

Acct ID: 540835 MTL: 092E080001900 Date: 7-7-25 Appr: CLUKE Prop Class: 641 RMV Prop Class: 401  
 Situs: 10855 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 82135 Year: 2025  
 Last Date Appraised: 02/13/2025 Appraiser: CLINT LUKE Retag: 0 N Tag info: \_\_\_\_\_  
 Owner: LAURA DUNIGAN LT Roll Type: R  
 Cycle Tag Sales Verification Other: DFV Inspection level: 1 2 3 4 LCB TTO INSP AV: 249020  
 RMV Land: 532890 RMV Imp: 384810 RMV Total: 917700 MAV: 228620 MSAV: 20400 SAV: 50686  
 Comment: 25-26 L4 2/13/25  
 24-25 L4 5/22/24 CLUKE  
 24-25: L3 10/23/23 CL  
 8/25/21 L4 CLUKE

**INPUT**  
**7-14-25**  
**CLUKE**

**Notations** SOME REPLANTED SURVIVAL ISSUES ROUBOUK 5-1-26

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	24000	29540	0

**Land**

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Forest Homesite Description: SIX HILL RMV: 25140 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2021 / 2900000

Site: 3 Code Area: 29540 Size: 18.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 483750 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1983  
 24-25: Updated land class  
 / 19-20: PER #10 CHG LAND SCHED AND ADD OSD / 17-18: #36 CYCLE WORK, NO CHG03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1428 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 335130  
 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	1428	3	FB-2	2020	2020	KIT, HVAC, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	884	0	0	2020	2020	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2020	18875	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 400 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 15600  
 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
Multi-Purpose Bldg	6	Finished	400	0	0	2020	2020	AVG	Y N

**Accessories**

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

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 336 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x28 RMV: 17040  
 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
Multi-Purpose Bldg	6	Finished	336	0	FB-1	2020	2020	GOOD, BATH - 1

Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 29540    Stat Class: 341    Year Blt: 2020    Eff Year Blt: 2020    Sq.Ft: 336    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 28x12    RMV: 17040  
 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
Multi-Purpose Bldg	6	Finished	336	0	FB-1	2020	2020	BATH - 1, GOOD

Exception: Y N

**Accessories**

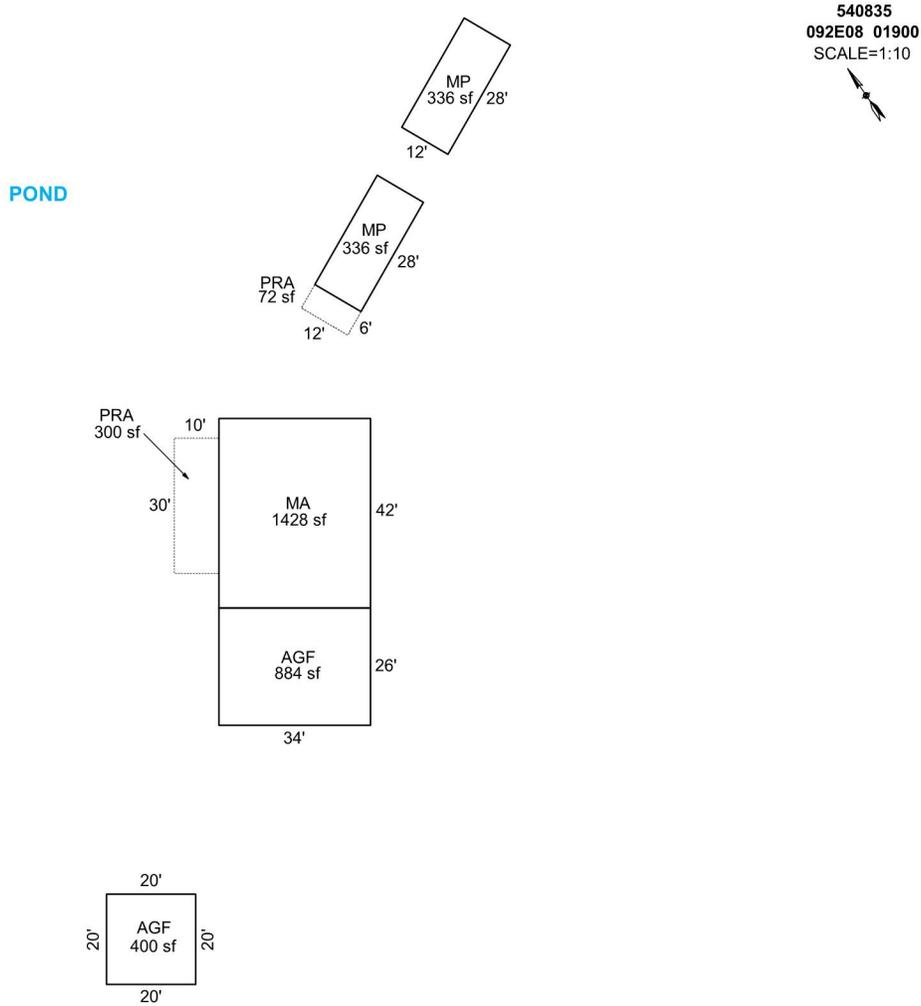
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540835 Parcel No.: 092E08 01900  
 Property Address: 10855 KUBIN RD SE  
 City: LYONS County: 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	MP	1.0	336.0	80.0	
	MP	1.0	336.0	80.0	672.0
GLA1	MA	1.0	1428.0	152.0	1428.0
GAR	AGF	1.0	884.0	120.0	
	AGF	1.0	400.0	80.0	1284.0
P/P	PRA	1.0	300.0	80.0	
	PRA	1.0	72.0	36.0	372.0
	Net LIVABLE	cnt	1 (rounded)		1,428
	Net BUILDING	cnt	2 (rounded)		672

