

Acct ID: 540151 MTL: 084E32BC0050 Date: 8/27/25 Appr: CWK Prop Class: 451 RMV Prop Class: 451
 Situs: MaSaNh: 01 06 000 Unit: 44109 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: CLINT LUKE Retag: Y Tag info: 2026 - Tags/Permit (Completion)

Owner: EVANS CREEK REAL ESTATE LLC Roll Type: R
 Cycle: 3 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 394530
 RMV Land: 176140 RMV Imp: 611190 RMV Total: 787330 MAV: 394530 MSAV: 0 SAV: 0
 Comment: 25-26 L3 1/15/25 CLUKE
 23-24 L2 01.31.23 CL
 LEVEL 4 12.3.20 WV06//

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: 1.95 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Rural Restrictive	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 102270	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//						
Site: 2	Code Area: 56540	Size: 0.78 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive	Description: SIX BENCH	RMV: 38870	Exception: Y	N	
Adjustment(s): FSOIL	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

Bldg: 1	Code Area: 56540	Stat Class: 142	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 4257	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 590390				
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	2431	2	FB-2	2022	2022	BATH - 2, KIT-, HVAC, ROOF+	Y N
Second Floor	4	Finished	1826	2	FB-1	2022	2022	HVAC, BATH - 1	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 56540	Stat Class: 351	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 800	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 40x20	RMV: 20160				
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	800	0	0	2023	2023	AVG	Y N

Accessories

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

Bldg: 3	Code Area: 56540	Stat Class: 354	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 160	% Complete: 100
Desc: Lean-to Light (LTL)	Dimensions: 20x8	RMV: 640				
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
Lean-to Light Duty	4	Finished	160	0	0	2023	2023		Y N

Accessories

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

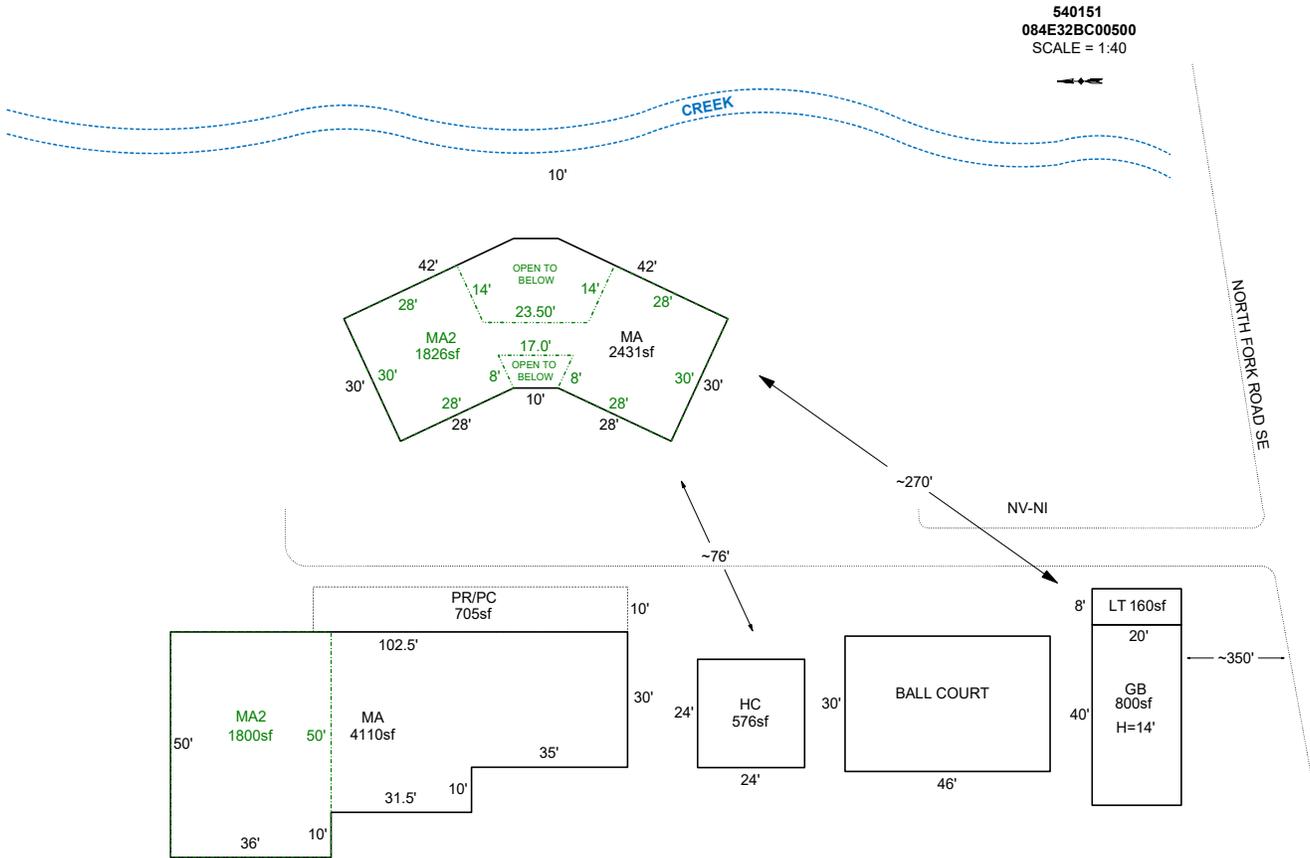
~~HC 5 24X24 AVE 2025 10W~~
ADD DURING TABS

