

Acct ID: 540826 MTL: 092E070000800 Date: 7-7-25 Appr: Gen Prop Class: 581 RMV Prop Class: 501
 Situs: 10750 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 69106 Year: 2025
 Last Date Appraised: 10/07/2021 Appraiser: CLINT LUKE Ret: Y Tag info: INPUT 7-14-25 Gen
 Owner: BENJAMIN, LOGAN Roll Type: R
 Cycle Tag Sales Verification Other: Forest Inspection level: 1 2 3 4 LCB TTO INSP AV: 189545
 RMV Land: 346040 RMV Imp: 199860 RMV Total: 545900 MAV: 159960 MSAV: 29585 SAV: 49813
 Comment: 10/7/21 LEVEL 2 CL10// LEVEL 4 10.23.20 WV06//

Notations

Tagged For New GB, FC's, + Tiny Homes

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	29540	0

Land DFL + Woodlot cleared Rebuild 5-1-26 For Repairs + Farm Use

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 7710 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2018 / 21-22: PER #06 DEL ALL IMPS, OSD// 18-19: MOVED LARGER RES FROM R40824, THUS NEEDING SA HOMESITE AND OSD

Site: 2 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 32440 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: PARTIAL DISQ FARM USE / 02900040//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// UPDATE OF SOIL CLASS //03-04: PER #10 AND OWNER, IMPS AND HOMESITE IS ONT R40824 TAX LOT #1300. 06-07: PART TOTALS UPDATED

Site: 3 Code Area: 29540 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 49070 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 02900040//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// UPDATE OF SOIL CLASS //03-04: PER #10 AND OWNER, IMPS AND HOMESITE IS ONT R40824 TAX LOT #1300. 06-07: PART TOTALS UPDATED

Site: 4 Code Area: 29540 Size: 6.25 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 50690 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 5 Code Area: 29540 Size: 10.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 87190 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: PER #36, ADJ SOIL CLASSES / 02900000//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// 01-02: UPDATE OF SOIL CLASS DURING FARM/FOREST CHECKS /03-04: REAPPRAISAL 06-07: PART TOTALS UPDATED

Site: 6 Code Area: 29540 Size: 8.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 68940 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 131 - Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1560 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 199860
 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
First Floor	3 -	Finished	1560	2	FB-1	2021	2021	HVAC, ROOF, KIT-, BATH - 1 Exception: Y N

Accessories

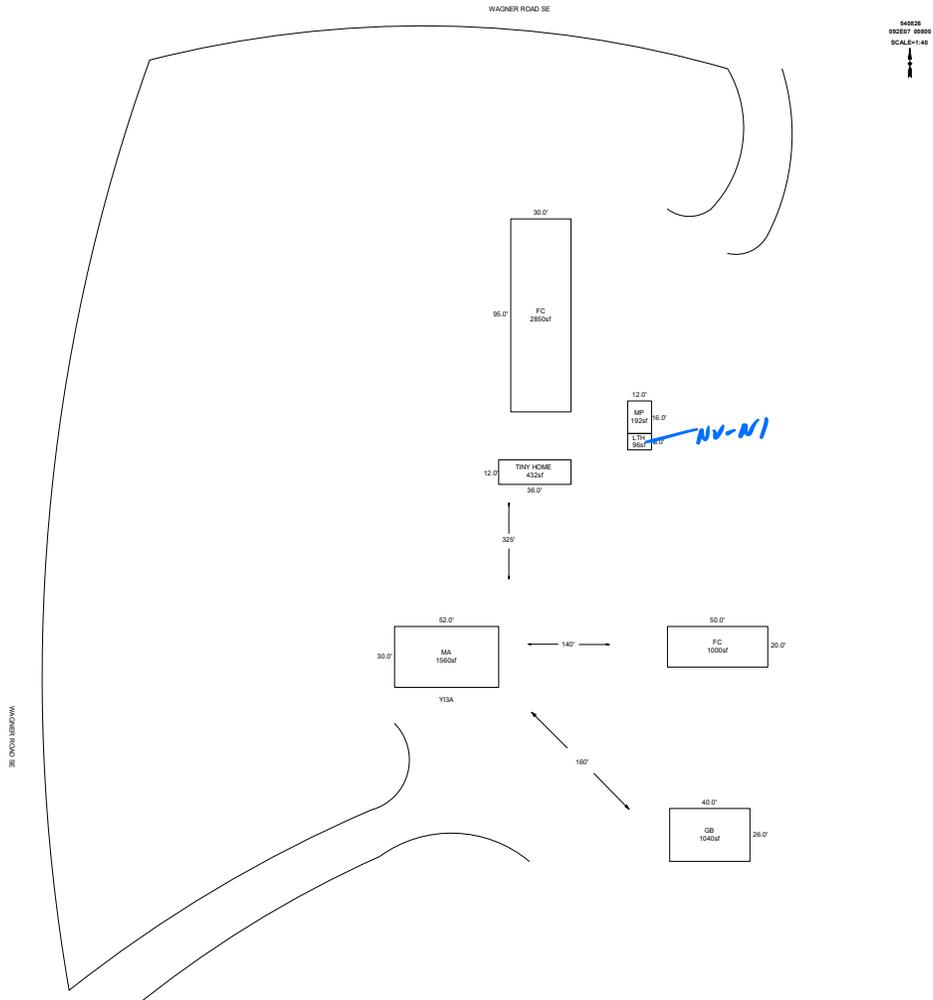
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	3	728	2021	3964	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	728	2021	20901	0 Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540826 Parcel No.: 092E07 00800
 Property Address: 10750 WAGNER RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	2850.0	250.0	
	MP	1.0	192.0	56.0	
	LTH	1.0	96.0	40.0	
	FC	1.0	1000.0	140.0	
	GB	1.0	1040.0	132.0	5178.0
MA	TINY HOME	1.0	432.0	96.0	
	MA	1.0	1560.0	164.0	1992.0
	Net LIVABLE	cnt	2 (rounded)		1,992
	Net BUILDING	cnt	5 (rounded)		5,178

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/15/18
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CLOBERG 07/30/25

COMMENT TABLE 2

WV #06 10/23/2020 AOG
 CLUKE 07/07/25

COMMENT TABLE 3

FOREST CHECK L4