### COMMENT TABLE 1

SKETCHED BY PHU 07.30.20 / BP # 20-002605  
 UPDATED BY CJURAN 06/09/2021  
 UPDATED BY WWILLIAMS 11.07.23

### COMMENT TABLE 2

#10 CL 01/08/2021  
 CL 10.23.23

### COMMENT TABLE 3

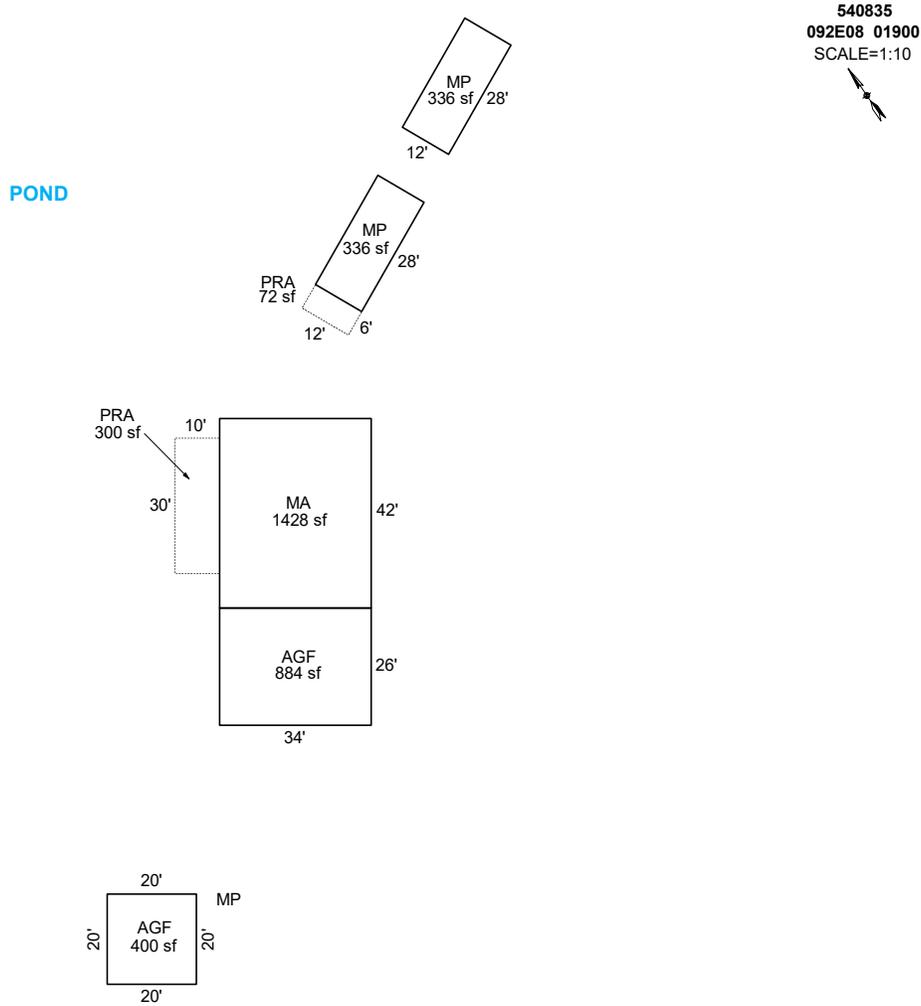
TAGS L2  
 TAGS L3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540835 Parcel No.: 092E08 01900  
 Property Address: 10855 KUBIN RD SE  
 City: LYONS County: 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	MP	1.0	336.0	80.0	
	MP	1.0	336.0	80.0	672.0
GLA1	MA	1.0	1428.0	152.0	1428.0
GAR	AGF	1.0	884.0	120.0	
	AGF	1.0	400.0	80.0	1284.0
P/P	PRA	1.0	300.0	80.0	
	PRA	1.0	72.0	36.0	372.0
Net LIVABLE		cnt	0 (rounded)		1,428
Net BUILDING		cnt	2 (rounded)		672

### COMMENT TABLE 1

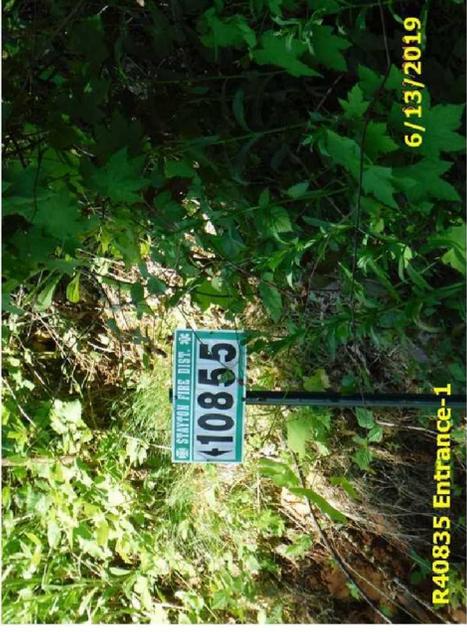
SKETCHED BY PHU 07.30.20 / BP # 20-002605  
 UPDATED BY CJURAN 06/09/2021  
 UPDATED BY WWILLIAMS 11.07.23  
 UPDATED BY CLOBERG 04/14/25

