

Acct ID: 558590 MTL: 084E32BD01300 Date: 8-27-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 35464 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117427 Year: 2025  
 Last Date Appraised: 12/15/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit (Residence)  
 Owner: SWITZERS TR Roll Type: R  
Cycl Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 1 LCB TTO INSP AV: 276710  
 RMV Land: 270280 RMV Imp: 271290 RMV Total: 541570 MAV: 276710 MSAV: 0 SAV: 0  
 Comment: 24-25 L4 12/15/23 CLUKE  
 23-24: L2 1.31.23 CL  
 LEVEL 2 11.16.21 CLUKE  
 LEVEL 4 12.3.20 WV06//

IMPUS  
9-4-25  
CLUKE

**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: 1.30 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 235280 Exception: Y N  
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD //2009-2010 CYCLE WORK #36 CHANGED OSD'S TO FAIR//

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1617 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 271290  
 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	1110	2	FB-1	2022	2022	BATH - 1, KIT, HVAC, ROOF	Y N
Second Floor	4	Finished	507	0	FB-1	2022	2022	HVAC, BATH - 1	Y N

NK

**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.

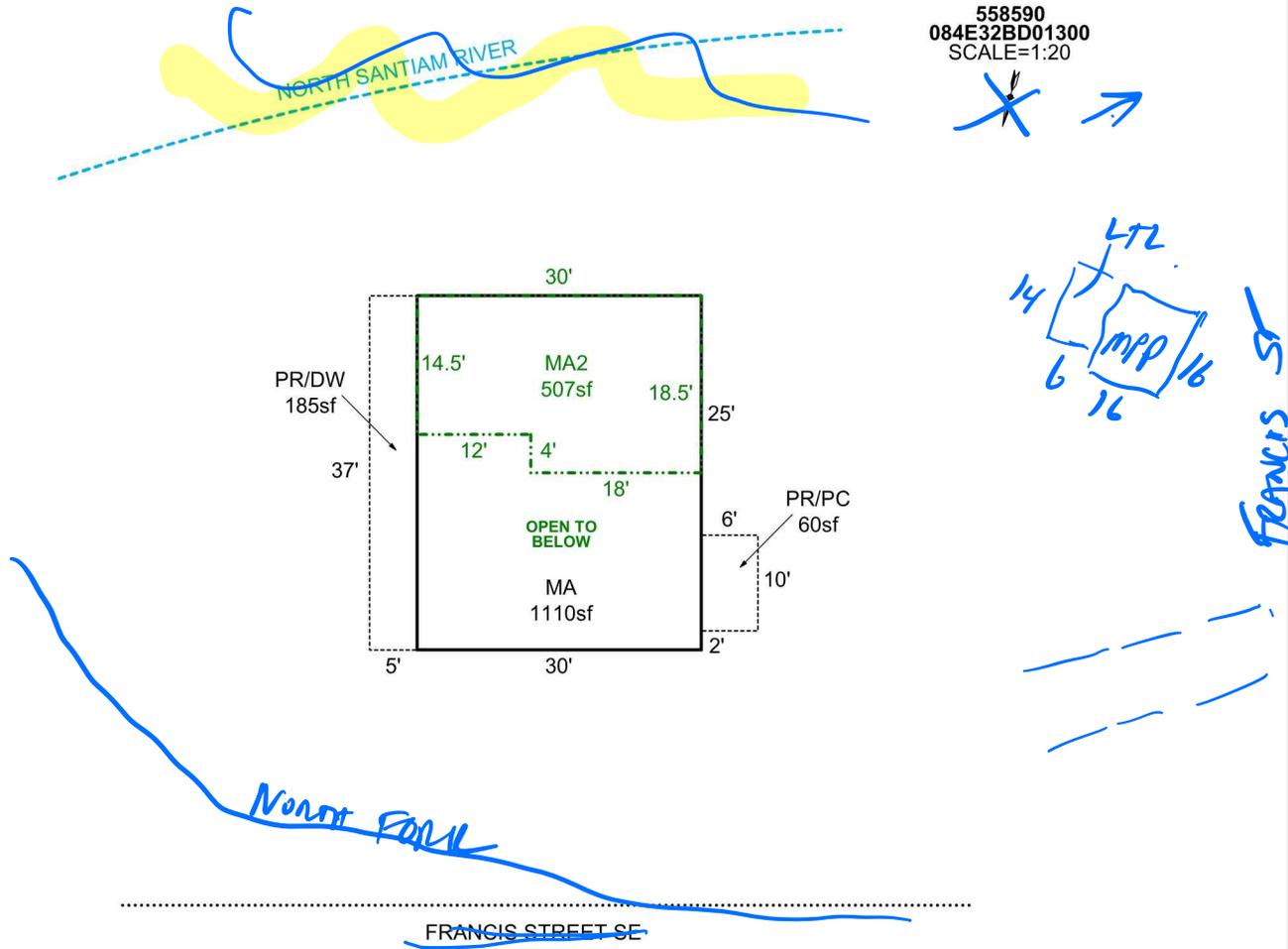
MPG 16x16 Ave 2025 now  
LTL 6x14 2025 ~~now~~ Yo

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558590 Parcel No.: 084E32BD01300  
 Property Address: 35454 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	1110.0	134.0	1110.0
GLA2	MA2	1.0	507.0	97.0	507.0
P/P	PR/PC	1.0	60.0	32.0	
	PR/DW	1.0	185.0	84.0	245.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/9/17  
 UPDATED BY CJURAN 01/28/2021  
 UPDATED BY CJURAN 11/01/2021 555-21-008374

### COMMENT TABLE 2

WV #06 12/03/2020 AOG

### COMMENT TABLE 3

Line 8-27-25  
 CIVIL 14

Net LIVABLE                      cnt                      2                      (rounded)                      1,617