

Acct ID: 558587 MTL: 084E32BD01600 Date: 7-2-25 Appr: Luca Prop Class: 401 RMV Prop Class: 401
 Situs: 35404 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117424 Year: 2025
 Last Date Appraised: 10/24/2024 Appraiser: CLINT LUKE Retag: Y Tag info: 2025 - Tags/Permit (Completion)
 Owner: LOOMIS-PRICE, LAWRENCE D & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 824530
 RMV Land: 235730 RMV Imp: 1037100 RMV Total: 1272830 MAV: 353200 MSAV: 0 SAV: 0
 Comment: 25-26 L2 10/24/25 CLUKE
 24-25 L2 1/8/24 CLUKE
 23-24: 1.31.23 CL
 LEVEL 4 12.17.20 CL10//

INPUT
7-11-25
Luca

Notations
 No notation data available.

OSDs NO CHANGE

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	56540	15000

Land
 Site: 1 Code Area: 56540 Size: 21344 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 185730 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 25-26 SOILS VERIFIED 21-22: PER #10 DEL ALL IMPS, OSD// 17-18: PER #36 CHG OSD// 16-17: PER #36 ADD OSD FOR NEW RES// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 154 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 4698 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 1037100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 456330 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1523	1	FB-1	2023	2023	ROOF, KIT, BATH - 1, HVAC	Y N
Second Floor	5 +	Finished	1232	1	FB-1	2023	2023	BATH - 1, HVAC	Y N
Basement	5 +	Finished	1943	1	FB-1	2023	2023	BATH - 1, HVAC	Y N
Garage Attached	5 +	Finished	420	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2023	55750	1	Y N

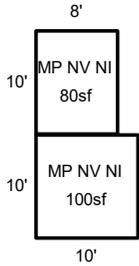
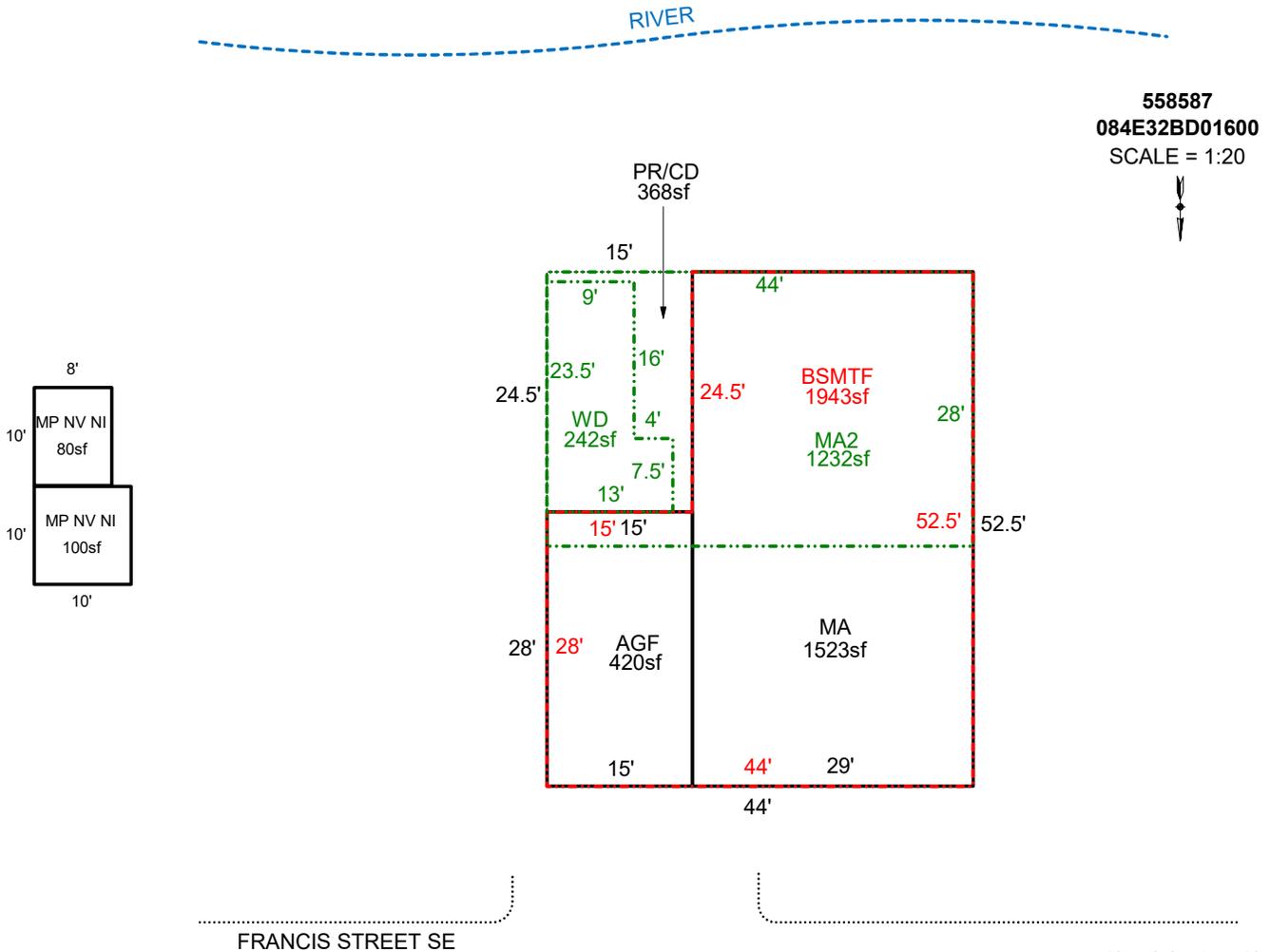
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558587 Parcel No.: 084E32BD01600
 Property Address: 35404 FRANCIS ST 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
GBA3	MP NV NI	1.0	100.0	40.0	
	MP NV NI	1.0	80.0	36.0	180.0
GLA1	MA	1.0	1522.5	163.0	1522.5
GLA2	MA2	1.0	1232.0	144.0	1232.0
BSMT	BSMTF	1.0	1942.5	193.0	1942.5
GAR	AGF	1.0	420.0	86.0	420.0
P/P	PR/CD	1.0	367.5	79.0	
	WD	1.0	241.5	73.0	609.0
	Net LIVABLE	cnt	2 (rounded)		2,755
	Net BUILDING	cnt	2 (rounded)		180

COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/17/14
 UPDATED BY JRONDEMA 2/16/16
 UPDATED BY CJURAN 06/06/2022 555-22-000793
 UPDATED BY CJURAN 12/12/2023
 UPDATED BY CJURAN 01/18/2024
 UPDATED BY WWILLIAMS 11.25.24

COMMENT TABLE 2

#36 DB 1/20/16
 CL 10/31/2023
 CL 01/08/2024
 CL 10.24.24

COMMENT TABLE 3

TAGS L2
 TAGS L2
 TAGS L2