

Acct ID: 540989 MTL: 092E17AC01000 Date: 7-24-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 23543 NORTH SANTIAM HWY SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 66189 Year: 2025
 Last Date Appraised: 02/26/2025 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: VAFIADES, DANA L & VAFIADES, MARQUEZ A Roll Type: R
 Cycle: 3 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 280670
 RMV Land: 294040 RMV Imp: 527570 RMV Total: 821610 MAV: 280670 MSAV: 0 SAV: 0
 Comment: 25-26 L4 2/26/25 CLUKE
 10/13/21 L2 CLUKE
 LEVEL 2 3.5.21 CL10

Handwritten: INPUT 7-24-25 CLUKE

Notations PER PHONE CALL FROM OWNER
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	31000	29540	0

Land

Site: 1 Code Area: 29540 Size: 2.36 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 263040 Exception: Y N
 S
 Adjustment(s): _____ Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2381 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 469930
 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	2381	3	FB-2/ HB-1	2008	2008	HVAC, KIT, ROOF, BATH+, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	2008	2008	ROOF	Y N

Handwritten: NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2008	29532	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 353 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 345 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 15x23 RMV: 5660
 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
Machine Shed	5	Finished	345	0	0	2012	2012	AVG	Y N

Handwritten: GONE

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x36 RMV: 25710
 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	1152	0	0	2020	2020	AVG	Y N

Handwritten: NC

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x32 RMV: 26270
 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	5	Finished	1152	0	0	2021	2021	AVG	

Accessories

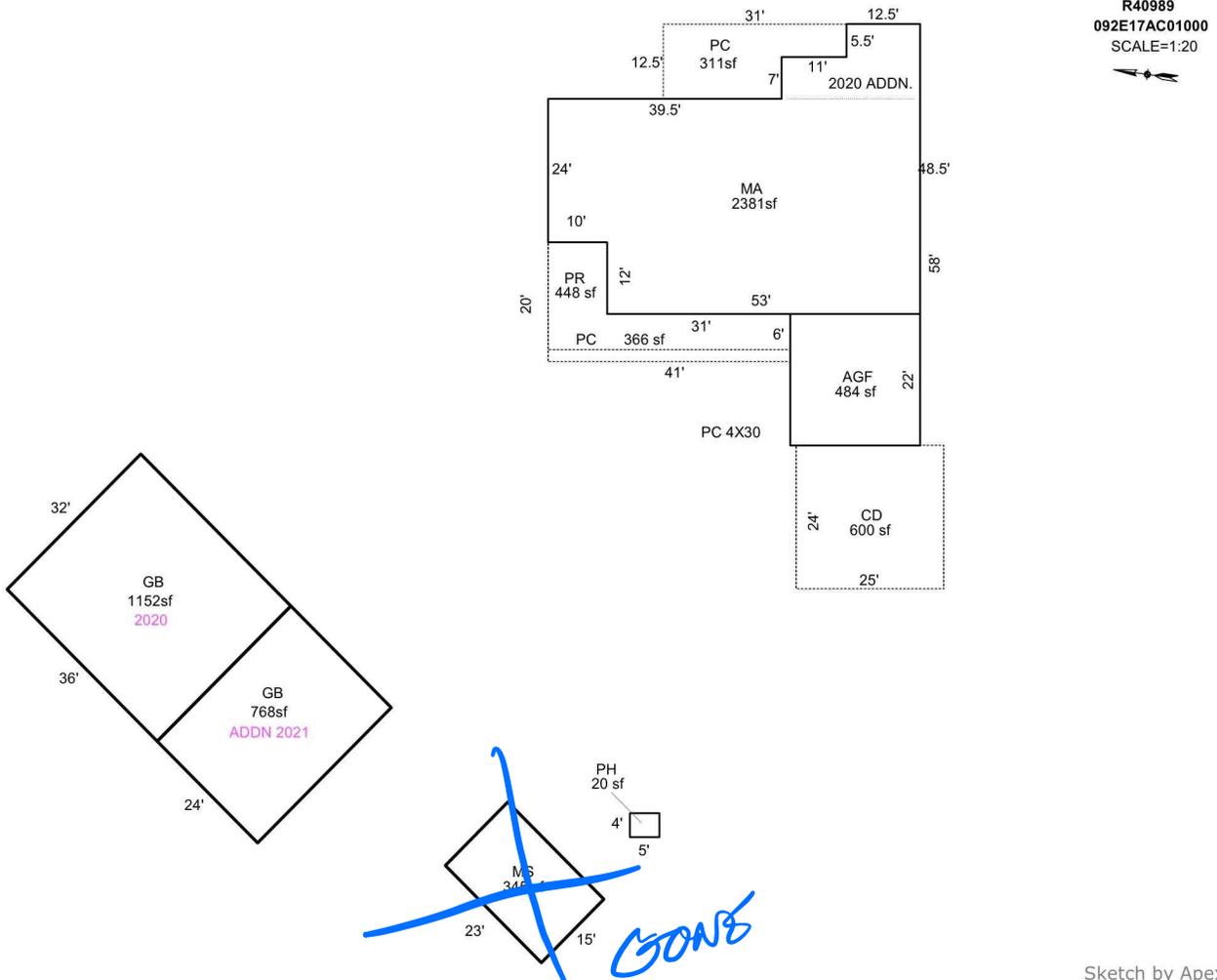
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R40989 Parcel No.: 092E17AC01000
 Property Address: 23543 NORTH SANTIAM HY 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	PH	1.0	20.0	18.0	
	MS	1.0	345.0	76.0	
	GB	1.0	1152.0	136.0	
	GB	1.0	768.0	112.0	2285.0
	MA	1.0	2381.3	223.0	2381.3
GLA1	AGF	1.0	484.0	88.0	484.0
GAR P/P	PC	1.0	366.0	118.0	
	PR	1.0	448.0	122.0	
	PC	1.0	310.5	87.0	
	CD	1.0	600.0	98.0	1724.5
	Net LIVABLE	cnt	1 (rounded)		2,381
	Net BUILDING	cnt	4 (rounded)		2,285

COMMENT TABLE 1

Apex by RW 07/22/08
 EDITED BY 01/15/2009
 UPDATED BY JRONDEMA 3/29/19
 UPD BY PHU 12.22.20: 555-20-004683
 UPDATED BY CJURAN 03/08/2021 555-20-001991
 UPDATED BY CJURAN 05/11/2021 555-21-002954

COMMENT TABLE 2

#36 DB 10.4.17

*Done
7-24-25
CYCLE Lef*

COMMENT TABLE 3