### COMMENT TABLE 2

#10 CL 01/08/2021  
 CL 10.23.23  
 CLUKE 02/13/25

### COMMENT TABLE 3

TAGS L2  
 TAGS L3  
 CYCLE L4



R40835 Entrance-1

6/13/2019



R40835 16x20 MP Cabin

6/13/2019



R40835-3

6/13/2019



R40835-2

6/13/2019



R40835-1

6/13/2019



R40835 Well Head

6/13/2019



R40835 Power

6/13/2019



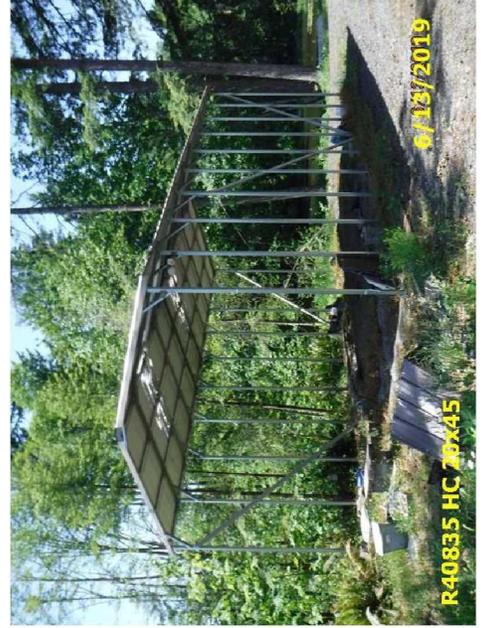
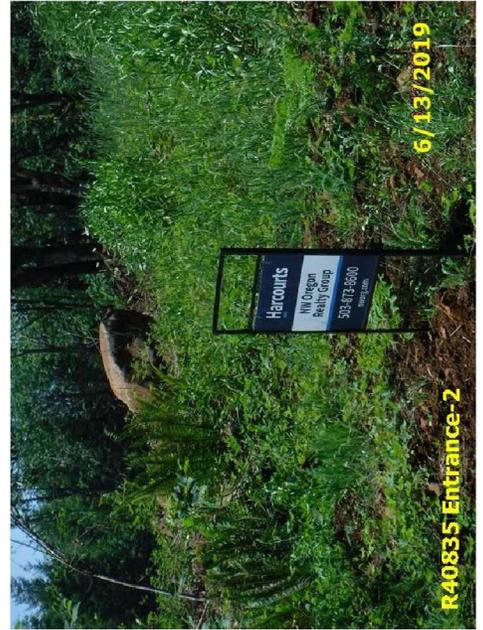
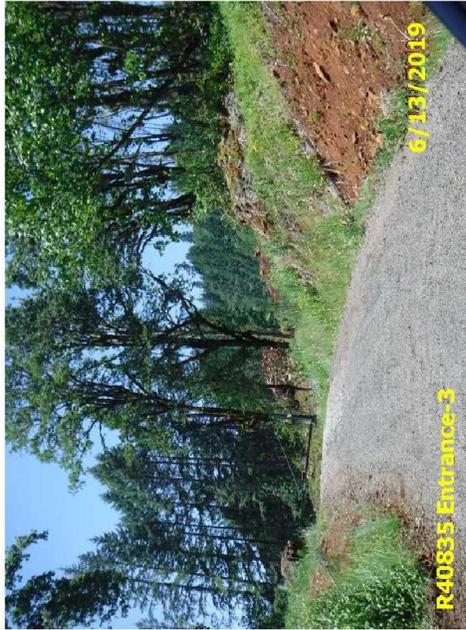
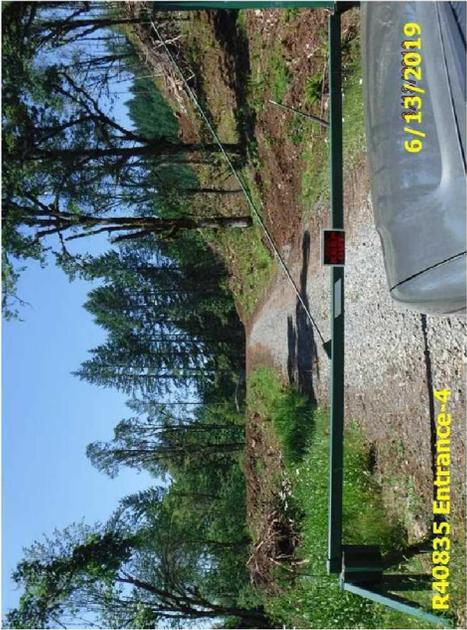
R40835 Pond 2

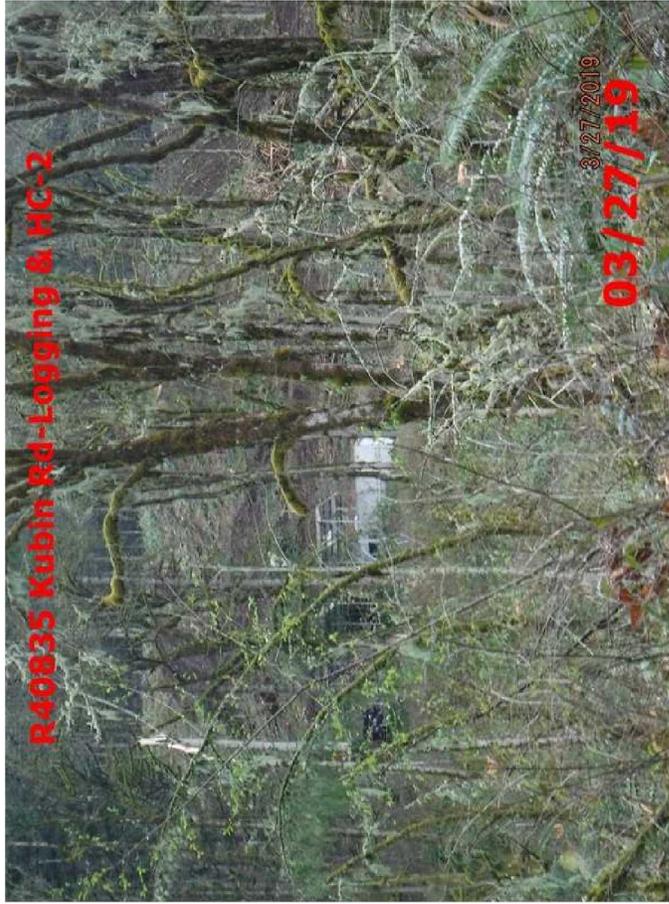
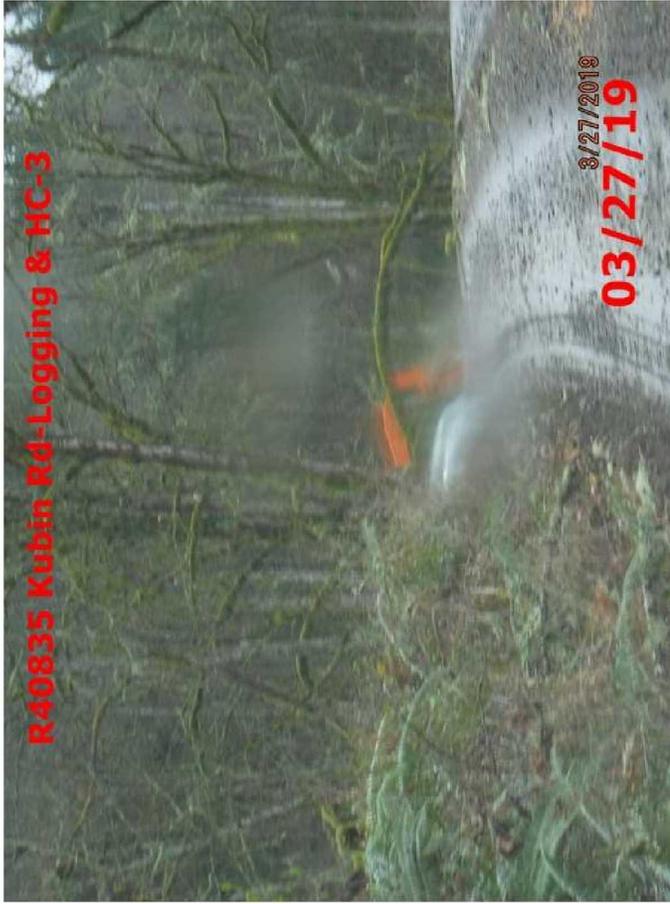
6/13/2019



