

Acct ID: 540792 MTL: 092E040000400 Date: 2-11-25 Appr: *Clive* Prop Class: 017 RMV Prop Class: 501
 Situs: 10004 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 29231 Year: 2025

INPUT 2-12-25 Clive

Last Date Appraised: 10/24/2022 Appraiser: CLINT LUKE Retag: N Tag info: Roll Type: R
 Owner: BEHRENS, TERRY
 Cycle: Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 214146
 RMV Land: 339060 RMV Imp: 685170 RMV Total: 1024230 MAV: 96100 MSAV: 118046 SAV: 172892
 Comment: 23-24: L2 10.24.22 CL
 10.7.21 L2 CLuke
 LEVEL 4 10.26.20 CL10//

Chramy send to BES for RHSA after SA review

Notations

TAG FOR FARM USE 5-1-25

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

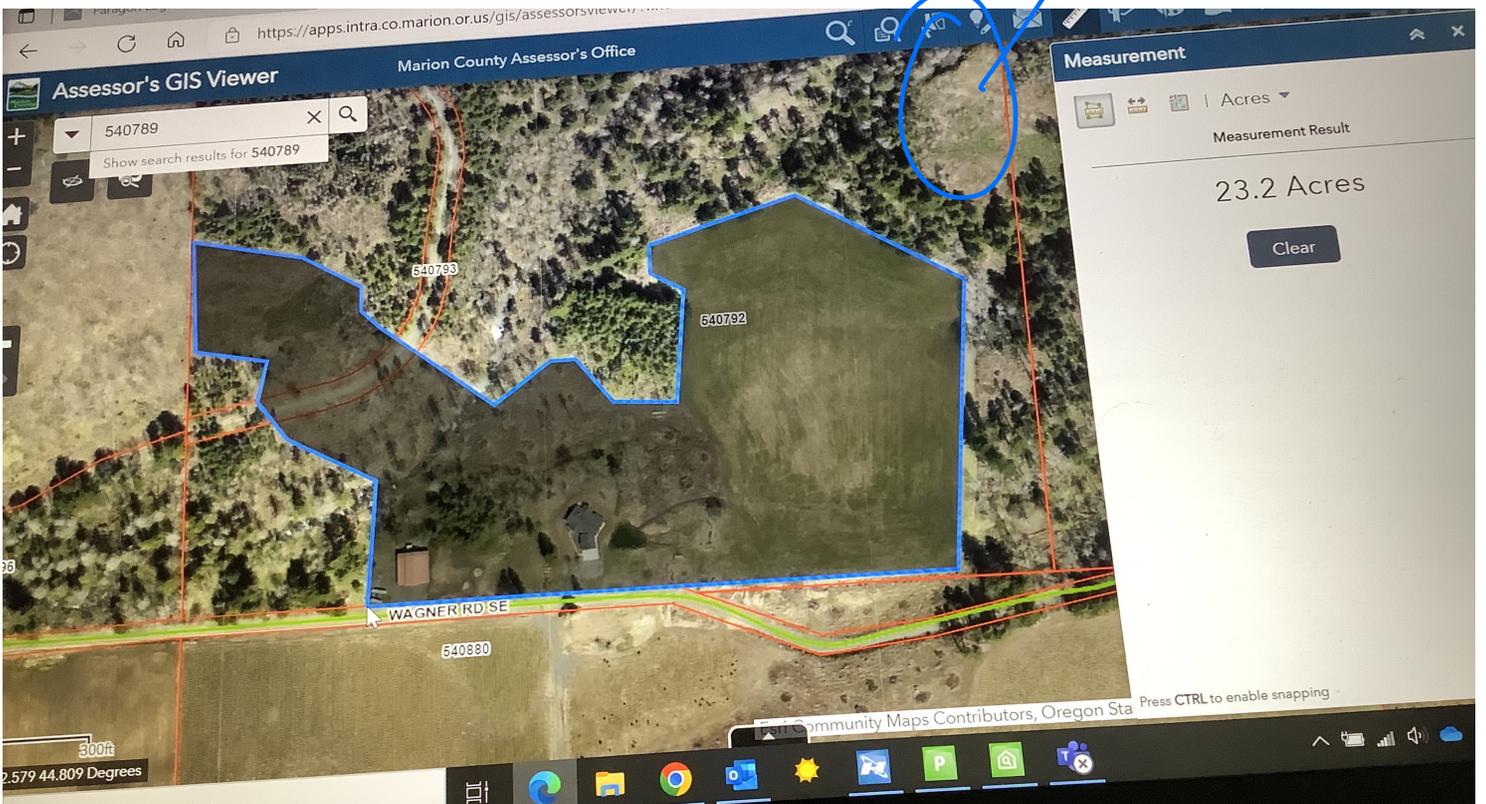
OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

