

Acct ID: 540970 MTL: 092E160000700 Date: 2-26-25 Appr: Gence Prop Class: 451 RMV Prop Class: 451
 Situs: 11520 PIONEER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 90093 INPRT 2-28-25 Gence Year: 2025
 Last Date Appraised: 04/07/2021 Appraiser: CLINT LUKE Retag: Y 0 Tag info:
 Owner: MERTES, JULIE Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 286900
 RMV Land: 385770 RMV Imp: 398120 RMV Total: 783890 MAV: 286900 MSAV: 0 SAV: 0
 Comment: LEVEL 4 4.7.21 WV06

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29540	0

Land

Site: 1 Code Area: 29540 Size: 4.78 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 335770 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 18-19: SV #10 CHG OSD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2561 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 370540
 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	1375	2	FB-1/ HB-1	1997	1997	KIT-, FP - 1, HVAC, ROOF, BATH - 1	Y N
Second Floor	4	Finished	1186	2	FB-1	1997	1997	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	437	0	0	1997	1997	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 12840
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	0	12840	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 13130
 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	864	0	0	2002	2007	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 552 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1610
 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	
Lean-to Light Duty	5	Finished	552	0	0	2010	2010		Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

nc

LTH 14x20 2018 70 MESSBO

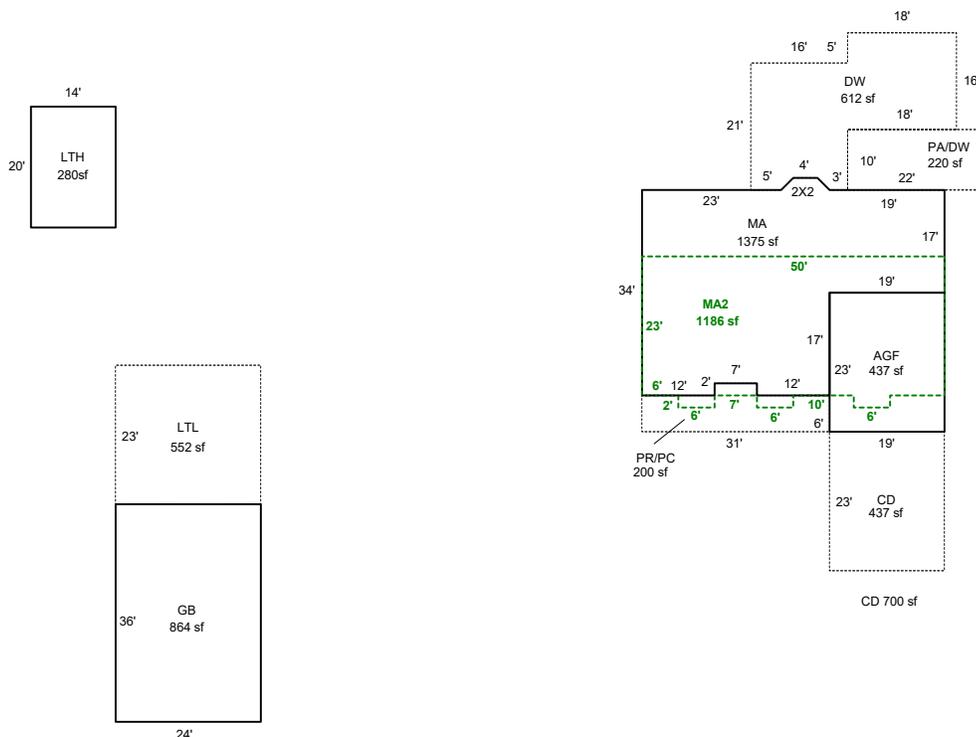
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540970 Parcel No.: 092E16 00700
 Property Address: 11520 PIONEER RD SE
 City: LYONS County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540970
 092E16 00700
 SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	864.0	120.0		APEXED BY NRC 11/09/2009 UPDATED BY JRONDEMA 7/16/18 UPDATED BY CJURAN 07/22/2021 UPDATED BY CLOBERG 02/27/25			
	LTL	1.0	552.0	94.0					
	LTH	1.0	280.0	68.0	1696.0				
GLA1	MA	1.0	1375.0	173.7	1375.0				
GLA2	MA2	1.0	1186.0	158.0	1186.0				
GAR	AGF	1.0	437.0	84.0	437.0				
P/P	CD	1.0	437.0	84.0					
	PR/PC	1.0	200.0	78.0					
	PA/DW	1.0	220.0	64.0					
	DW	1.0	612.0	121.7	1469.0				
						COMMENT TABLE 2	COMMENT TABLE 3		
						#36 DB 9.22.17 WV #06 04/07/2021 AOG CLUKE 02/06/25	2020 WILDFIRE CYCLE L4		
Net LIVABLE		cnt	0	(rounded)	2,561				
Net BUILDING		cnt	3	(rounded)	1,696				