R40835 Pond

6/13/2019







835 MA-W End  
1-01-08 L2



835 Pond  
1-01-08 L2



835 20x20 MP  
1-01-08 L2



835 MA-AGF E End  
1-01-08 L2



835 2 12x28 MP's  
1-01-08 L2



835 MA-AGF E End S Side  
1-01-08 L2

R40835 092E08 01900 Prop Class: 641 Prop Code: A94 Fran: 10 Appr #: 10 Date: 8-25-2021

Situs Address 10855 KUBIN RD SE  TTO  LCB  Insp: 1 2 3 4 Cycle  Tags Farm Forest

Owner HOME BUYERS OF OREGON LLC  Pictom Sales Verif Other:

RMV Land: 68,790 RMV Imps: 125,540 RMV Total: 194,330 M50 Total: 136,860 For: 2022-2023

Notes: Please Make NOTED CHANGES PULL TAG  
20-002605

Seg: 1.1 MA RESIDENTIAL  
Method: R05 Roof Cover: BKENAM Int Comp: H+F Adj: RLCM4;COMPL  
Class: 4 Roof Style: GABLE  
Area: 1428 Eff 1428 Flooring:  
Dimens: x Plumbing: BATH2 Electrical: Qty:  
Found: Heat/AC: Bedrooms: 3 % Comp: 100  
Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj:  
AddFactor1: AddFactor2: AddFactor3: RMV: 66,810  
Exc Code: M/M Comment/Adj: FINALED 3/19/2021 L/S:

Seg: 1.2 AGF RESIDENTIAL  
Method: R05 Roof Cover: BKENAM Int Comp: Adj: RLCM4;COMPL  
Class: 4 Roof Style: GABLE  
Area: 884 Eff 884 Flooring: CONC  
Dimens: 26 x 34 Plumbing: Electrical: Qty:  
Found: Heat/AC: Bedrooms: % Comp: 100  
Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj:  
AddFactor1: AddFactor2: AddFactor3: RMV: 25,440  
Exc Code: M/M Comment/Adj: FINALED 3/19/2021 L/S:

Accessory Improvements

Seg: 1.3 PRA RESIDENTIAL  
Method: R05 Roof Cover: BKENAM Int Comp: Adj:  
Class: Roof Style: SHED  
Area: 300 Eff: 300 Flooring:  
Dimens: 10 x 30 Plumbing: Electrical: % Comp:  
Found: Heat/AC: Bedrooms: Adj:  
Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 8,700  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 MP MULTIPURPOSE  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMCP  
Class: 6 Roof Style: GABLE  
Area: 400 Eff: 400 Flooring: CONC  
Dimens: 20 x 20 Plumbing: Electrical: 110V % Comp:  
Found: CONC Heat/AC: Bedrooms: Func:  
Ex Wall 8FT;BEVEL Fireplace: Year: 2020 Eff: 2020 Value: 11,490  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: Comment/Adj: L/S:

Seg: 3.1 MP 2 MP  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMCP;COMPL  
Class: 6 Roof Style: GABLE  
Area: 336 Eff: 336 Flooring: WOOD  
Dimens: 12 x 28 Plumbing: BTH 1 Electrical: 220V % Comp: 100  
Found: CONC Heat/AC: Bedrooms: Func:  
Ex Wall 8FT;BEVEL Fireplace: Year: 2020 Eff: 2020 Value: 6,550  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: M/M Comment/Adj: L/S:

Seg: 3.2 MP 2 MP  
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMCP;COMPL  
Class: 6 Roof Style: GABLE  
Area: 336 Eff: 336 Flooring: WOOD  
Dimens: 12 x 28 Plumbing: BTH 1 Electrical: 220V % Comp: 100  
Found: CONC Heat/AC: Bedrooms: Func:  
Ex Wall 8FT;BEVEL Fireplace: Year: 2020 Eff: 2020 Value: 6,550  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: M/M Comment/Adj: L/S:

13100  
6550



R40835 092E08 01900 Prop Class: 641 Prop Code: <sup>A995</sup>A905 Fran: 10 Appr #: 10 Date: 1-8-2021  
 Situs Address 10855 KUBIN RD SE  TTO  LCB  Insp: 1 (2) 3 4 Cycle (Tags) Farm Forest  
 Owner HOME BUYERS OF OREGON LLC  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 68,790 RMV Imps: 8,920 RMV Total: 77,710 M50 Total: 7,020 For: 2021-2022

Notes: PLEASE MAKE NOTED CHANGES, ADD NEW INVENTORY TAG 2022 FOR COMPLETION

**Accessory Improvements**

*GONE PRIOR TO WILDFIRE*

**Out Buildings**

**Seg: 1.1 MP MULTIPURPOSE**  
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCMCP  
 Class: 6 Roof Style: GABLE  
 Area: 320 Eff: 320 Flooring: WOOD  
 Dimens: 16 x 20 Plumbing:  
 Found: POST Heat/AC: Electrical: % Comp: \_\_\_\_\_  
 Ex. Wall 8FT;WOOD Fireplace: Bedrooms: Func: \_\_\_\_\_  
 AddFactor1: AddFactor2: Year: Eff: 2003 Value: 5,080  
 AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 HC HAY COVER**  
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMFP  
 Class: 5 Roof Style: GABLE  
 Area: 720 Eff: 720 Flooring: DIRT  
 Dimens: 20 x 36 Plumbing:  
 Found: POST Heat/AC: Electrical: % Comp: \_\_\_\_\_  
 Ex. Wall 16FT Fireplace: Bedrooms: Func: \_\_\_\_\_  
 AddFactor1: AddFactor2: Year: Eff: 2018 Value: 3,840  
 AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

