

Acct ID: 540986 MTL: 092E09C000400 Date: 8/28/25 Appr: Clue Prop Class: 581 RMV Prop Class: 501
 Situs: 23955 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 66623 Year: 2025

Last Date Appraised: 05/21/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2023 - Tags/Permit (Outbuilding)

Owner: KURT & CAROLL HUELLER TR Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 141290

RMV Land: 567590 RMV Imp: 257519 RMV Total: 825109 MAV: 80440 MSAV: 60850 SAV: 116897

Comment: 24-25 L3 5/21/24 CLUKE
 LEVEL 4 C19 5-21-20 CL10

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

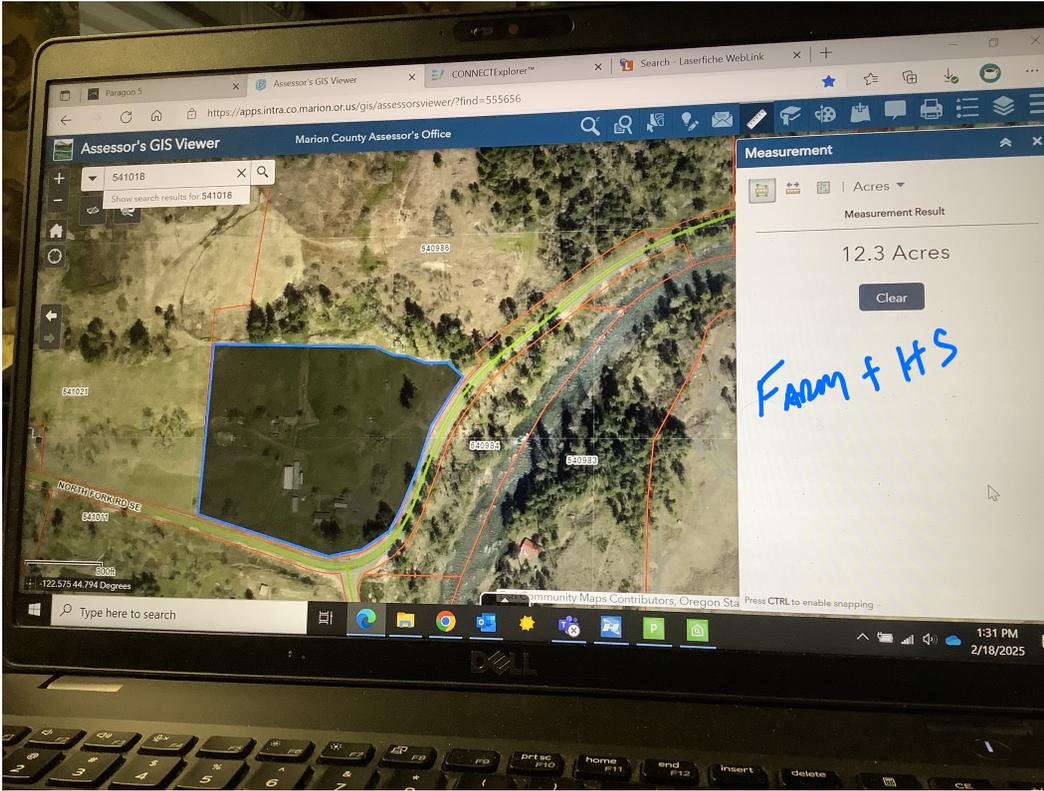
ORLANDO, Nursery stock - Timber Bonus Reported ✓

OUR RECORDS

Revised 5-1-26 23

TOTAL DFL 89.32

TOTAL FARM 12.31



Site: 1 Code Area: 29540 Size: 5.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 29100 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980
24-25: Verified land classes
21-22: #10 CYCLE C19, NO CHG //2900040; 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 HILL DRY 03-04: PART TOTALS
UPDATED

Site: 1 Code Area: 29540 Size: 5.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
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UPDATED

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 5280 Exception: Y N
S
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: 02900040, 00-01:f1000 add osd, was removed when mkt values updated , ALSO CORRECT HOMESTITE VALUE /03-04: (F)02-0854:
SEPERATED R41021 INTO R331547 03-04: PART TOTALS UPDATED /03-04: REAPPRAISAL

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 5280 Exception: Y N
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SEPERATED R41021 INTO R331547 03-04: PART TOTALS UPDATED /03-04: REAPPRAISAL

Site: 5 Code Area: 29000 Size: 70.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class C RMV: 373160 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Site: 5 Code Area: 29000 Size: 70.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class C RMV: 373160 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Site: 6 Code Area: 29000 Size: 5.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class G RMV: 810 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Site: 6 Code Area: 29000 Size: 5.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class G RMV: 810 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Site: 7 Code Area: 29540 Size: 6.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 37720 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 21-22: #10 CYCLE C19, NO CHG //2900040; 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 HILL DRY 03-
04: PART TOTALS UPDATED

Site: 7 Code Area: 29540 Size: 6.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 37720 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 21-22: #10 CYCLE C19, NO CHG //2900040; 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 HILL DRY 03-
04: PART TOTALS UPDATED

