

Acct ID: 540147 MTL: 084E32BC00400 Date: **8-27-25** Appr: **CLINT** Prop Class: 451 RMV Prop Class: 451
 Situs: 35115 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 44109 Year: 2025
 Last Date Appraised: 01/08/2024 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)
 Owner: EVANS CREEK REAL ESTATE LLC Roll Type: R
cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 **4** LCB TTO INSP AV: 131600
 RMV Land: 261700 RMV Imp: 24370 RMV Total: 286070 MAV: 131600 MSAV: 0 SAV: 0
 Comment: 23-24 L2 01.31.23 CL

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: 3.56 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 226700 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56540 Stat Class: 321 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 520 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 26x20 RMV: 6470
 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
Hay Cover	5	Finished	520	0	0	2022	2022	GOOD	Y N

Accessories

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

Bldg: 2 Code Area: 56540 Stat Class: 341 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 7960
 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	160	0	0	2023	2023	AVG	Y N

MOVE TO 558629

ROLL CORR REQUESTED 9/9/25

Accessories

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

Bldg: 3 Code Area: 56540 Stat Class: 341 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 9940
 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	200	0	0	2023	2023	AVG	Y N

MOVE TO 558629

Accessories

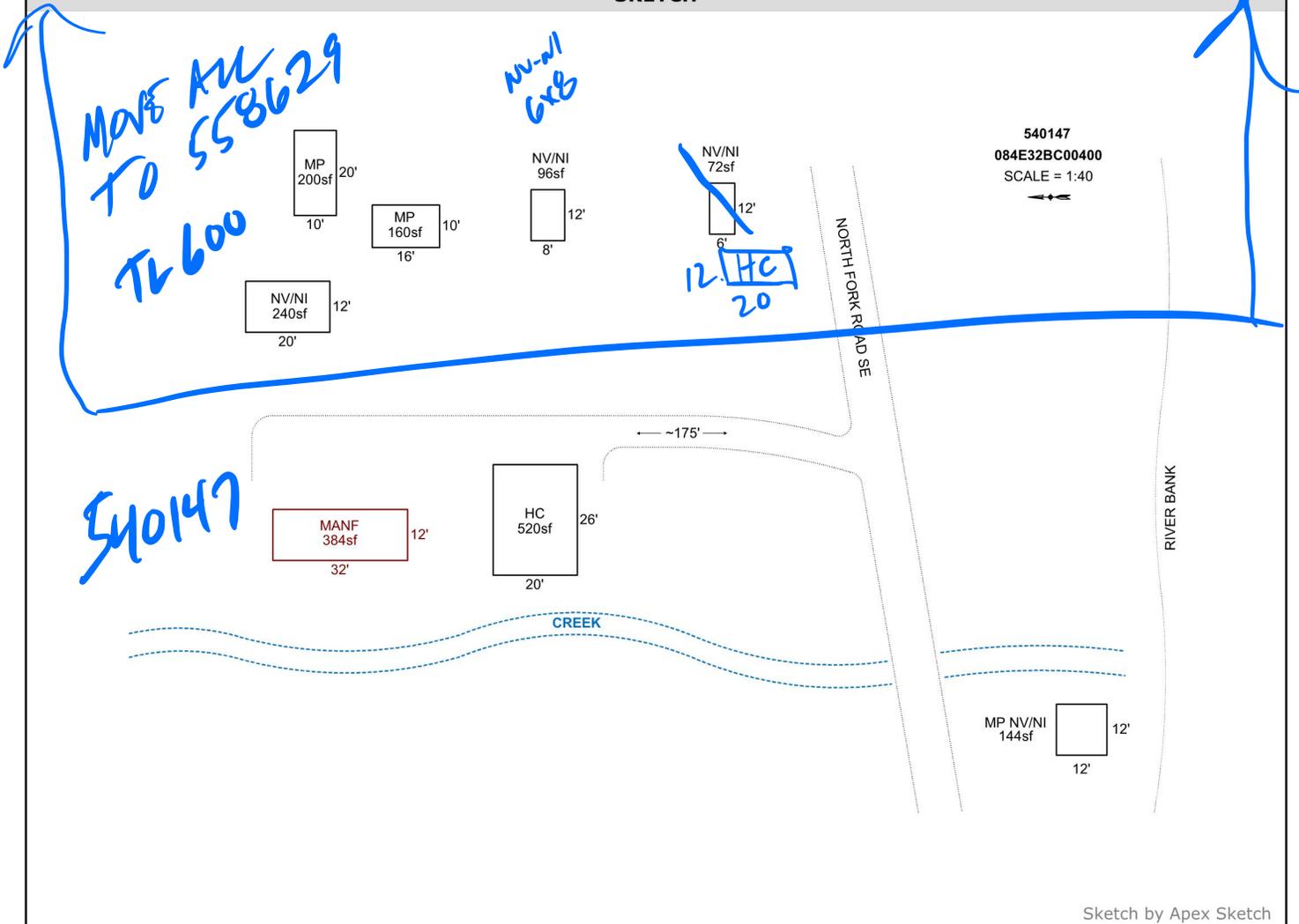
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540147 Parcel No.: 084E32BC00400
 Property Address: 35115 NORTH FORK RD SE
 City: LYONS County: MARION 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
GBA1	HC	1.0	520.0	92.0	
	MP NV/NI	1.0	144.0	48.0	
	NV/NI	1.0	72.0	36.0	
	NV/NI	1.0	96.0	40.0	
	NV/NI	1.0	240.0	64.0	
	MP	1.0	200.0	60.0	
	MP	1.0	160.0	52.0	1432.0
GLA	MANF	1.0	384.0	88.0	384.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/13/17
 UPDATED BY JRONDEMA 12/12/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 02/07/2023
 UPDATED BY CJURAN 09/19/2023 23-007004
 UPDATED BY CJURAN 10/31/2023

COMMENT TABLE 2

WV #06 12/03/2020 AOG
 #10 CL 01/31/2023
 CL 10/31/2023

COMMENT TABLE 3

TAGS L2
 INSP L2

Net LIVABLE	cnt	1	(rounded)	384
Net BUILDING	cnt	7	(rounded)	1,432