

Acct ID: 540847 MTL: 092E080001400 Date: **7-7-25** Appr: **Chew** Prop Class: 641 RMV Prop Class: 451  
 Situs: 10216 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39477 Year: 2025

Last Date Appraised: 02/12/2025 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2026 - Tags/Permit (Completion)  
 Owner: KLUMB, KYLOR K Roll Type: R  
 Cycle Tag Sales Verification Other: **Forest** Inspection level: 1 2 3 **0** LCB TTO INSP AV: 311385  
 RMV Land: 557110 RMV Imp: 983940 RMV Total: 1541050 MAV: 48070 MSAV: 263315 SAV: 341324  
 Comment: 25-26 L4 /12/25 CLUKE  
 25-26 L3 12/5/24 CLUKE  
 23-24: L3 10.24.22 CLUKE  
 22-23 12/6/21 L2 CLUKE  
 LEVEL 4 4.7.21 WV06

**INPUT 7-14-25 Chew**

**Notations**

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND

**OSDs**

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

**Land** **APPRAISAL REAPPRAISED RURAL COND NEXT APRILS 5-1-27**

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Forest Homesite Description: SIX HILL RMV: 24900 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

21-22: PER #06 DEL ALL IMPS, OSD

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 26210 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 2900040

Site: 3 Code Area: 29540 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 74690 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 2900040

Site: 4 Code Area: 29540 Size: 14.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 381310 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 17-18: #36 CYCLE WORK, NO CHG / 2900000: 03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 152 - Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2727 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 589820  
 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	5 -	Finished	2127	4	FB-2	2021	2021	HVAC, KIT, ROOF, BATH+, BATH - 2	Y N
Attic	5 -	Finished	600	1	HB-1	2021	2021	BTH - 1, HVAC	Y N
Garage Attached	5 -	Finished	516	0	0	2021	2021	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2021	44154	1	Y N

Bldg: 2 Code Area: 29540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1560 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 335310  
 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	1016	2	FB-1	2021	2021	KIT, HVAC, ROOF, BATH - 1	Y N
Attic	4	Finished	544	1	FB-1	2021	2021	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	768	0	0	2021	2021	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	64	2021	1837	0

Exception: Y N

Bldg: 6 Code Area: 29540 Stat Class: RBH Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Rebuilt Homestead Residence Dimensions: RMV: 0  
 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
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No floor data available

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1360 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x34 RMV: 31010  
 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
General Purpose Bldg	5	Finished	1360	0	0	2021	2021	AVG

Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 29540 Stat Class: 354 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 408 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 34x12 RMV: 1550  
 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	4	Finished	408	0	0	2021	2021	

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 29540 Stat Class: 352 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3840 % Complete: 40  
 Desc: Utility Building (UB) Dimensions: 80x48 RMV: 26250  
 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
Utility Building	5	Finished	3840	0	0	2024	2024	

Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 29540 Stat Class: RBO Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Rebuilt Homestead Outbuilding Dimensions: RMV: 0  
 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
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No floor data available

**Accessories**

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