0	0	16725	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 355 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 192 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 24x8 RMV: 870  
 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	192	0	0	2002	2002	FIR	Exception: Y N

**Accessories**

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

**WENDY PLEASE MOVE MANHOLE BLDGS TO 541014 92E 17AB 1700**

**REMOVE** **SHOULD HAVE BEEN REMOVED 2021**

**MV TO 541014 92E 17AB 1700**

**OX**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 3	Code Area: 29540	Stat Class: 311	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 576	% Complete: 100			
Desc: Feeder Barn (FB)			Dimensions: 24x24			RMV: 6480			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
<b>Floors</b>									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Feeder Barn	6	Finished	576	0	0	2002	2002	FAIR	
<b>Accessories</b>									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Bldg: 4	Code Area: 29540	Stat Class: 351	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 1600	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions:			RMV: 22690			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
<b>Floors</b>									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1600	0	0	2002	2002	FAIR	
<b>Accessories</b>									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

MOVES TO 541014  
AVB 925 17AB 1700

Bldg: 5	Code Area: 29540	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 308	% Complete: 100			
Desc: Lean-to Heavy (LTH)			Dimensions: 14x22			RMV: 1160			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
<b>Floors</b>									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	308	0	0	2002	2002		
<b>Accessories</b>									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

NC

Bldg: 6	Code Area: 29540	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 120	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 10x12			RMV: 6050			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
<b>Floors</b>									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	120	0	0	2002	2002	FAIR	
<b>Accessories</b>									
Description	Class								
ROOF EXTENSION OR PATIO COVER	6								

### MAV Move

Account MAV is moving from: 541043  
Account MAV is moving to: 541014

**RMV Value Move Worksheet:** Use this area to determine the Real Market Value of improvements and OSD's moving accounts.

To calculate values, enter the total **certified** value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from **certified** Improvement Detail Report. Enter Trend into Trend field.

Description	RMV
OSD	
LTH 8X24	900
FB 576 SF	6,720
GB 1600 SF	23,500
LTH 14X22	1,210
Trend (1=100%):	1
<b>Total Improvement RMV:</b>	<b>32,330</b>

Description	Totals	RMV
First Floor		\$160,256
Garage		\$23,739
Inventory		\$0
Accessories		\$12,077
Trend		100.00 %
<b>Total RMV</b>		<b>\$196,070</b>

MAV AFTER MOVING BUILDINGS BEFORE GONES

Researched bldg 7 yi -  
no exception taken/ no mav removed

Current MAV\* of account 541043 : 418,570  
Current MAV\* of account 541014 : 39,710

Certified RMV\* total of account 541043 : 857,950

Ratio of RMV to MAV of account 541043 : 0.487872254

MAV to move: 15,770

Updated MAV of account 541043 : 402,800  
Updated MAV of account 541014 : 55,480

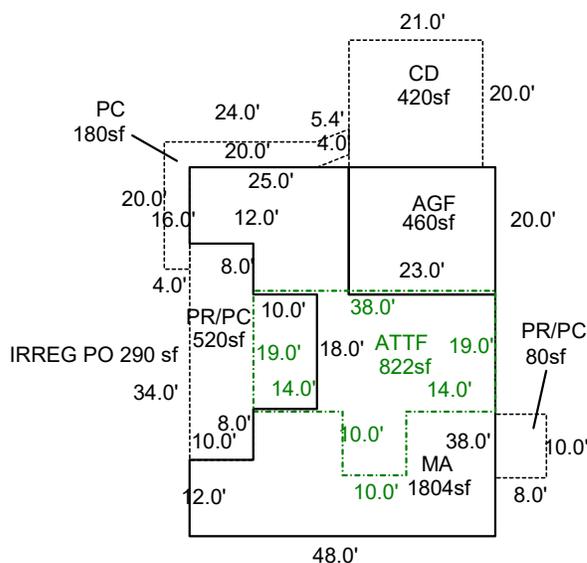
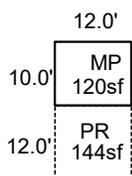
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541043 Parcel No.: 092E17BD00101  
 Property Address: 23528 SANTIAM WY SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**541043**  
**092E17BD00101**  
**SCALE 1:40**



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	120.0	44.0	120.0	APEX BY CE 11/30/09 UPDATED BY JRONDEMA 11/15/18 UPDATED BY CLOBERG 04/09/25	
GLA1	MA	1.0	1804.0	252.0	1804.0		
GLA2	ATTF	1.0	822.0	134.0	822.0		
GAR	AGF	1.0	460.0	86.0	460.0		
P/P	PR	1.0	144.0	48.0			
	CD	1.0	420.0	82.0			
	PR/PC	1.0	80.0	36.0			
	PR/PC	1.0	520.0	108.0			
	PC	1.0	180.0	98.8	1344.0		
	Net LIVABLE	cnt	0 (rounded)		2,626		
	Net BUILDING	cnt	1 (rounded)		120		

COMMENT TABLE 2	COMMENT TABLE 3
CLUKE 02/26/25	CYCLE L4