

Acct ID: 540861 MTL: 092E080000300 Date: 7-16-25 Appr: EW Prop Class: 641 INPUT 7-24-25 RMV Prop Class: 401
 Situs: 10009 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 53949 Cancel Year: 2025

Last Date Appraised: 02/11/2025 Appraiser: CLINT LUKE Retag: (Y) N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)
 Owner: BOWERS, RYAN KURT Roll Type: R
 Cycle Tag Sales Verification Other: FOREST Inspection level: 1 2 3 (4) LCB TTO INSP AV: 216410
 RMV Land: 480410 RMV Imp: 457210 RMV Total: 937620 MAV: 205390 MSAV: 11020 SAV: 52831

Comment: 25-26 L4 2/11/25 CLUKE
 24-25 L3 6/14/24 CLUKE
 24-25: L3 10.02.23 CL
 10.7.21 L2 CLUKE
 LEVEL 4 4.7.21 WW

SEND DISQ LETTER - APPROX 4.5 ACRES DEVELOPED ATV-MOTORCYCLE DIRT TRACK

Notations Approx 1.6 ACRES HOMESITE - BALANCE IN WILDFIRE DAMAGED TREES W/VERY FEW GOOD COND TREES SO NOT STOCKED SUFFICIENTLY

RP/MS	Code	Description	RMV	Code Area	Exception
RP	DFL	DESIGNATED FORESTLAND			

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

Land

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLCL Value Source: Forest Homesite Description: DFL Class C RMV: 36320 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2023
 24-25: Verified land classes
 21-22: PER #06 DEL ALL IMPS, OSD / 16-17: COMB LIKE SEGS, SEPERATED 1.0 ACRE FOR MARKET HOMESITE//
 2900040/00-01; SEPERATED INCREMENT FROM HOMESITE/02-03: F02-402 SEPM FROM R40861/R326466 TO R330613
 AND R330614 /03-04: REAPPRAISAL 06-07: PART TOTALS UPDATED // 00-01:f00 -556 correcting acreage and soil classes.

Site: 2 Code Area: 29540 Size: 7.87 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLCL Value Source: Designated Forest Land Description: DFL Class C RMV: 285920 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2023

Site: 3 Code Area: 29540 Size: 3.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLCL Value Source: Designated Forest Land Description: DFL Class C RMV: 123160 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1985 / 17-18: #36 CYCLE WORK, NO CHG / 00-01:f00-556 correcting acreage and soil classes
 02-03: F02-402 SEPM FROM R40861/R326466 TO R330613 AND R330614 /03-04: REAPPRAISAL
 06-07: PART TOTALS UPDATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2263 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 412910
 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	2263	4	FB-2	2021	2021	BATH - 2, HVAC, ROOF, KIT	Y N
Garage Attached	4	Finished	484	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2021	31779	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1920 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 44300
 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
General Purpose Bldg	5	Finished	1920	0	0	2023	2023	AVG	Y N

Accessories

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

I SPOKE W/THOSE PEOPLE AFTER THEY

BUILT THE SHOP AND ADVISED THEM WHAT THEY NEEDED TO DO + SOON.

NC

NC

