

Acct ID: 558588 MTL: 084E32BD01500 Date: 7-2-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 35414 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117425 Year: 2025

MPV  
9-4-25  
LUKE

Last Date Appraised: 01/15/2025 Appraiser: CLINT LUKE Retag: Y  Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)  
 Owner: HAWES, MICHAEL A & HAWES, SUSAN G Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 345080

RMV Land: 275940 RMV Imp: 428230 RMV Total: 704170 MAV: 345080 MSAV: 0 SAV: 0

Comment: 25-26 1/15/25 L3 CLUKE  
 25-26 10/24/24 L3 CLUKE  
 24-25 L2 1/8/24 CLUKE  
 24-25 L2 10-31-23 CLUKE  
 23-24: L2 1.31.23 CL  
 LEVEL 4 3.3.21 PHT06//

Notations

CHECK DURING TRG FOR NEW CONST

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: 1.43 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 240940 Exception: Y N  
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #T42 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2836 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 428230  
 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	1680	2	FB-2	2022	2022	HVAC, KIT, BATH - 2, FP - 1, ROOF	Y N
Second Floor	4	Finished	1156	2	FB-2	2022	2022	HVAC, BATH - 2	Y N

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2022	19067	1	Y N

NC

Improvements - Accessory Buildings

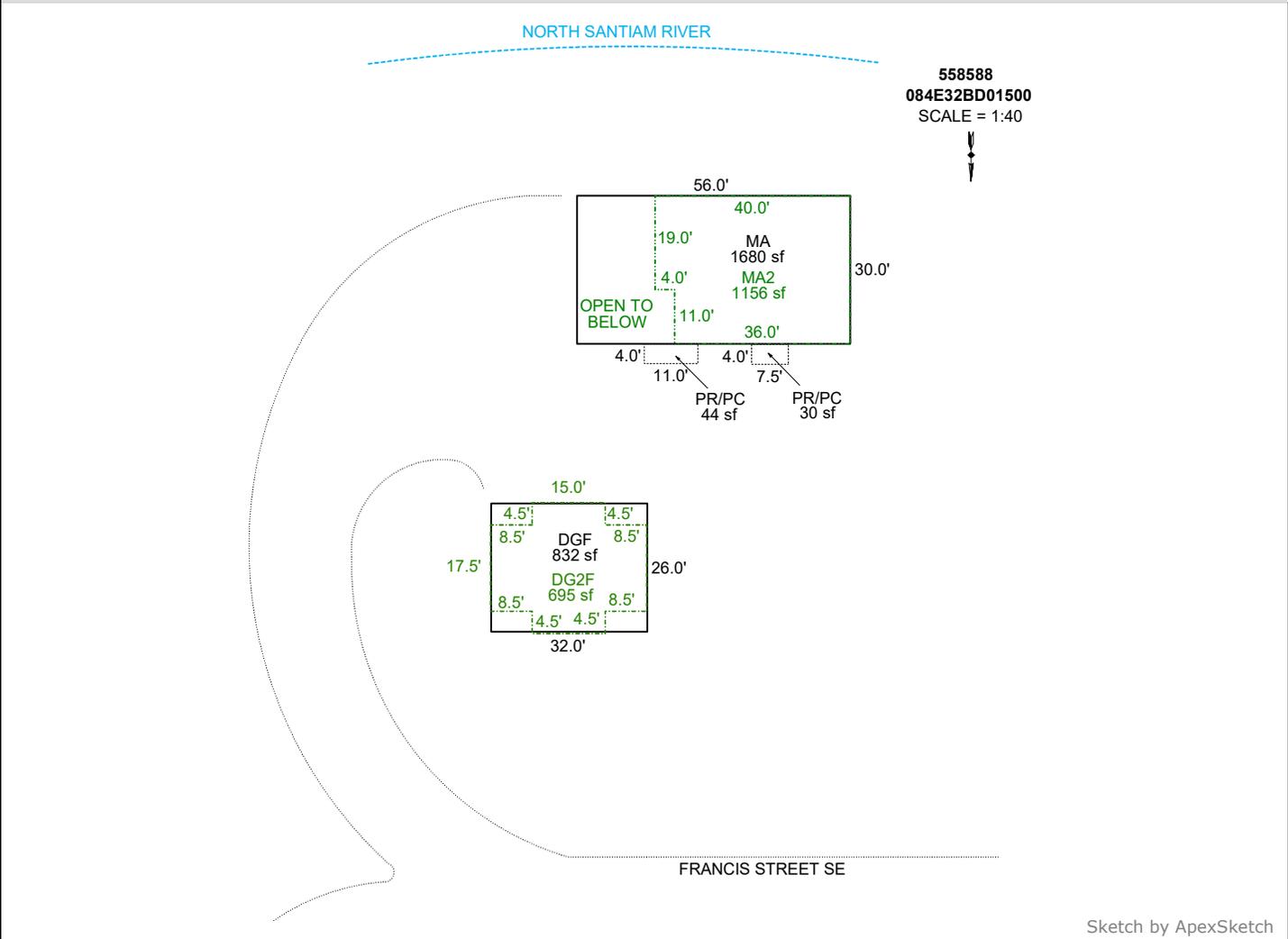
No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558588 Parcel No.: 084E32BD01500  
 Property Address: 35414 FRANCIS ST SE  
 City: LYONS County: MARION State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DGF	1.0	832.0	116.0	832.0
GLA1	MA	1.0	1680.0	172.0	1680.0
GLA2	MA2	1.0	1156.0	140.0	1156.0
GAR	DG2F	1.0	695.0	117.0	695.0
P/P	PR/PC	1.0	30.0	23.0	
	PR/PC	1.0	44.0	30.0	74.0
	Net LIVABLE	cnt	0 (rounded)		2,836
	Net BUILDING	cnt	1 (rounded)		832

### COMMENT TABLE 1

Apex 4/30/2010 Jane  
 UPDATED BY CJURAN 06/30/2021  
 UPDATED BY CJURAN 02/11/2022 555-21-011282  
 UPDATED BY CJURAN 10/25/2023 23-007256 DG  
 UPDATED BY CJURAN 11/06/2023  
 UPDATED BY CLOBERG 01/13/25 24-007836 DG

### COMMENT TABLE 2

PH T42 03/03/2021 AOG  
 CL 10/31/2023  
 CL 10/31/2023

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

EURE 8/27/25  
 CYCLE 14