

Acct ID: 540131 MTL: 084E32BC03900 Date: 7-2-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 35235 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 43854 Year: 2025

**INPUT
7-17-25
CLUKE**

Last Date Appraised: 10/25/2024 Appraiser: CLINT LUKE Retag: Y Tag info: 2025 - Tags/Permit (Complete) Roll Type: R
 Owner: AUSTIN FAM TR & AUSTIN, ARTHUR C TRE & Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 226100
 RMV Land: 251350 RMV Imp: 148330 RMV Total: 399680 MAV: 118290 MSAV: 0 SAV: 0
 Comment: 25-26 L2 10/25/24
 24-25 L2 1/8/24 CLUKE
 LEVEL 4 12.22.20 WV06//

Notations
 No notation data available.

NO CHANGE

OSDs

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

Land

Site: 1 Code Area: 56540 Size: 0.78 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 216350 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Updated land class
 21-22: PER #06 DEL RES, GB, LTL, OSD// 2003-04 REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 131 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 676 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 148330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 107810 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	676	1	FB-2	2023	2023	HVAC, KIT, BATH - 2, ROOF	Y N

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	2023	19260	1	Y N

Improvements - Accessory Buildings

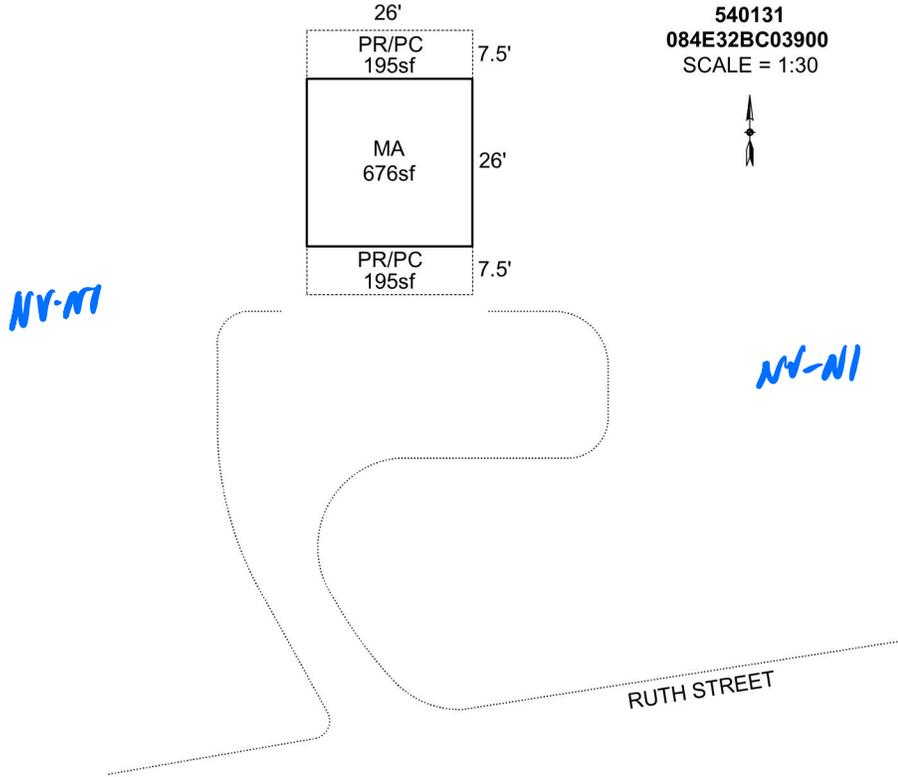
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540131 Parcel No.: 084E32BC03900
 Property Address: 35235 RUTH ST SE
 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
GLA1	MA	1.0	676.0	104.0	676.0
P/P	PR/PC	1.0	195.0	67.0	
	PR/PC	1.0	195.0	67.0	390.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/2/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 10/03/2023 23-005641 MA

COMMENT TABLE 2

WV #06 12/22/2020 AOG

COMMENT TABLE 3

Area L2 10-24-24
 Area L4 7-2-25

Net LIVABLE cnt 1 (rounded) 676