

Acct ID: 540137 MTL: 084E32BC03200 Date: **7-2-25** Appr: **Conan** Prop Class: 017 RMV Prop Class: 401
 Situs: 35135 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 44089 Year: 2025
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - Tags/Permit (Completion)
 Owner: KIRK, BRANDON, P Roll Type: R
 Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 133030
 RMV Land: 213670 RMV Imp: 248010 RMV Total: 461680 MAV: 85910 MSAV: 47120 SAV: 98460
 Comment: **24-25 L4 10/31/23 CLUKE**
 23-24: L2 1.31.23 CL
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 1.12.21 WV06//

input 7-14-25 Conan

NC

Notations **NOT FRIENDLY TO THE OFFICE - TALL FENCE AROUND**

No notation data available.

PIZOP CAN'T GET A L3 PHOTO

OSDs

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

Land

Site: 1 Code Area: 56540 Size: 15246 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 178670 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1089 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 228270
 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	726	1	FB-1	2021	2021	KIT-, HVAC, FP - 1, ROOF, BATH - 1	Y N
Attic	4	Finished	363	0	0	2021	2021	HVAC	Y N

NC

Accessories

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

Bldg: 3 Code Area: 56540 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									

NC

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 672 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 28x24 RMV: 19740
 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
General Purpose Bldg	6	Finished	672	0	0	2021	2021	AVG	Y N

NC

Accessories

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

Bldg: 4 Code Area: 56540 Stat Class: RBO Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Rebuilt Homestead Outbuilding 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

NC

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

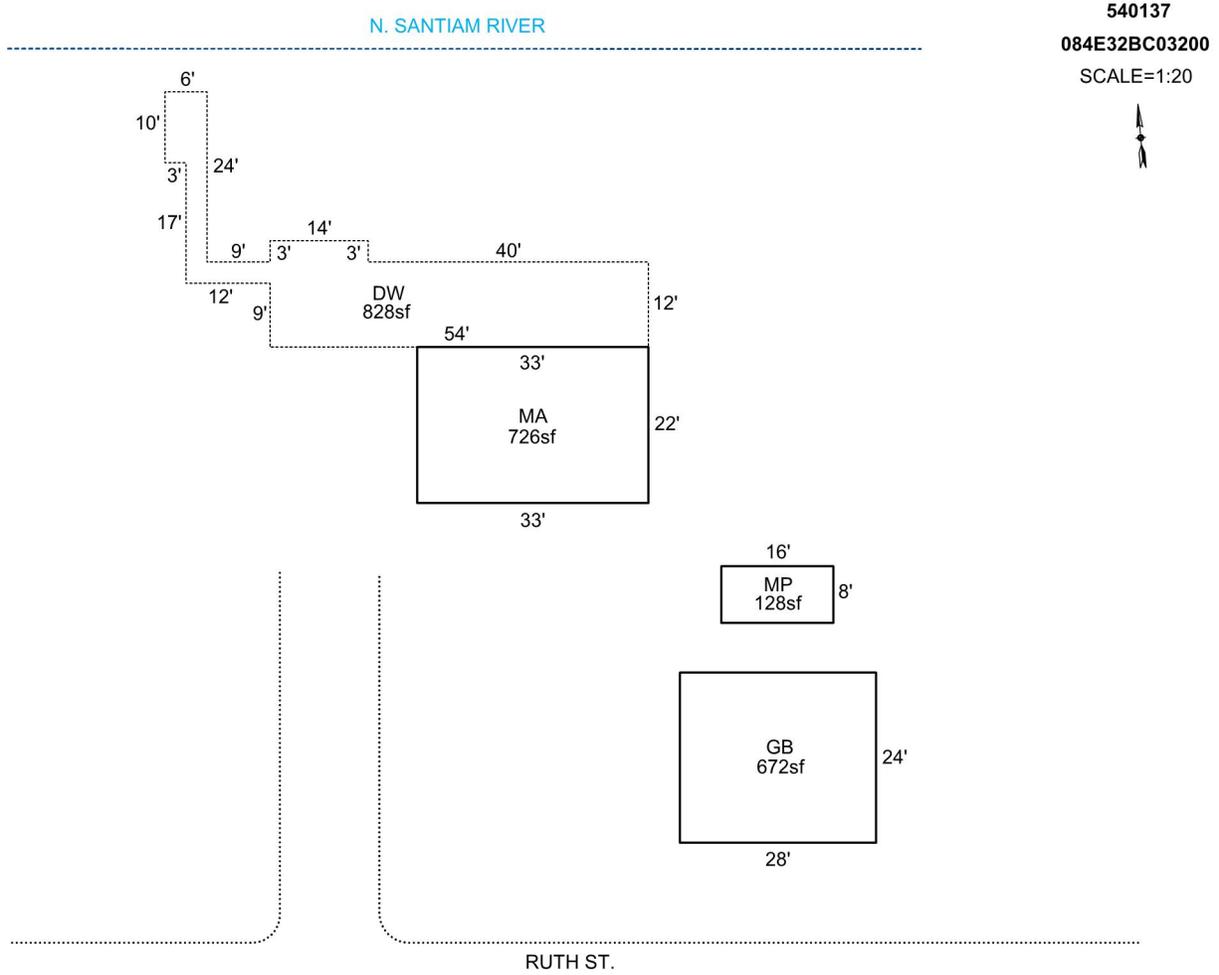
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540137 Parcel No.: 084E32BC03200
 Property Address: 35135 RUTH 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
GBA1	GB	1.0	672.0	104.0	
	MP	1.0	128.0	48.0	800.0
GLA1	MA	1.0	726.0	110.0	726.0
P/P	DW	1.0	828.0	216.0	828.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/2/18
 UPDATED BY CJURAN 01/29/2021
 UPDATED BY CJURAN 05/11/2021 555-21-002455
 UPDATED BY CJURAN 07/14/2021 555-21-004805

COMMENT TABLE 2

WV #06 01/12/2021 AOG
 CL 12.06.21
 CL 01.31.23
 CL 10.31.23

COMMENT TABLE 3

TAGS L2

 TAGS L2
 TAGS L4

Net LIVABLE	cnt	1	(rounded)	726
Net BUILDING	cnt	2	(rounded)	800