

Acct ID: 540133 MTL: 084E32BC03600 Date: 7-2-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 35195 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 43847 Year: 2025  
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit (Completion)  
 Owner: ROBERT K & ROXENE F CACAK JRT & Roll Type: R  
 Cycle: 1 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 242850  
 RMV Land: 229330 RMV Imp: 292650 RMV Total: 521980 MAV: 242850 MSAV: 0 SAV: 0  
 Comment: 24-25 L2 10/31/23 CLUKE  
 23-24 L2 1/31/23 CLUKE  
 L4 10.19.20 WV06//

INPUT  
9-4-25  
CLUKE

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56540	0

**Land**

Site: 1 Code Area: 56540 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 194330 Exception: Y N  
 S  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1524 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 292650  
 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
First Floor	4	Finished	969	2	FB-1	2022	2022	BATH - 1, ROOF, KIT, HVAC	Y N
Second Floor	4	Finished	555	1	FB-1	2022	2022	BATH - 1, HVAC	Y N

NC

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2022	31779	1	Y N

NC

**Improvements - Accessory Buildings**

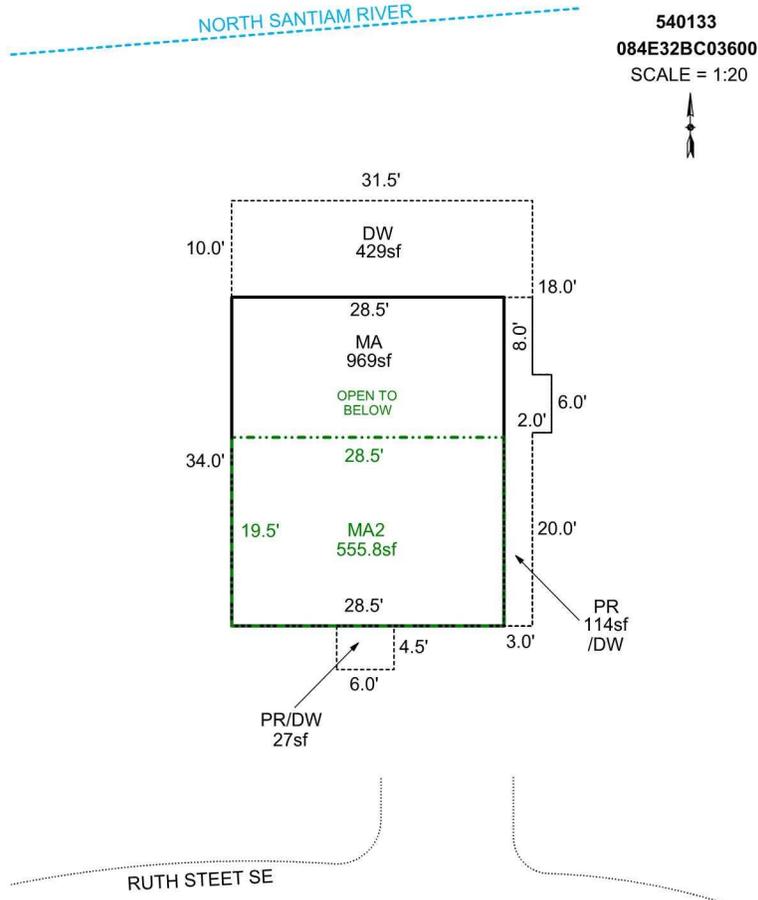
No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540133 Parcel No.: 084E32BC03600  
 Property Address: 35195 RUTH STREET SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	969.0	125.0	969.0
GLA2	MA2	1.0	555.8	96.0	555.8
P/P	DW	1.0	429.0	155.0	
	PR	1.0	114.0	78.0	
	PR/DW	1.0	27.0	21.0	570.0

### COMMENT TABLE 1

Apex 11/10/10 Jane  
 UPDATED BY CJURAN 02/02/2021  
 UPDATED BY CJURAN 02/07/2022 555-21-007920

### COMMENT TABLE 2

WV #06 10/19/2020 AOG

### COMMENT TABLE 3

CALL 10-31-23 TABS 12  
 CALL 8-27-25 CYCLES 14

Net LIVABLE                      cnt                      2                      (rounded)                      1,525