*GONE*



Account # R240835 Prop CLASS 641 Prop CODE A94S  
 MTL 092E 08 01900 Situs 10855 KUBIN ROSE  
 APPR # 10 Date 1-8-2021  
 Comments Please ADD NEW INVENTORY, ADD HOMESITE Tag? No (Yes) Completion

Segment MA Class 4 Area 1428  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style GABLE  
 Plumbing BR 2 Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms 3 Yr blt 2020 Eff yr 2020  
 %Comp 38 Func/Adj \_\_\_\_\_  
 Except Code NEW Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

YI's, Garages & Outbuildings

Segment	AGF	PPA	MP	MP	MP	OSD's
Class	<u>4</u>		<u>6</u>	<u>6</u>	<u>6</u>	
Dimensions/Area	<u>26x34 884</u>	<u>10x30 300</u>	<u>20x20 400</u>	<u>12x28 336</u>	<u>12x28 336</u>	
Foundation			<u>CONC</u>	<u>CONC</u>	<u>CONC</u>	
Exterior Wall			<u>BEV</u>	<u>BEV</u>	<u>BEV</u>	
Ext Wall Height			<u>8'</u>	<u>8'</u>	<u>8'</u>	
Interior Finish						
Roof Cover	<u>BLENAM</u>	<u>BLENAM</u>	<u>BLENAM</u>	<u>BLENAM</u>	<u>BLENAM</u>	
Roof Style	<u>GABLE</u>	<u>GABLE</u>	<u>GABLE</u>	<u>GABLE</u>	<u>GABLE</u>	
Flooring	<u>CONC</u>		<u>CONC</u>	<u>WOOD</u>	<u>WOOD</u>	
Plumbing						
Heat						<u>CHECK</u>
Electric			<u>110</u>	<u>220</u>	<u>220</u>	<u>OTHER</u>
Misc						<u>SIDE →</u>
Year Built	<u>2020</u>	<u>2020</u>	<u>2020</u>	<u>2020</u>	<u>2020</u>	
Eff Year	<u>2020</u>	<u>2020</u>	<u>2020</u>	<u>2020</u>	<u>2020</u>	
% Complete	<u>38</u>	<u>100</u>	<u>100</u>	<u>60</u>	<u>60</u>	
Lump Sum						
Exception Code	<u>NEW</u>	<u>NEW</u>	<u>NEW</u>	<u>NEW</u>	<u>NEW</u>	

Account # \_\_\_\_\_ Prop CLASS \_\_\_\_\_ Prop CODE \_\_\_\_\_

MTL \_\_\_\_\_ Situs \_\_\_\_\_

APPR # \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_ Tag? No Yes \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Qty \_\_\_\_\_ Eff Area \_\_\_\_\_  
 Roof Cover arcmp bkenam bltup comp i/shake  
 roll shake t/clay t/conc wood other \_\_\_\_\_  
 Roof Style \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP ST Zonal  
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p  
 Prefb-e/p Sgl-e/p Zerocl  
 Inter Comp Cktp-e/p Crng Dsp DW H&F  
 Micro Oven-d/s Rng Trash other \_\_\_\_\_  
 Bedrooms \_\_\_\_\_ Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 %Comp \_\_\_\_\_ Func/Adj \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

**YI's, Garages & Outbuildings**

Segment						OSD's
Class						
Dimensions/Area						
Foundation						
Exterior Wall						
Ext Wall Height						
Interior Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Heat						CHECK
Electric						OTHER
Misc						SIDE →
Year Built						
Eff Year						
% Complete						
Lump Sum						
Exception Code						

R357961 092E08 01900 Prop Class: 641 Prop Code: A90 Fran: 10 Appr #: 10 Date: 1-8-2021

Situs Address 10855 KUBIN RD SE  TTO  LCB  Insp: 1 (2) 3 4 Cycle (0) Farm Forest

Owner HOME BUYERS OF OREGON LLC  Pictom Sales Verif Other:

RMV Land: 127,910 RMV Imps: 0 RMV Total: 127,910 M50 Total: 7,050 For: 2021-2022

Notes: \_\_\_\_\_

R40835  
4/23/20  
20-002605 SFD 3/2 ROUGH PLUMBING 12/17/20

**Accessory Improvements**

**Out Buildings**

12x38 MPS X 2  
20' x 10'

R357961 092E08 01900 Prop Class: 641 Prop Code: A90 Fran: 10 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 10855 KUBIN RD SE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
Owner HOME BUYERS OF OREGON LLC  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 127,910 RMV Imps: 0 RMV Total: 127,910 M50 Total: 7,050 For: 2021-2022

Notes: \_\_\_\_\_

Segment	Land
Class	
Dim/Size	
Foundation	
Exter Wall	
Wall Height	
Inter Finish	
Roof Cover	
Roof Style	
Flooring	
Plumbing	
Electric	
Misc.	
Yr Blt	
Eff Yr	
Cond.	
% Good	
% Comp	
Lump Sum	
Except.Code	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	DESIG FOREST FC0	007	14.28		

Eff Acres 19.28 Companion Accounts R40835 092E08 01900

Zone: TC

**Routing Slip**

Date: \_\_\_\_\_ Clerk: \_\_\_\_\_ Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_