Land

APPROX 23 ACRES IN FARM USE

1.27 AC +/-



Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Forest Homesite Description: SIX BENCH RMV: 5140 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 21-22: PER #10 DEL OSD// 2900040,3 AC FOR TO STO 86-7. 7.5 AC FOR TO STO 92-3. 11.67 AC STO TO FARM 99-2000. 01-02: F/F ONSITES,CHG OF SOIL CLASS FROM 3 BENCH TO4 HILL. /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Forest Homesite Description: SIX BENCH RMV: 5140 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 21-22: PER #10 DEL OSD// 2900040,3 AC FOR TO STO 86-7. 7.5 AC FOR TO STO 92-3. 11.67 AC STO TO FARM 99-2000. 01-02: F/F ONSITES,CHG OF SOIL CLASS FROM 3 BENCH TO4 HILL. /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: REAPPRAISAL

Site: 2 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 21620 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1984 / 2900040, 99-2000: DECL FROM STO, STILL SPEC ASSESS ON HOMESITE AS IT IS PART TOTAL WITH R40791.ROLLED OVER INTO FARMLAND. 01-02: CHG OF SOIL CLASS FROM 3 BECH TO 4 HILL DURING F/F ONSITES //04-05: THIS ACCOUNT WAS ERRONEOUSLY CHANGED TO FOREST LAND FOR 03-04. CHANGING BACK TO FARM DEFERRAL. 1/15/04 JEA

Site: 2 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 21620 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1984 / 2900040, 99-2000: DECL FROM STO, STILL SPEC ASSESS ON HOMESITE AS IT IS PART TOTAL WITH R40791.ROLLED OVER INTO FARMLAND. 01-02: CHG OF SOIL CLASS FROM 3 BECH TO 4 HILL DURING F/F ONSITES //04-05: THIS ACCOUNT WAS ERRONEOUSLY CHANGED TO FOREST LAND FOR 03-04. CHANGING BACK TO FARM DEFERRAL. 1/15/04 JEA

Site: 3 Code Area: 29000 Size: 19.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 100840 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1983 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 99-2000: 11.67 AC DECLASSED FROM STO, ROLLED OVER INTO FARM USE AND ACCT R40792 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 29000 Size: 19.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 100840 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1983 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 99-2000: 11.67 AC DECLASSED FROM STO, ROLLED OVER INTO FARM USE AND ACCT R40792 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 4 Code Area: 29540 Size: 7.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 39390 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1984 / 2900000//2013-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40792 AND R40791// 99-2000: DECL FROM STO, STILL SPEC ASSESS ON HOMESITE AS IT IS PART TOTAL WITH R40791.ROLLED OVER INTO FARMLAND. 01-02: CHG OF SOIL CLASS FROM 3 BECH TO 4 HILL DURING F/F ONSITES //04-05: THIS ACCOUNT WAS ERRONEOUSLY CHANGED TO FOREST LAND FOR 03-04. CHANGING BACK TO FARM DEFERRAL. 1/15/04 JEA

