

Acct ID: 540849 MTL: 092E080001000 Date: **8-6-25** Appr: **LUKE** Prop Class: 641 RMV Prop Class: 451  
 Situs: 10224 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 146409 Year: 2025  
 Last Date Appraised: 06/14/2024 Appraiser: CLINT LUKE Retag:  Y  N Tag info: 2023 - Tags/Permit (Completion)  
 Owner: BOWERS, JODI RAE Roll Type: R  
 Cycle Tag Sales Verification Other: **Forest** Inspection level: 1 2 3 4 LCB TTO INSP AV: 172181  
 RMV Land: 229030 RMV Imp: 414710 RMV Total: 643740 MAV: 163050 MSAV: 9131 SAV: 27944  
 Comment: 24-25 L3 6/14/24 CLUKE  
 23-24 L4 10.18.22 CL // 12/6/21 L2 Cluke

**INPUT 8-22-25 LUKE**

**Notations** **NEW OWNER BUYS NEW OTS - ACCT TAGGED**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**SPEAK W/OWNER DURING TAGS ABOUT DFL**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

**Land**

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6B Value Source: Forest Homesite Description: SIX BENCH RMV: 37240 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2022

17-18: #36 CYCLE WORK, NO CHG / 2900000 03-04: PART TOTALS UPDATED 03-04: REAPPRAISAL

Site: 2 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 156790 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1979

17-18: #36 CYCLE WORK, NO CHG / 2900000 03-04: PART TOTALS UPDATED 03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2179 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 407340  
 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	2179	3	FB-2	2021	2021	BATH - 2, HVAC, KIT, BATH+	Y N
Garage Attached	4	Finished	484	0	0	2021	2021	ROOF	Y N

**W/L**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2021	31779	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 168 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 7370  
 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	168	0	0	2021	2021	FAIR	Y N

**NE**

**Accessories**

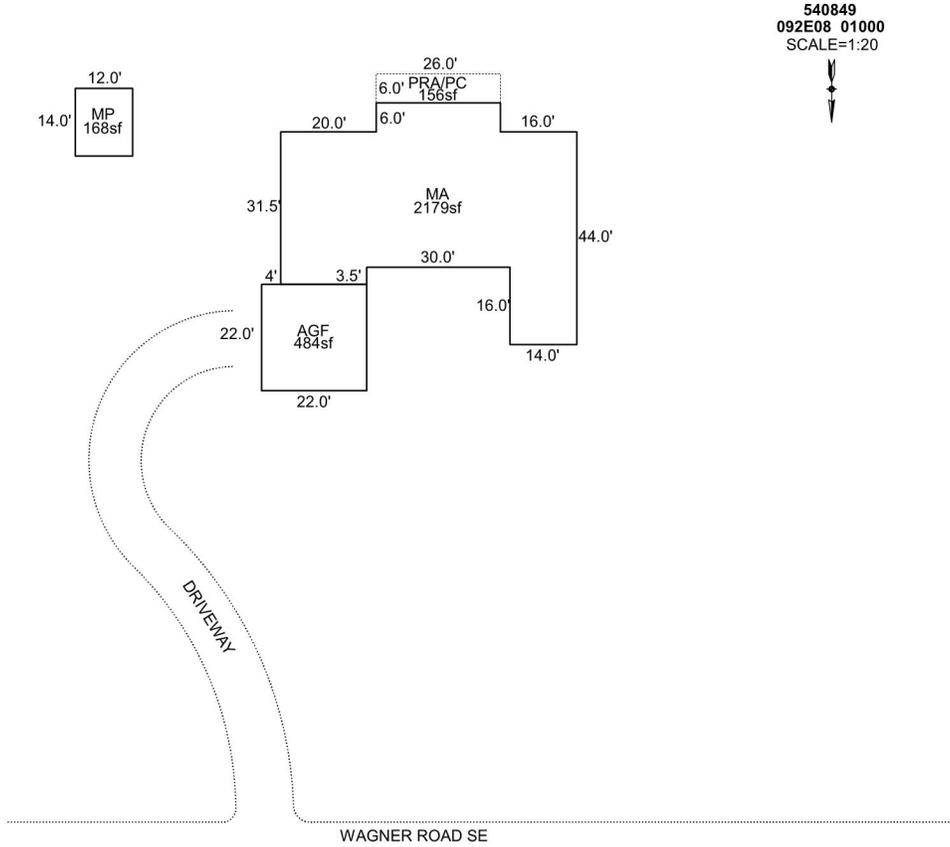
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540849 Parcel No.: 092E08 01000  
 Property Address: 10224 WAGNER 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	MP	1.0	168.0	52.0	168.0
GLA1	MA	1.0	2179.0	231.0	2179.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PRA/PC	1.0	156.0	64.0	156.0

### COMMENT TABLE 1

APEX BY CJURAN 05/10/2021 555-21-002514  
 UPDATED BY CJURAN 04/27/2022

### COMMENT TABLE 2

#10 CL 12/06/2021

### COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)		2,179
Net BUILDING	cnt	1	(rounded)		168