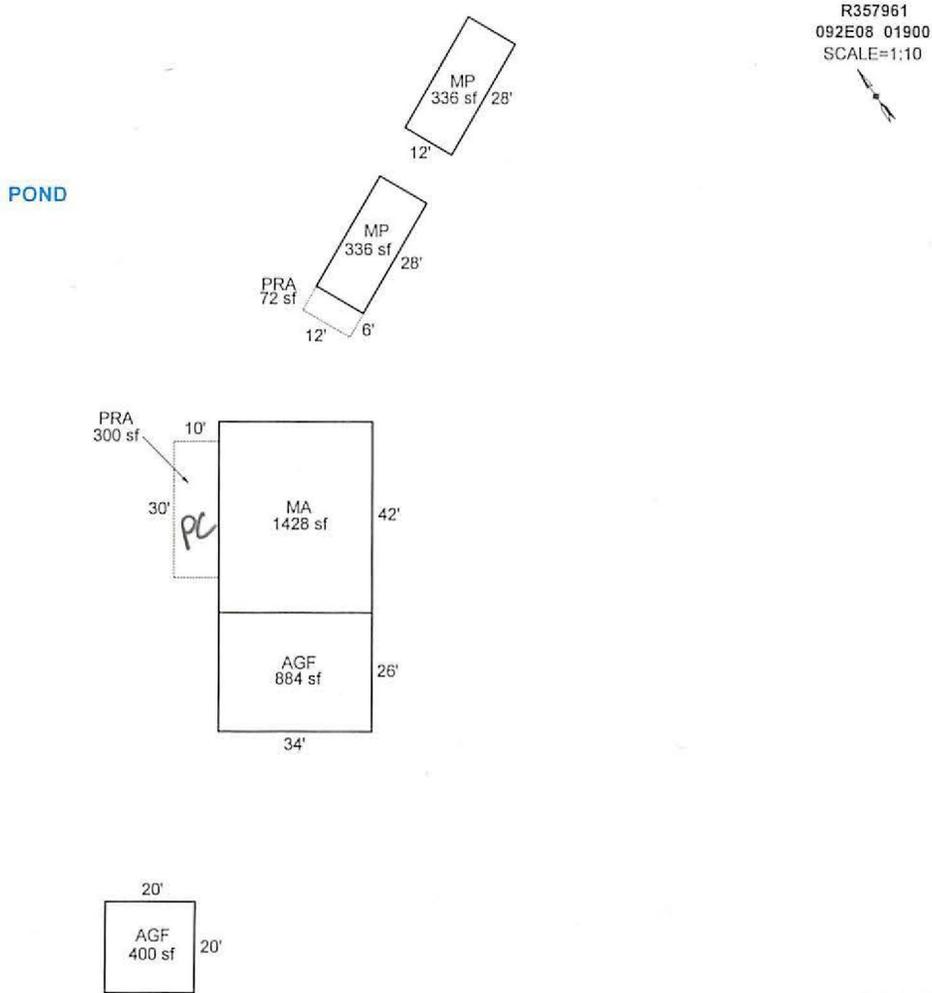
Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R357961 Parcel No.: 092E08 01900  
 Property Address: 10855 KUBIN RD SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	336.0	80.0	
	MP	1.0	336.0	80.0	672.0
GLA1	MA	1.0	1428.0	152.0	1428.0
GAR	AGF	1.0	884.0	120.0	
	AGF	1.0	400.0	80.0	1284.0
P/P	PRA	1.0	300.0	80.0	
	PRA	1.0	72.0	36.0	372.0

SKETCHED BY PHU 07.30.20 / BP # 20-002605  
 UPDATED BY CJURAN 06/09/2021

### COMMENT TABLE 2

#10 CL 01/08/2021

### COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	1,428
Net BUILDING	cnt	2	(rounded)	672

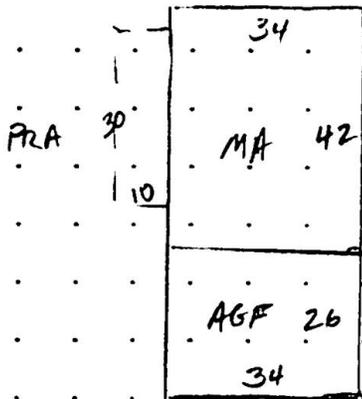
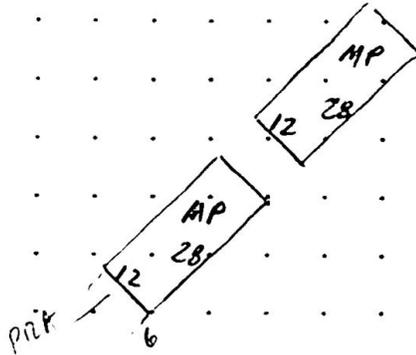
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: <sup>357961</sup>  
540835

MAP NO: 092E 08

TAX LOT: 01900

POUD



CALCULATIONS: MA 34x42 = 1428 # AGF 26x34 = 884 # SCALE: 1" = 20'/40'

MEASUREMENT VERIFIED

YR BLT:

