

Acct ID: 558585 MTL: 084E32BD01800 Date: 8/27/25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 35364 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117422 INPUT 9/4/25 CLUKE Year: 2025
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit Completion
 Owner: P Z ELLING LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327580
 RMV Land: 222490 RMV Imp: 445620 RMV Total: 668110 MAV: 327580 MSAV: 0 SAV: 0
 Comment: 24-25 L2 10/31/23 CLUKE
 23-24: L2 1.31.23 CL
 22-23: LEVEL 4 CL 1.4.22
 LEVEL 4 11.24.20 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: 0.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 187490 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL RES, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 144 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2520 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 445620
 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	1260	2	FB-1	2022	2022	KIT, FP - 1, BATH - 1, HVAC, ROOF	Exception: Y N
Second Floor	4	Finished	600	1	FB-1	2022	2022	HVAC, BATH - 1	Exception: Y N
Basement	4	Finished	660	1	FB-1	2022	2022	HVAC, BATH - 1	Exception: Y N

Accessories

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

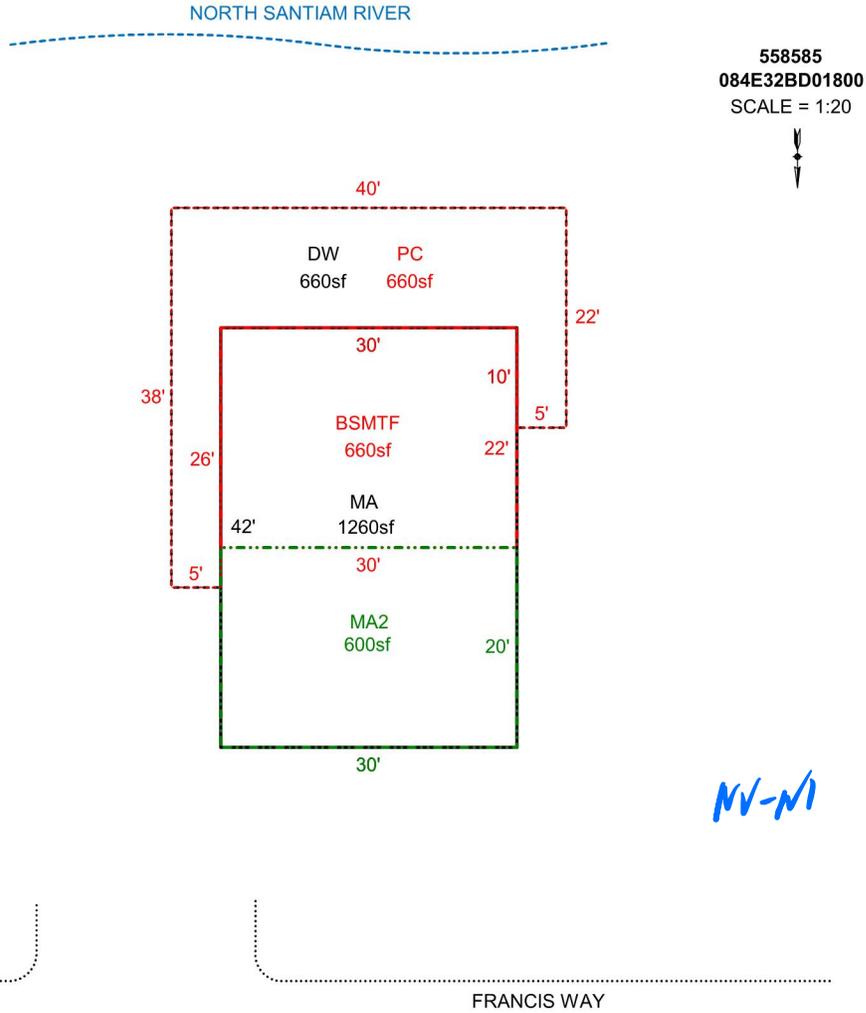
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558585 Parcel No.: 084E32BD01800
 Property Address: 35364 FRANCIS ST 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
GLA1	MA	1.0	1260.0	144.0	1260.0
GLA2	MA2	1.0	600.0	100.0	600.0
BSMT	BSMTF	1.0	660.0	104.0	660.0
P/P	DW	1.0	660.0	176.0	
	PC	1.0	660.0	176.0	1320.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/9/17
 UPDATED BY CJURAN 01/14/2021
 UPDATED BY CJURAN 12/06/2021 555-21-008470
 UPD BY WWILLIAMS 11/13/23

COMMENT TABLE 2

WV #06 11/24/2020 AOG
 CL 01.31.23
 CL 10.31.23

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE cnt 2 (rounded) 1,860

Check 8-27-25
 CYCLE 14