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540151 Parcel No.: 084E32BC00500
 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 ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	800.0	120.0	
	LT	1.0	160.0	56.0	
	HC	1.0	576.0	96.0	1536.0
GLA1	MA	1.0	2430.9	220.0	2430.9
GLA2	MA2	1.0	1825.6	256.3	1825.6
	MA2	1.0	1800.0	172.0	1800.0
MA	MA	1.0	4110.0	305.0	4110.0
P/P	PR/PC	1.0	705.0	161.0	705.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/13/17
 UPDATED BY JRONDEMA 12/12/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 01/25/2022 555-21-010501
 UPDATED BY CJURAN 02/27/2023
 UPDATED BY CJURAN 01/18/2024
 UPDATED BY CLOBERG 11/20/24 24-003670 MA
 UPDATED BY CLOBERG 06/04/25 24-003670 REV 01
 UPDATED BY CLOBERG 09/09/25

COMMENT TABLE 2

WV #06 12/03/2020 AOG
 #10 CL 01/31/2023
 CL 01/08/2024
 CLUKE 08/27/25

COMMENT TABLE 3

TAGS L2
 TAGS L2
 CYCLE L4

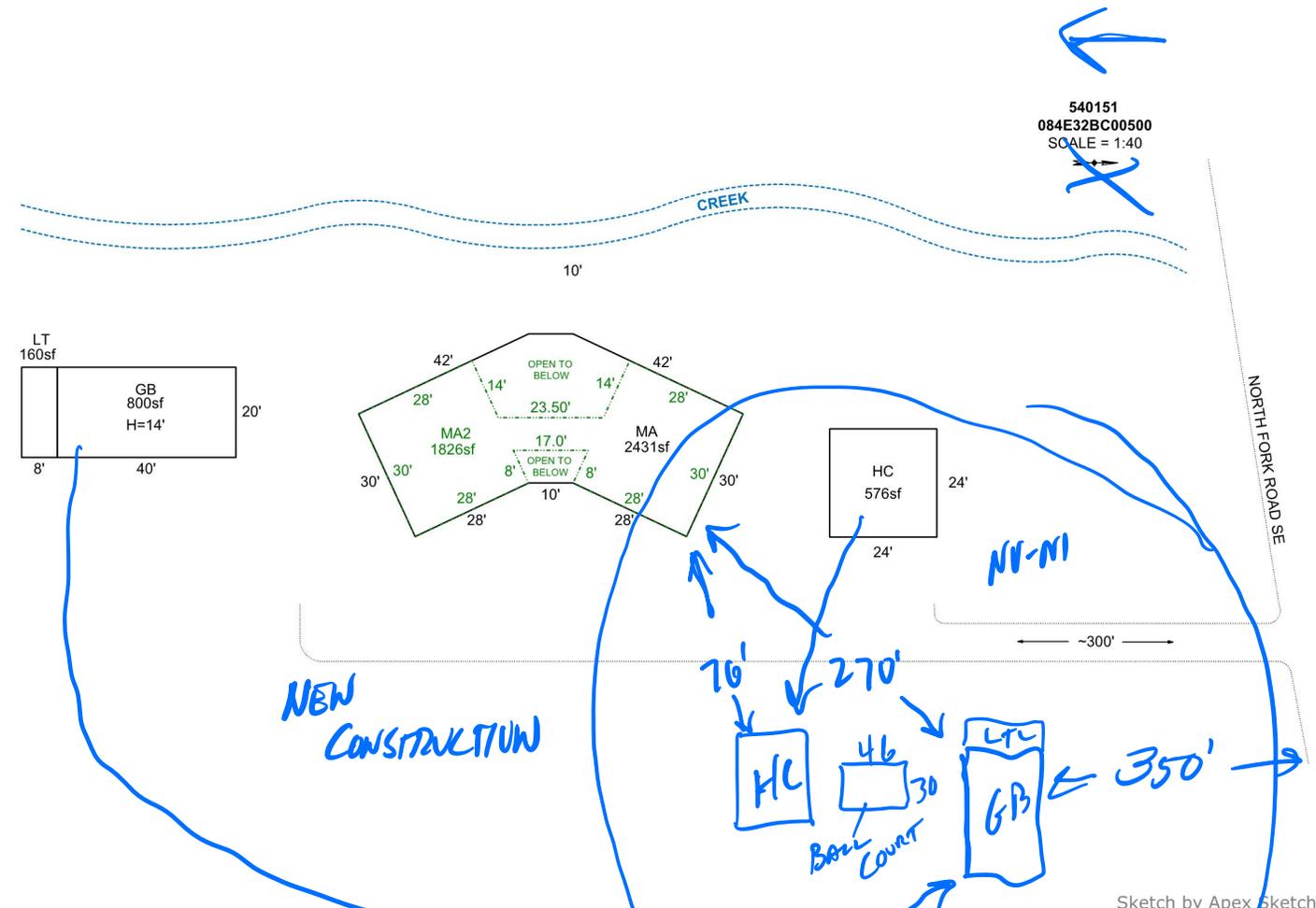
Net LIVABLE cnt 2 (rounded) 10,167
 Net BUILDING cnt 3 (rounded) 1,536

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540151 Parcel No.: 084E32BC00500
 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	576.0	96.0	
	GB	1.0	800.0	120.0	
	LT	1.0	160.0	56.0	1536.0
GLA1	MA	1.0	2430.9	220.0	2430.9
GLA2	MA2	1.0	1825.6	256.3	1825.6

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/13/17
 UPDATED BY JRONDEMA 12/12/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 01/25/2022 555-21-010501
 UPDATED BY CJURAN 02/27/2023
 UPDATED BY CJURAN 05/24/2023 555-23-003285

COMMENT TABLE 2

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

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 4,257
 Net BUILDING cnt 3 (rounded) 1,536

