

Acct ID: 558586 MTL: 084E32BD01700 Date: 8-27-25 Appr: EWK Prop Class: 017 RMV Prop Class: 401
 Situs: 35434 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117423 Year: 2025
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2023 - Tags/Permit (Completion)
 Owner: MCCONNELL FAM TR Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 297540
 RMV Land: 221610 RMV Imp: 513170 RMV Total: 734780 MAV: 147010 MSAV: 150530 SAV: 212900
 Comment: 23-24: 1.31.23 CL
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 12.10.20 WV06//

MPM
9-9-25
EWK

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: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 186610 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 56540 Stat Class: 143 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2680 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 513170
 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	1800	0	0	2021	2021	KIT, HVAC, ROOF, BATH - 2	Y N
Basement	4	Finished	880	0	0	2021	2021	HVAC	Y N
Garage Attached	4	Finished	576	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	2021	42372	1	Y N

Bldg: 2 Code Area: 56540 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
No floor data available								

Accessories

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

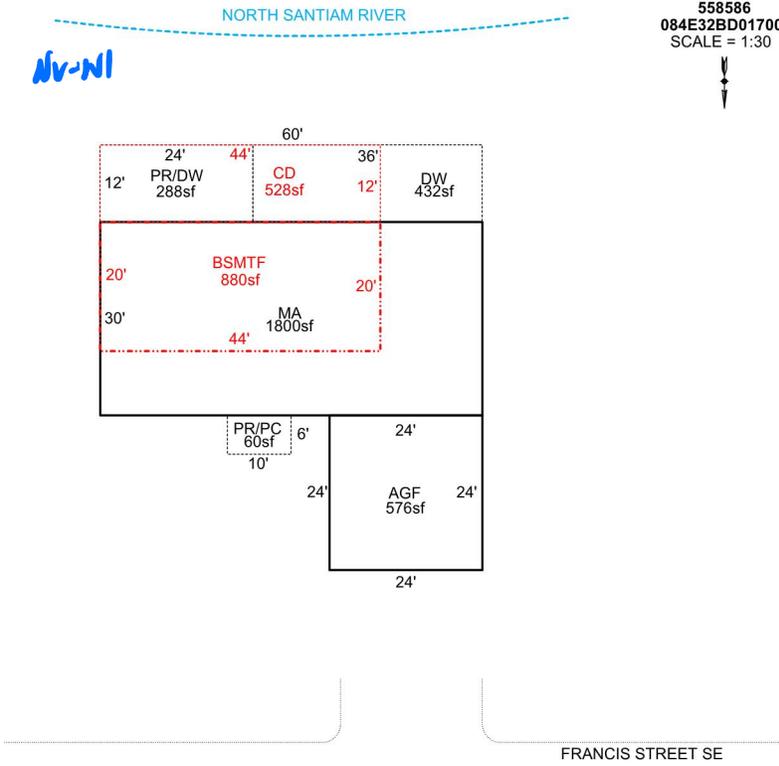
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558586 Parcel No.: 084E32BD01700
 Property Address: 35434 FRANCIS ST 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
GLA1	MA	1.0	1800.0	180.0	1800.0
BSMT	BSMTF	1.0	880.0	128.0	880.0
GAR	AGF	1.0	576.0	96.0	576.0
P/P	DW	1.0	432.0	96.0	
	PR/DW	1.0	288.0	72.0	
	PR/PC	1.0	60.0	32.0	
	CD	1.0	528.0	112.0	1308.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/6/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 09/22/2021 555-21-006800
 UPDATED BY CJURAN 02/07/2023

COMMENT TABLE 2

WV #06 12/10/2020 AOG
 #10 CL 01/31/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 1,800

Done 8-27-25
 CAC L4