

Summary Lead Appr: WWW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 6/25/2025

Acct ID: 558616 MTL: 084E32BD00900 Date: 7-2-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401
Situs: 35443 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117453 Year: 2025
Last Date Appraised: 10/24/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2026 - Tags/Permit/Completion
Owner: WALLIG, MICHAEL & WALLIG, DEBRA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP
RMV Land: 179830 RMV Imp: 294420 RMV Total: 474250 MAV: 205810 MSAV: 0 SAV: 0
Comment: 25-26 L2 10/24/24 CLUKE
23-24 L2 10/31/23 CLUKE
22-23: LEVEL 2 CL 12.6.21
LEVEL 4 1.25.21 CL10//

IMPVT
7-14-25
Gene

Notations No notation data available.

Will finish up during tags

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56540	0

Land

Site: 1 Code Area: 56540 Size: 20909 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 144830 Exception: Y N
Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
Comments: 25-26 SOIL VERIFIED 21-22: PER #10 DEL ALL IMPS, OSD// 17-18: CYCLE WORK #36 CHG OSD// 99-2000: ADDED OSD /00-01: UPDATE MARKET VALUE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1309 % Complete: 90
Desc: Multi Story above grade Dimensions: RMV: 294420
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	4	Finished	1036	1	FB-1	2021	2021	ROOF, HVAC, FP - 1, KIT, BATH - 1	Y N
Attic	4	Finished	273	1	FB-1	2021	2021	BATH - 1, HVAC	Y N
Garage Detached	4	Finished	466	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2021	28569	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

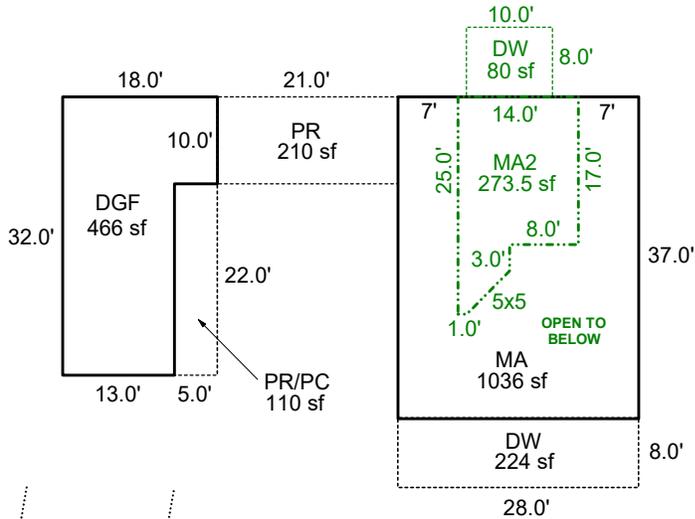
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558616 Parcel No.: 084EE32BD00900
 Property Address: 35443 FRANCIS ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558616
084E32BD00900
 SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1036.0	130.0	1036.0
GLA2	MA2	1.0	273.5	75.1	273.5
GAR	DGF	1.0	466.0	100.0	466.0
P/P	PR/PC	1.0	110.0	54.0	
	PR	1.0	210.0	62.0	
	DW	1.0	80.0	36.0	
	DW	1.0	224.0	72.0	624.0

Apex by JA 10/28/09
 UPDATED BY CJURAN 02/25/2021
 UPDATED BY CJURAN 555-21-006225
 UPDATED BY CJURAN 11/13/2023
 UPDATED BY WWILLIAMS 11/18/24

COMMENT TABLE 2

COMMENT TABLE 3

CL #10 01/25/2021 AOG
 CL10/31/2023
 10/24/24 CL

TAGS L2
 TAGS L2

Net LIVABLE cnt 2 (rounded) 1,310