Site: 4 Code Area: 29540 Size: 7.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 39390 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1984 / 2900000//2013-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40792 AND R40791// 99-2000: DECL FROM STO, STILL SPEC ASSESS ON HOMESITE AS IT IS PART TOTAL WITH R40791.ROLLED OVER INTO FARMLAND. 01-02: CHG OF SOIL CLASS FROM 3 BECH TO 4 HILL DURING F/F ONSITES //04-05: THIS ACCOUNT WAS ERRONEOUSLY CHANGED TO FOREST LAND FOR 03-04. CHANGING BACK TO FARM DEFERRAL. 1/15/04 JEA

Site: 5 Code Area: 29540 Size: 25.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 137070 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1983 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 99-2000: 11.67 AC DECLASSED FROM STO, ROLLED OVER INTO FARM USE AND ACCT R40792 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 5 Code Area: 29540 Size: 25.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 137070 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1983 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 99-2000: 11.67 AC DECLASSED FROM STO, ROLLED OVER INTO FARM USE AND ACCT R40792 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 29540 Stat Class: 142 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3183 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 639460
 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	2743	4	FB-3	2022	2022	BATH - 3, ROOF, HVAC, KIT	Exception: Y N
Attic	4 +	Finished	440	0	0	2022	2022	HVAC	Exception: Y N
Garage Attached	4 +	Finished	934	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	0	2022	42372	1	Exception: Y N

Bldg: 3	Code Area: 29540	Stat Class: RBH	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Rebuilt Homestead Residence			Dimensions:		RMV: 0	
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
No floor data available									

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 29540	Stat Class: 321	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 4760	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 68x70		RMV: 45710	
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
Hay Cover	5	Finished	4760	0	0	2016	2016	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	5	3640	2016	13759	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

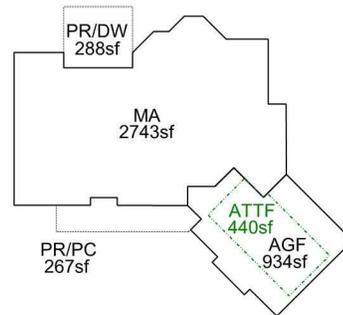
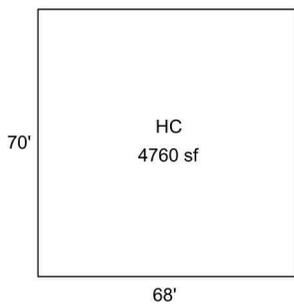
File No.: 540792 Parcel No.: 092E04 00400
 Property Address: 10004 WAGNER RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540792
092E04 00400
SCALE = 1:50



SEE PAGE 2 FOR
RES DIMENSIONS



WAGNER ROAD SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	4760.0	276.0	4760.0
GLA1	MA	1.0	2742.6	249.0	2742.6
GLA2	ATTF	1.0	439.5	90.0	439.5
GAR	AGF	1.0	934.4	136.0	934.4
P/P	PR/PC	1.0	267.4	89.8	
	PR/DW	1.0	288.0	68.0	555.4

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/4/17
 UPDATED BY JRONDEMA 3/2/18
 UPDATED BY CJURAN 02/02/2021 555-21-000674
 UPDATED BY CJURAN 01/25/2022 555-21-010257