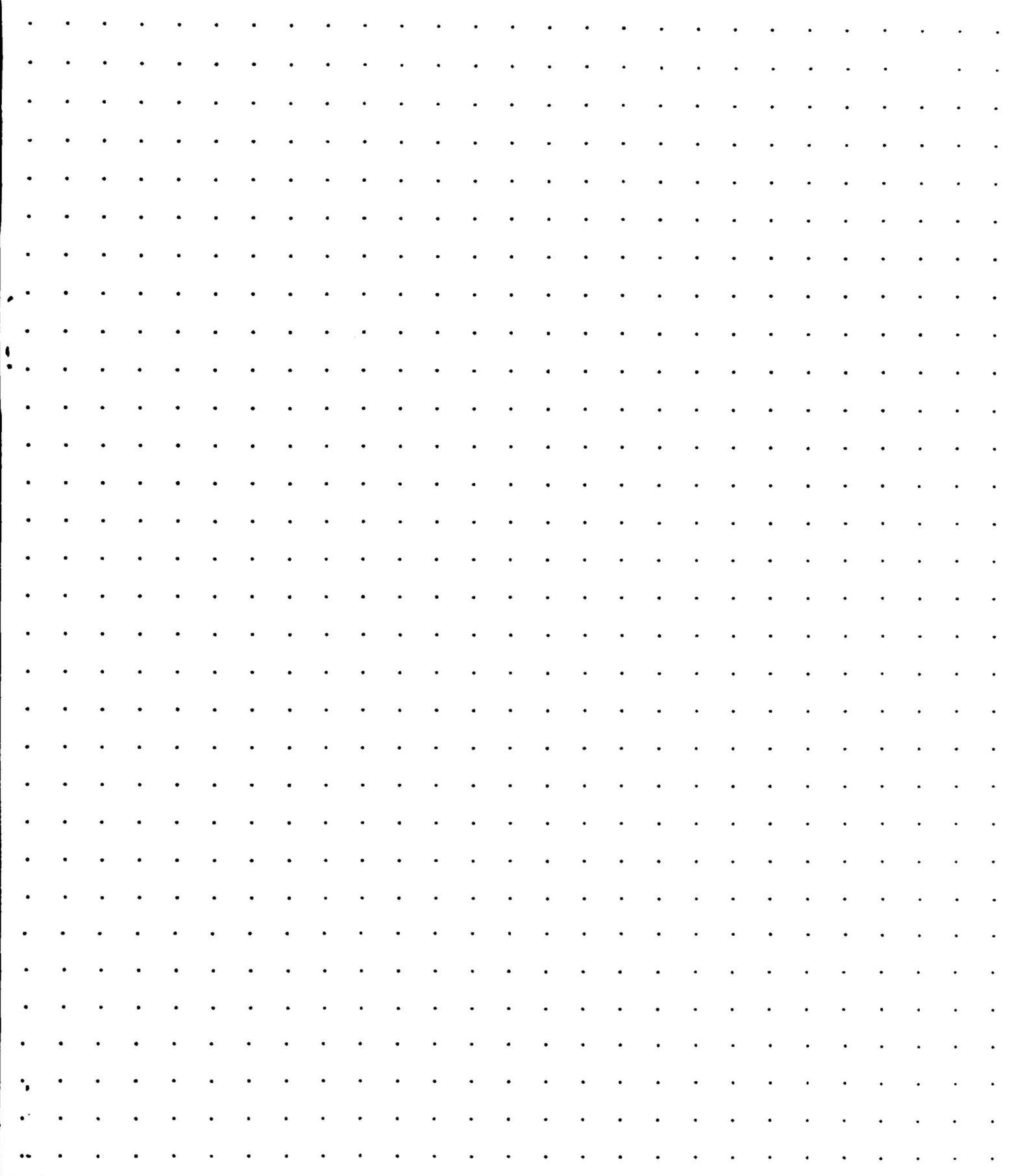
ADDRESS: 10855 KUBIN RD SE

DATE  
1-8-2021

BY  
G10

REMARKS:

BUILDER:



**CALCULATIONS:**

**SCALE: 1" = 20'**

Percent Complete Form

Account # 40835

Additions

New Homes

		No Basement		Basement			
% Item	% Sum	% Item	% Sum	% Item	% Sum		
3%	0%	<del>3%</del>	0%	3%	0%		
2%		<del>2%</del>		4%			
3%		<del>3%</del>		10%			
35%	45%	<del>14%</del>	20%	16%	35%		
8%	50%	<del>7%</del>	30%	7%	40%		
7%	60%	<del>7%</del>	35%	7%	45%		
7%	65%	3.5	7%	6%	55%		
5%	70%	5%	50%	5%	60%		
4%	75%	4%		3%			
3%		80%	3%	55%	2%	65%	
2%	2%		1%				
	1%		1%				
3%	85%	3%	60%	2%	70%		
5%		5%		4%			
2%	90%	2%	70%	2%	75%		
2%		2%		2%			
	95%	6%	75%	5%	80%		
2%		3%		2%			
2%		4%		3%			
2%	100%	7%	80%	2%	85%		
2%		4%		3%			
3%	100%	7%	90%	6%	90%		
		7%		95%		6%	95%
		2%		100%		2%	100%
		1%				1%	

APPR 10 Date 1-8-2021 YR For 2021-2022 % COMP 38

APPR 10 Date 8-25-2021 YR For 2022-23 % COMP 100

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

FINALBY 3/19/21

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Acct ID: 540835 MTL: 092E080001900 Date: 2-13-24 Appr: LUKE Prop Class: 641 RMV Prop Class: 401  
 Situs: 10855 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 82135 Year: 2025  
 Last Date Appraised: 05/22/2024 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: LAURA DUNIGAN LT Roll Type: R  
 Cycle: 1 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 249020  
 RMV Land: 532890 RMV Imp: 377480 RMV Total: 910370 MAV: 228620 MSAV: 20400 SAV: 49421  
 Comment: 24-25 L4 5/22/24 CLUKE  
 24-25: L3 10/23/23 CL  
 8/25/21 L4 CLUKE

*IMPVT  
2-13-25  
LUKE*

**Notations**

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	24000	29540	0

**Land**

Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Forest Homesite	Description: SIX HILL			RMV: 25140	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2021 / 2900000						
Site: 3	Code Area: 29540	Size: 18.28 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 483750	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1983						
24-25: Updated land class						
/ 19-20: PER #10 CHG LAND SCHED AND ADD OSD / 17-18: #36 CYCLE WORK, NO CHG03-04: REAPPRAISAL						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 29540	Stat Class: 141	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 1428	% Complete: 100
Desc: One Story Only					Dimensions: _____	RMV: 335130
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	1428	3	FB-2	2020	2020	ROOF, KIT, HVAC, BATH - 2	Exception: Y N
Garage Attached	4	Finished	884	0	0	2020	2020	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2020	18875	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 29540	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 20x20	RMV: 14110
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
Multi-Purpose Bldg	6	Finished	400	0	0	2020	2020	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 29540	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 336	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 12x28	RMV: 14120
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	336	0	FB-1	2020	2020	FAIR, BATH - 1	Y N

GOOD

**Accessories**

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

Bldg: 4    Code Area: 29540    Stat Class: 341    Year Blt: 2020    Eff Year Blt: 2020    Sq.Ft: 336    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 28x12    RMV: 14120  
 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	336	0	FB-1	2020	2020	BATH - 1, FAIR	Y N

