

Acct ID: 540127 MTL: 084E310000100 Date: 7-2-25 Appr: CLU Prop Class: 641 RMV Prop Class: 501  
 Situs: MaSaNh: 01 06 000 Unit: 43833 Year: 2025  
 Last Date Appraised: 06/16/2025 Appraiser: CLINT LUKE Retag: Y  Tag info: 2026 - Tags/Permit (Completion)  
 Owner: ELKHORN CORP Roll Type: R  
 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 820601  
 RMV Land: 1304000 RMV Imp: 1158560 RMV Total: 2462560 MAV: 632400 MSAV: 90631 SAV: 172859

Comment: 25-26 L4 6/16/25 CLUKE  
 25-26 L2 1/15/25 CLUKE  
 24-25 L2 1/8/24 CLUKE  
 23-24: L2 1/13/23 CLUKE  
 22-23: L2 CL 12/6/21  
 LEVEL 4 2.2.21 WV06//

*NC WAS JUST UPDATED 6-16-25 FOR FOREST*

*WILL BE OUT FOR TAGS*

*THIS YEAR*

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
6	MKTN	OSD - NO LANDSCAPE	35000	56540	0
2	SAN	SA OSD - NO LANDSCAPE	35000	56540	0

**Land**

Site: 1 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 45000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

21-22: PER #06 DEL 3 OSD// 20-21: PER #94 REMOVE TREED ADJ / 17-18: #36 CYCLE WORK, NO CHG

Site: 2 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

Site: 3 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Per CL this homesite should remain at market  
 22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

Site: 4 Code Area: 56540 Size: 0.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 4000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 17-18: #36 CYCLE WORK, NO CHG / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION /03-04: REAPPRAISAL

Site: 5 Code Area: 56540 Size: 59.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLE Value Source: Designated Forest Land Description: DFL Class E RMV: 295000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 6 Code Area: 56000 Size: 80.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLE Value Source: Designated Forest Land Description: DFL Class E RMV: 400000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 7 Code Area: 56000 Size: 80.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 400000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 17-18: #36 CYCLE WORK, NO CHG / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION /03-04: REAPPRAISAL

Site: 8 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Per CL this homesite should remain at market  
 22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

Site: 9 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5000 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Per CL this homesite should remain at market  
 22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56540 Stat Class: 132 Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 1080 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 122710  
 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	3	Finished	720	2	FB-1	1967	1967	KIT-, HVAC, ROOF, BATH - 1	Exception: Y N
Attic	3	Finished	360	0	0	1967	1967	HVAC	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	3	416	1977	7047	1	Exception: Y N

Bldg: 2 Code Area: 56540 Stat Class: 132 Year Blt: 1976 Eff Year Blt: 2011 Sq.Ft: 948 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 149180  
 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	3	Finished	576	0	FB-1	1976	2011	KIT-, ROOF, HVAC, FP - 1, BATH - 1	Exception: Y N
Attic	3	Finished	372	1	0	1976	2011	HVAC	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	3	288	2011	5956	1	Exception: Y N

Bldg: 3 Code Area: 56540 Stat Class: 141 - Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1120 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 206530  
 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	1120	2	FB-2	2021	2021	KIT-, ROOF, HVAC, BATH+, BATH - 2	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	0	2021	19067	1	Exception: Y N

Bldg: 4 Code Area: 56540 Stat Class: 142 - Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1732 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 279790  
 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	1140	2	FB-1	2022	2022	BATH - 1, ROOF, HVAC, KIT	Exception: Y N
Second Floor	4 -	Finished	592	1	FB-1	2022	2022	BATH - 1, HVAC	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	0	2022	19067	1	Exception: Y N

Bldg: 5 Code Area: 56540 Stat Class: 133 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 442 % Complete: 80  
 Desc: One Story with basement Dimensions: RMV: 109940  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 20870 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	3	Finished	442	0	FB-1	2022	2022	ROOF, BATH - 1, HVAC, KIT-	Exception: Y N
Garage Basement	3	Finished	442	0	0	2022	2022		Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 56540 Stat Class: 143 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2240 % Complete: 70  
 Desc: One Story with basement Dimensions: RMV: 283460  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 76700 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	1120	2	FB-1	2023	2023	HVAC, KIT, BATH - 1, FP - 1, ROOF	Exception: Y N
Basement	4	Finished	1120	1	FB-1	2023	2023	HVAC, BATH - 1, KIT-	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	22470	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 6	Code Area: 56540	Stat Class: 341	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: RMV: 6950		
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	6	Finished	144	0	0	2022	2022	FAIR	Exception: Y N

