

Acct ID: 541115 MTL: 092E17BC01700 Date: **2-27-25** Appr: **Carce** Prop Class: 017 RMV Prop Class: 401
 Situs: 11061 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 46269 Year: 2025
 Last Date Appraised: 10/26/2022 Appraiser: CLINT LUKE Retag: Y **(N)** Tag info: _____
 Owner: MISCHEL, RUTH A & MISCHEL, DAVID Roll Type: R
(C) Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 266790
 RMV Land: 335800 RMV Imp: 409480 RMV Total: 745280 MAV: 232250 MSAV: 34540 SAV: 78490
 Comment: 23-24: L2 10.26.22 CL LEVEL 4 4.7.21 WV06

**INPUT
2-28-25
Carce**

Notations

RHSA

No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 50000 | 29544 | 0 |

Land

Site: 1 Code Area: 29544 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 285800 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 23-24: Per CL add new osd
 22-23: Traffic adjustment removed due to market study
 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL //F06-629 CORRECTS RIVER POSITION FOR R41115,R41114,R41113,R41112

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 141 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2040 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 403450
 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 | 2040 | 4 | FB-2/ HB-1 | 2022 | 2022 | BATH - 2, BTH - 1, HVAC+, ROOF, KIT | Y N |
| Garage Attached | 4 | Finished | 638 | 0 | 0 | 2022 | 2022 | ROOF | Y N |

NC

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4 | 0 | 2022 | 31779 | 1 |

NC

Bldg: 3 Code Area: 29544 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 | Exception |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available | | | | | | | | | |

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 6030
 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 | 5 | Finished | 240 | 0 | 0 | 2022 | 2022 | FAIR | Y N |

NC

Accessories

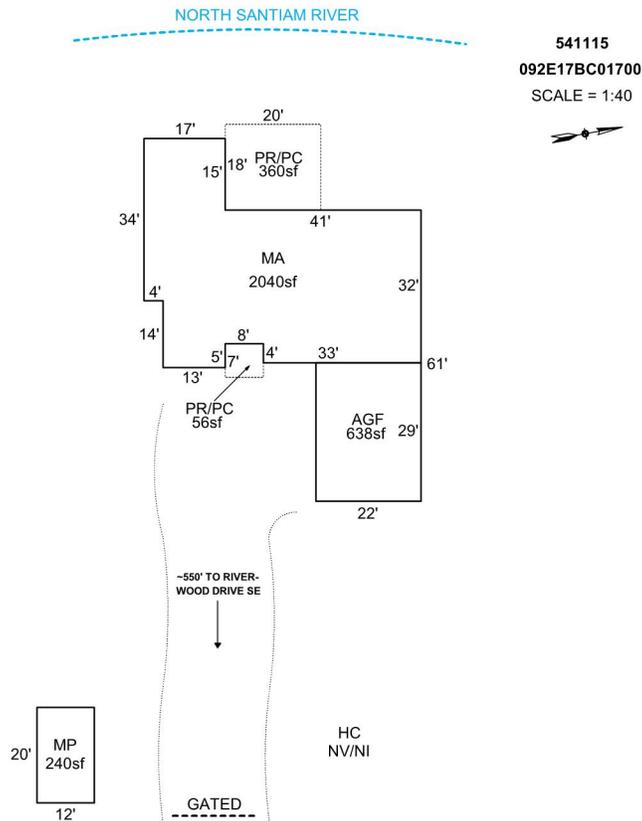
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541115 Parcel No.: 092E17BC01700
 Property Address: 11061 RIVERWOOD DR 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 | 240.0 | 64.0 | 240.0 |
| GLA1 | MA | 1.0 | 2040.0 | 220.0 | 2040.0 |
| GAR | AGF | 1.0 | 638.0 | 102.0 | 638.0 |
| P/P | PR/PC | 1.0 | 56.0 | 30.0 | |
| | PR/PC | 1.0 | 360.0 | 76.0 | 416.0 |

COMMENT TABLE 1

APEX BY CE 11/17/09
 UPDATED BY JRONDEMA 11/13/18
 UPDATED BY JRONDEMA 11/21/18
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 01/26/2022 555-21-009475
 UPDATED BY CJURAN 11/15/2022

COMMENT TABLE 2

WV #06 04/07/2021 AOG
 10/26/2022 CL #10

COMMENT TABLE 3

TAG L2

| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 1 | (rounded) | 2,040 |
| Net BUILDING | cnt | 1 | (rounded) | 240 |