Site: 8 Code Area: 29540 Size: 13.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class G RMV: 71520 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Site: 8 Code Area: 29540 Size: 13.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLG Value Source: Designated Forest Land Description: DFL Class G RMV: 71520 Exception: Y N
Adjustment(s): IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1980 / 2900000

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 132 Year Blt: 1923 Eff Year Blt: 1950 Sq.Ft: 2737 % Complete: 100
Desc: Multi Story above grade Dimensions: RMV: 204170
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	
First Floor	3	Finished	1857	2	FB-1	1923	1950	BATH - 1, ROOF, HVAC, KIT	Exception: Y N
Attic	3	Low Cost	880	0	0	1950	1950	HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	0	1950	12712	1	Exception: Y N

Bldg: 2	Code Area: 29540	Stat Class: 138	Year Blt: 1933	Eff Year Blt: 1933	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements				Dimensions: RMV: 26370		
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	
Garage Detached	3	Unfinished	528	0	0	1933	1933	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 29540	Stat Class: 332	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 1920	% Complete: 100
Desc: Commercial Greenhouse (CG)				Dimensions: 20x96 RMV: 10710		
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	
Commerical Greenhouse	4	Finished	1920	0	0	2002	2002	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 29540	Stat Class: 357	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 2340	% Complete: 100
Desc: Frost Control				Dimensions: 30x78 RMV: 3809		
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	
Frost Control	4	Finished	2340	0	0	2004	2004		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 29540	Stat Class: 332	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 960	% Complete: 100
Desc: Commercial Greenhouse (CG)				Dimensions: 20x48 RMV: 5360		
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	
Commerical Greenhouse	4	Finished	960	0	0	2002	2002	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 29540	Stat Class: 321	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 240	% Complete: 100
Desc: Hay Cover (HC)				Dimensions: 20x12 RMV: 2220		
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	
Hay Cover	5	Finished	240	0	0	2019	2019	AVG	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 29540	Stat Class: 321	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 528	% Complete: 100
Desc: Hay Cover (HC)				Dimensions: 24x22 RMV: 4880		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

WLC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Hay Cover	5	Finished	528	0	0	2019	2019	AVG	

Accessories

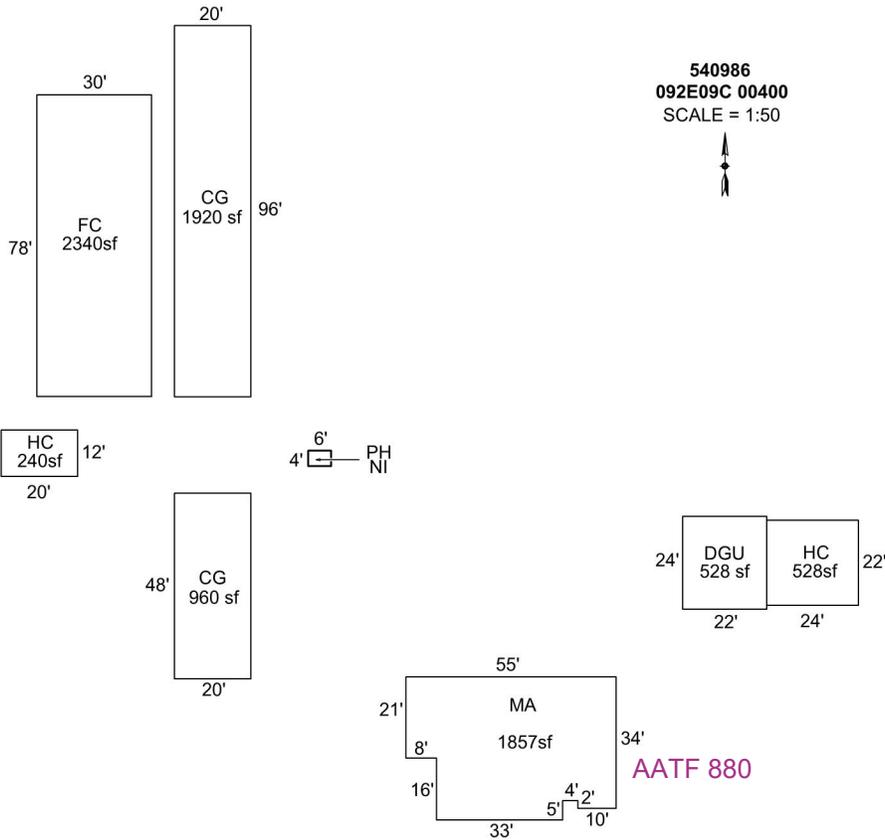
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540986 Parcel No.: 092E09C 00400
 Property Address: 23955 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	CG	1.0	960.0	136.0	
	CG	1.0	1920.0	232.0	
	FC	1.0	2340.0	216.0	
	PH	1.0	24.0	20.0	
	HC	1.0	240.0	64.0	
GLA1	HC	1.0	528.0	92.0	6012.0
	MA	1.0	1857.0	188.0	1857.0
	Net LIVABLE	cnt	1 (rounded)		1,857
	Net BUILDING	cnt	6 (rounded)		6,012

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/17/18
 UPDATED BY CJURAN 05/05/2022

COMMENT TABLE 2

10/14/2022 CL #10

COMMENT TABLE 3

TAGS L3

82875
 CYCLE 14