**Accessories**

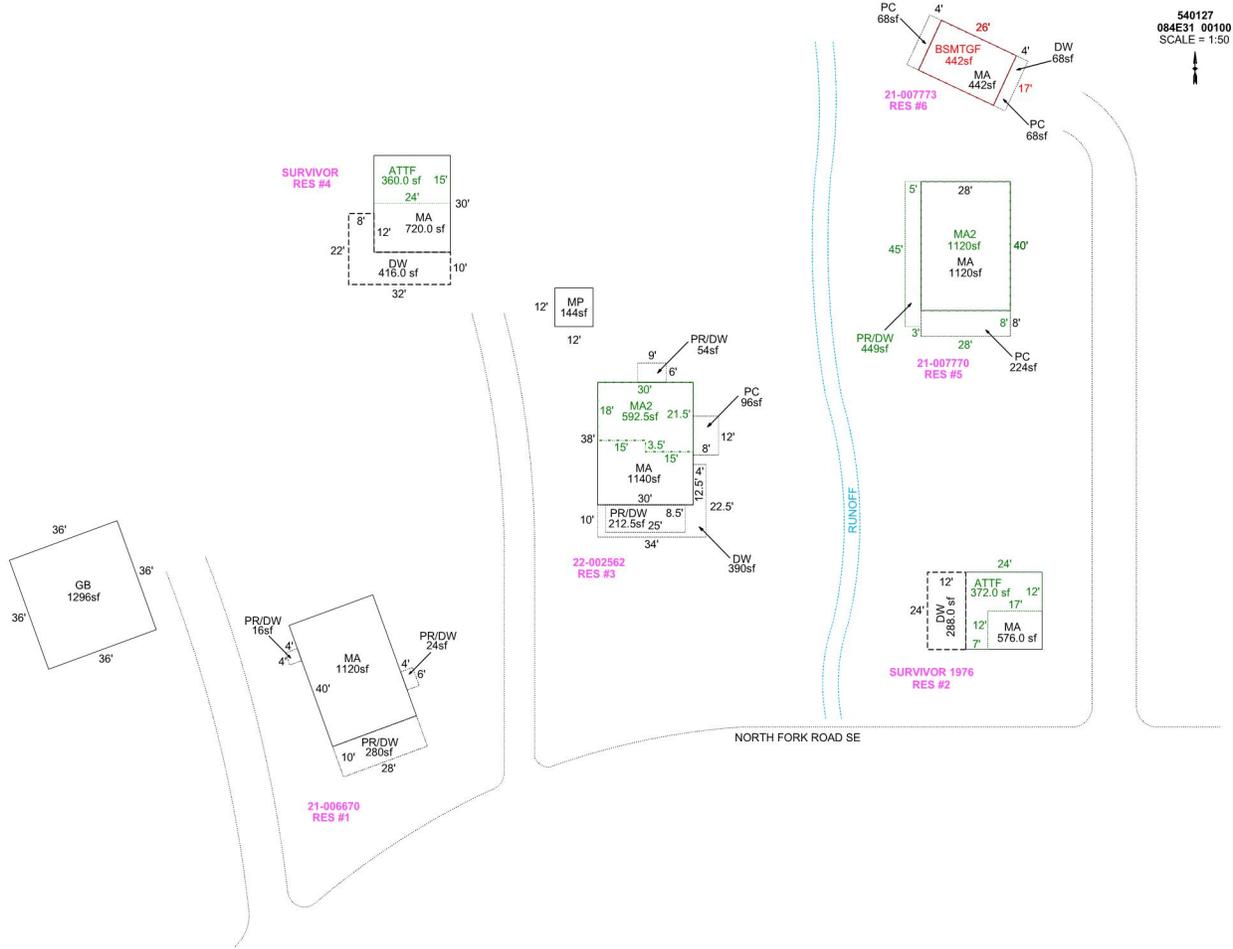
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540127 Parcel No.: 084E31 00100  
 Property Address: 34885 NORTH FORK RD  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	1440.0
	MP	1.0	144.0	48.0	
GLA1	MA	1.0	1140.0	136.0	3998.0
	MA	1.0	1120.0	136.0	
	MA	1.0	442.0	86.0	
	MA	1.0	720.0	108.0	
	MA	1.0	576.0	96.0	
GLA2	ATTFF	1.0	360.0	78.0	2444.5
	ATTFF	1.0	372.0	96.0	
	MA2	1.0	1120.0	136.0	
	MA2	1.0	592.5	103.0	
BSMT P/P	BSMTGF	1.0	442.0	86.0	442.0
	PR/DW	1.0	449.0	162.0	
	PR/DW	1.0	280.0	76.0	
	PR/DW	1.0	16.0	16.0	
	PR/DW	1.0	24.0	20.0	
	10 addl items				
	Net LIVABLE	cnt	9 (rounded)		6,443
	Net BUILDING	cnt	2 (rounded)		1,440

### COMMENT TABLE 1

DRAWN BY SH 2-7-11  
 Updated to add new Res and delete GB 2/15/12 jane  
 UPD BY PH 10.21.19  
 UPDATED BY CJURAN 02/25/2021  
 UPDATED BY CJURAN 09/20/2021 555-21-006670  
 UPDATED BY CJURAN 12/06/2021 555-21-007770  
 & 555-21-007773  
 UPDATED BY CJURAN 05/10/2022 555-22-002562  
 UPDATED BY CJURAN 02/07/2023  
 UPDATED BY CJURAN 01/18/2024

### COMMENT TABLE 2

06.26.19 SR #94  
 WV #06 02/02/2021 AOG  
 #10 CL 01/31/2023  
 CL 01/08/2024

### COMMENT TABLE 3

FOREST CHECK  
 TAGS L2  
 TAGS L3