GOOD

**Accessories**

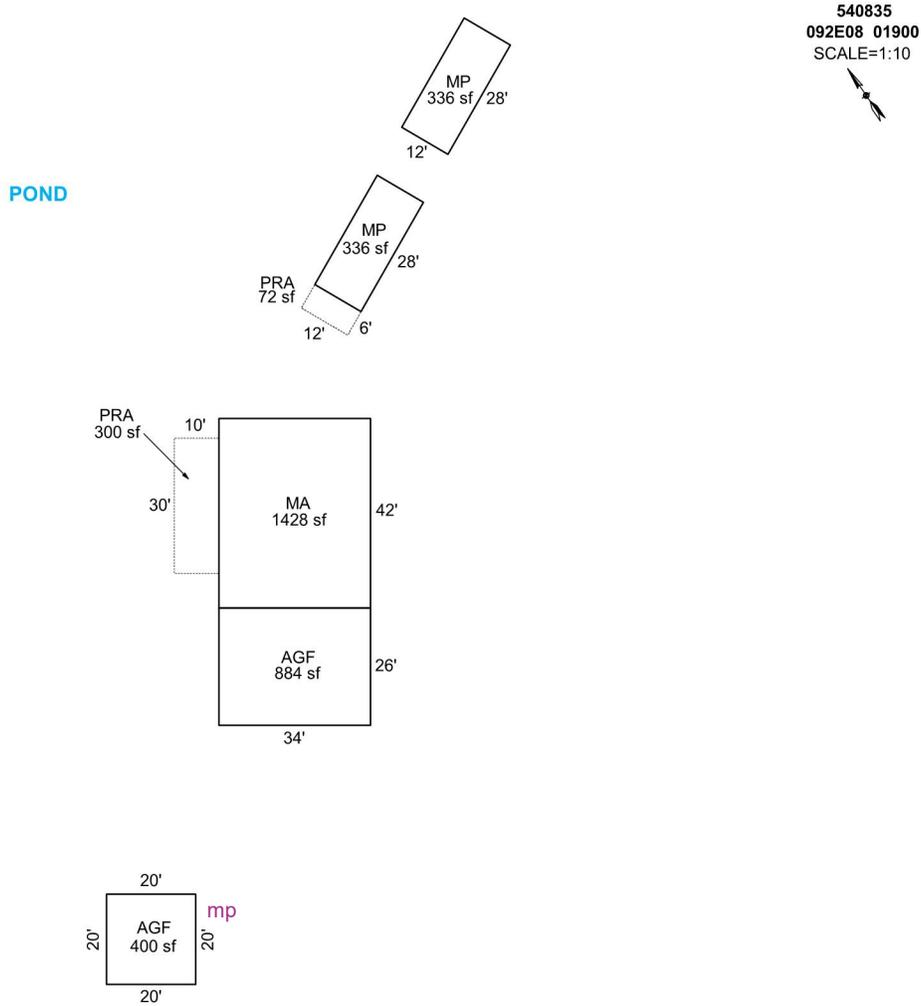
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540835 Parcel No.: 092E08 01900  
 Property Address: 10855 KUBIN RD SE  
 City: LYONS County: 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	MP	1.0	336.0	80.0	
	MP	1.0	336.0	80.0	672.0
GLA1	MA	1.0	1428.0	152.0	1428.0
GAR	AGF	1.0	884.0	120.0	
	AGF	1.0	400.0	80.0	1284.0
P/P	PRA	1.0	300.0	80.0	
	PRA	1.0	72.0	36.0	372.0

### COMMENT TABLE 1

SKETCHED BY PHU 07.30.20 / BP # 20-002605  
 UPDATED BY CJURAN 06/09/2021  
 UPDATED BY WWILLIAMS 11.07.23

### COMMENT TABLE 2

#10 CL 01/08/2021  
 CL 10.23.23

### COMMENT TABLE 3

TAGS L2  
 TAGS L3

Net LIVABLE	cnt	1	(rounded)	1,428
Net BUILDING	cnt	2	(rounded)	672

Give 213-25  
 CYNB LV

**Summary** Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 5/8/2024  
 Acct ID: 540835 MTL: 092E080001900 Date: 5-22-24 Appr: CLUKE Prop Class: 641 RMV Prop Class: 401  
 Situs: 10855 KUBIN RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 82135 INPUT 5/31/24 CLUKE Year: 2024  
 Last Date Appraised: 10/23/2023 Appraiser: CLINT LUKE Retag: 0 N Tag info: \_\_\_\_\_  
 Owner: HOME BUYERS OF OREGON LLC Forest Roll Type: R  
 Cycle Tag Sales Verification Other: Forest Inspection level: 1 2 3 4 LCB TTO INSP AV: 241895  
 RMV Land: 516700 RMV Imp: 324500 RMV Total: 841200 MAV: 221970 MSAV: 19925 SAV: 48591  
 Comment: 24-25: L3 10/23/23 CL 8/25/21 L4 CLUKE

**Notations**

ALREADY DOCUMENTED TO CHECK REPLANT SURVIVAL 5-1-25

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	24000	29540	0

**Land**

Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Forest Homesite	Description: SIX HILL	RMV: 24340	Exception: Y	N	
Adjustment(s): FSOIL		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 2021 / 2900000						
Site: 3	Code Area: 29540	Size: 18.28 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 468360	Exception: Y	N	
Adjustment(s): FSOIL		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1983						
24-25: Updated land class						
/ 19-20: PER #10 CHG LAND SCHED AND ADD OSD / 17-18: #36 CYCLE WORK, NO CHG03-04: REAPPRAISAL						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 29540	Stat Class: 141	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 1428	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 281240
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	1428	3	FB-2	2020	2020	BATH - 2, KIT-, ROOF	Y N
Garage Attached	4	Finished	884	0	0	2020	2020	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	300	2020	1634	0	Y N
ROOF EXTENSION OR PATIO COVER	4	300	2020	8613	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 29540	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 20x20	RMV: 14420
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
Multi-Purpose Bldg	6	Finished	400	0	0	2020	2020	FAIR	Y N

**Accessories**

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

Bldg: 3	Code Area: 29540	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 336	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 12x28	RMV: 14420
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
Multi-Purpose Bldg	6	Finished	336	0	FB-1	2020	2020	BATH - 1, FAIR
Exception: Y N								

**Accessories**

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

Bldg: 4    Code Area: 29540    Stat Class: 341    Year Blt: 2020    Eff Year Blt: 2020    Sq.Ft: 336    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 28x12    RMV: 14420  
 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
Multi-Purpose Bldg	6	Finished	336	0	FB-1	2020	2020	BATH - 1, FAIR
Exception: Y N								

**Accessories**

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