COMMENT TABLE 2

#36 DB 6.23.17
 CL 10 2.22.18 T
 CL #10 10/26/2020 AOG

COMMENT TABLE 3

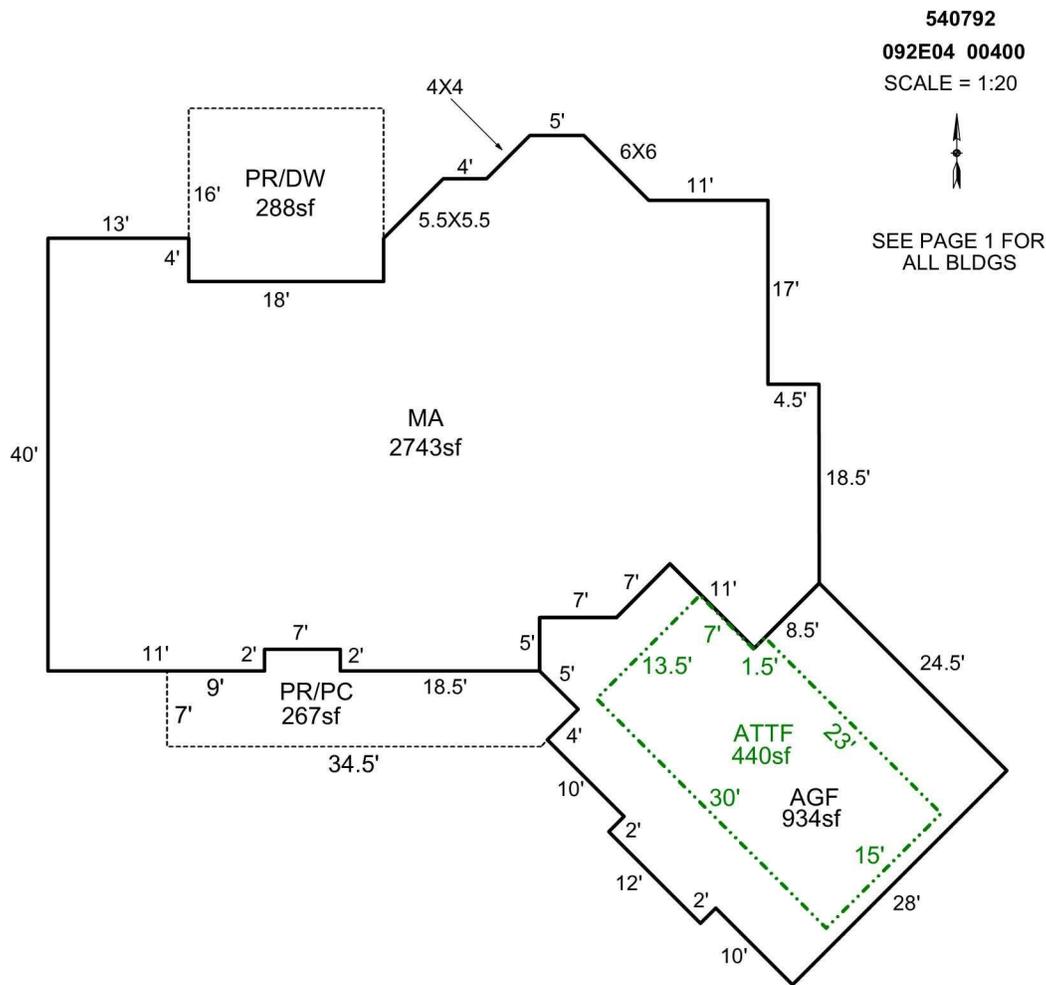
Net LIVABLE	cnt	2	(rounded)		3,182
Net BUILDING	cnt	1	(rounded)		4,760

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540792 Parcel No.: 092E04 00400
 Property Address: 10004 WAGNER RD 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
GLA1	MA	1.0	2742.6	249.0	2742.6
GLA2	ATTF	1.0	439.5	90.0	439.5
GAR	AGF	1.0	934.4	136.0	934.4
P/P	PR/PC	1.0	267.4	89.8	
	PR/DW	1.0	288.0	68.0	555.4

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/4/17
 UPDATED BY JRONDEMA 3/2/18
 UPDATED BY CJURAN 02/02/2021 555-21-000674
 UPDATED BY CJURAN 01/25/2022 555-21-010257

COMMENT TABLE 2

#36 DB 6.23.17
 CL 10 2.22.18 T
 CL #10 10/26/2020 AOG

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,182