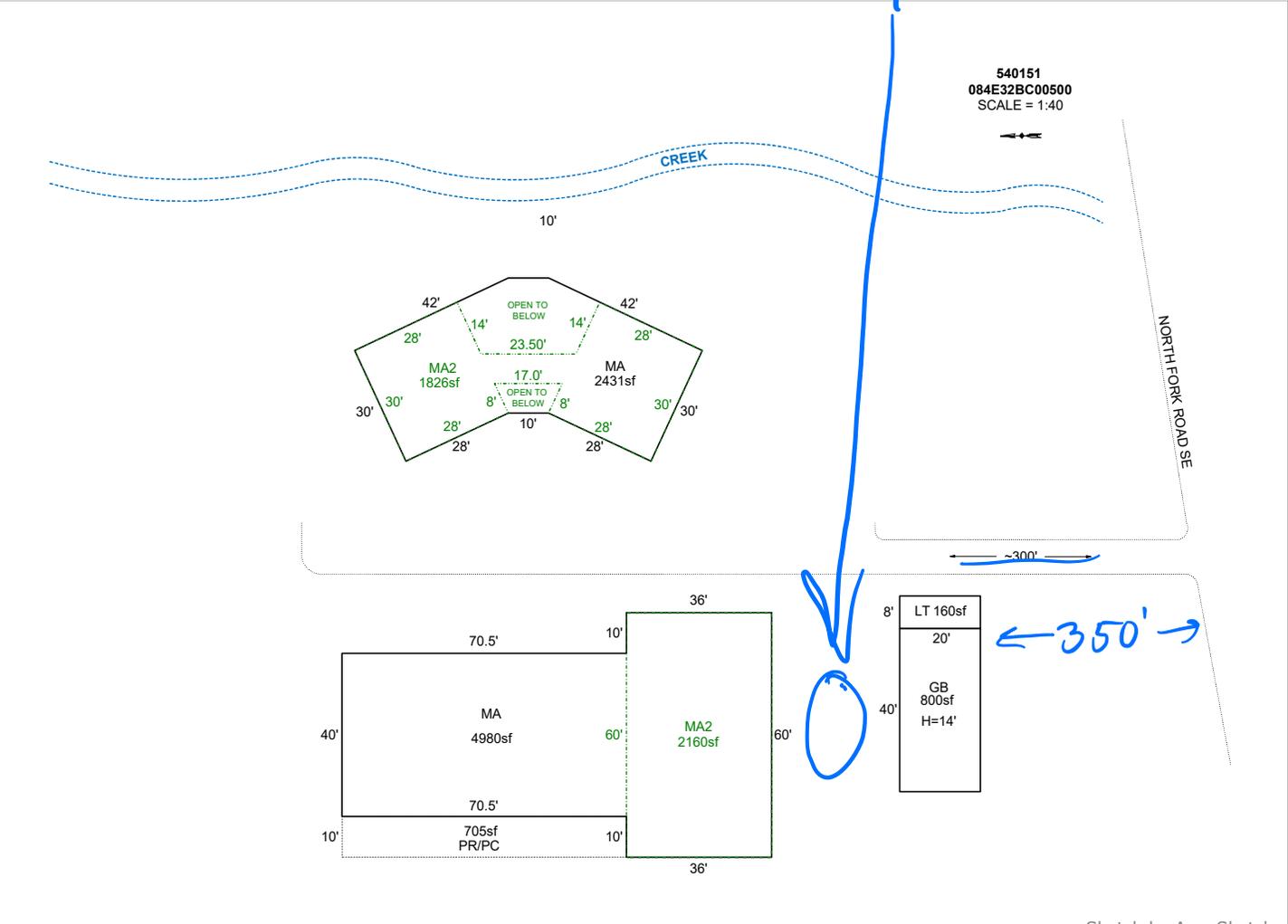
ENCE 8-27-25
CYCLES 14

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540151 Parcel No.: 084E32BC00500
 Property Address: 35115 NORTH FORK RD 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	GB	1.0	800.0	120.0	
	LT	1.0	160.0	56.0	960.0
GLA1	MA	1.0	2430.9	220.0	2430.9
GLA2	MA2	1.0	1825.6	256.3	1825.6
MA2	MA2	1.0	2160.0	192.0	2160.0
MA	MA	1.0	4980.0	333.0	4980.0
P/P	PR/PC	1.0	705.0	161.0	705.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/13/17
 UPDATED BY JRONDEMA 12/12/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 01/25/2022 555-21-010501
 UPDATED BY CJURAN 02/27/2023
 UPDATED BY CJURAN 01/18/2024
 UPDATED BY CLOBERG 11/20/24 24-003670 MA

COMMENT TABLE 2

WV #06 12/03/2020 AOG
 #10 CL 01/31/2023
 CL 01/08/2024

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE cnt 2 (rounded) 11,397
 Net BUILDING cnt 2 (rounded) 960

CIVIL 8-27-25
C946 L4