

Acct ID: 558591 MTL: 084E32BD02500 Date: 8-27-25 Appr: Gene Prop Class: 017 RMV Prop Class: 401
 Situs: 35325 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117428 Year: 2025
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: Y Tag info: 2023 - Tags/Perms (Be in use)
 Owner: LEMONS JRLT & LEMONS, THOMAS F TRE & Roll Type: R
 Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 232690
 RMV Land: 257230 RMV Imp: 380670 RMV Total: 637900 MAV: 126120 MSAV: 106570 SAV: 188550
 Comment: 23-24: L2 1.31.21 CL
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 10.15.20 WV06//

Handwritten notes:
 IMPV
 8-27-25
 Gene

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: 0.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 222230 Exception: Y N
 S
 Adjustment(s): H2OGR 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: 141 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1780 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 380670
 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	1780	3	FB-2	2022	2022	BATH - 2, KIT-, HVAC, ROOF+	Y N
Garage Attached	4	Finished	484	0	0	2022	2022	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	2022	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.

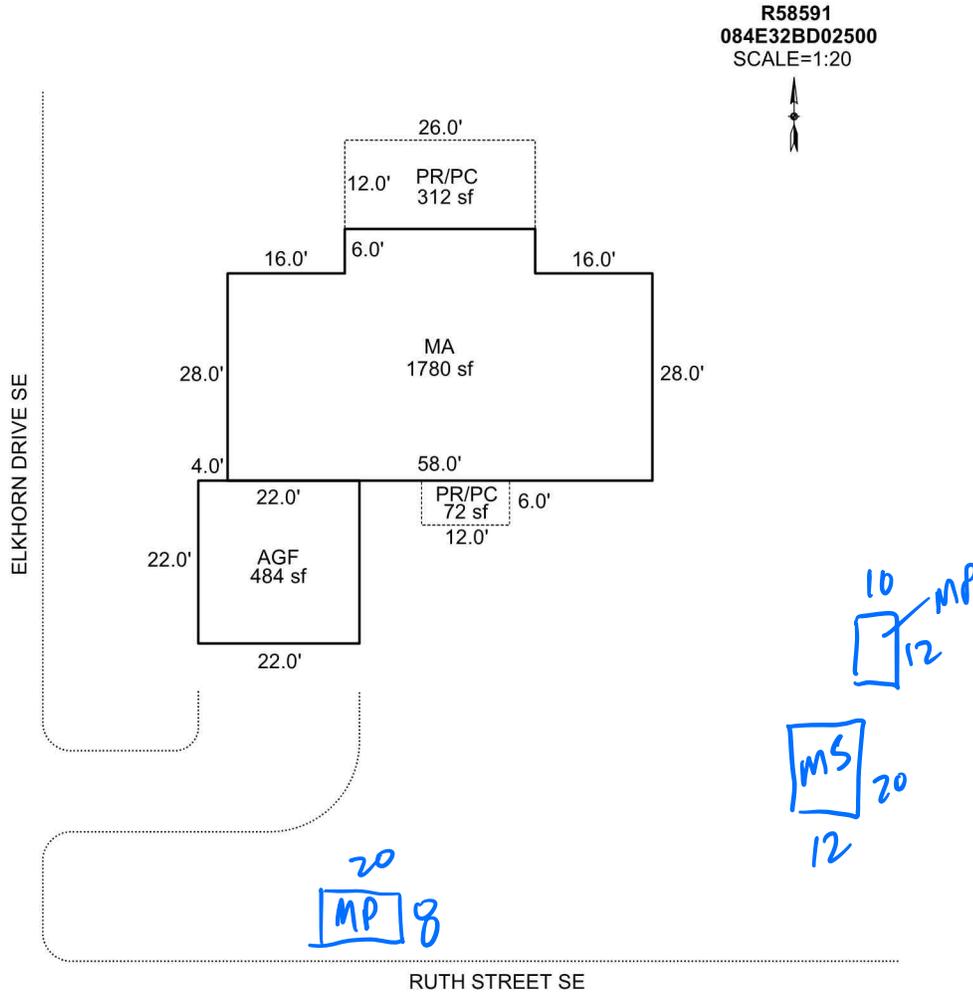
Handwritten notes:
 MS 5 12x20 AVB 2025 NEW
 MP 6 8x20 AVB 2025 NEW
 MP 6 10x12 AVB 2025 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R58591 Parcel No.: 084E32BD02500
 Property Address: 35325 RUTH ST SE
 City: LYONS County: 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	1780.0	184.0	1780.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PR/PC	1.0	312.0	76.0	
	PR/PC	1.0	72.0	36.0	384.0

COMMENT TABLE 1

DRAWN BY NC 12/24/2008
 UPDATED BY CJURAN 01/06/2021
 UPDATED BY CJURAN 08/18/2021 555-21-006344

COMMENT TABLE 2

WV #06 10/15/2020 AOG

COMMENT TABLE 3

Curtis 8-27-25
Cycle 47

Net LIVABLE cnt 1 (rounded) 1,780