

Acct ID: 558603 MTL: 084E32CA00800 Date: **8-27-25** Appr: **CLW** Prop Class: 401 RMV Prop Class: 401  
 Situs: 35386 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117440 Year: 2025  
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: \_\_\_\_\_  
 Owner: EVANS FAM TR Roll Type: R  
 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 171950  
 RMV Land: 184550 RMV Imp: 198190 RMV Total: 382740 MAV: 171950 MSAV: 0 SAV: 0  
 Comment: 23-24: L2 1.31.23 CWO  
 LEVEL 4 10.16.20 WV06

**INPUT  
9-4-25  
CLW**

**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: 0.08 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 24020 Exception: Y N  
 S  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL

Site: 2 Code Area: 56540 Size: 0.44 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 125530 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56540 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 896 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 198190  
 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: Y N
First Floor	3 +	Finished	896	2	FB-1	2022	2022	KIT, HVAC, ROOF, BATH - 1	Y N
Garage Attached	3 +	Finished	352	0	0	2022	2022	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	0	2022	19067	1	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

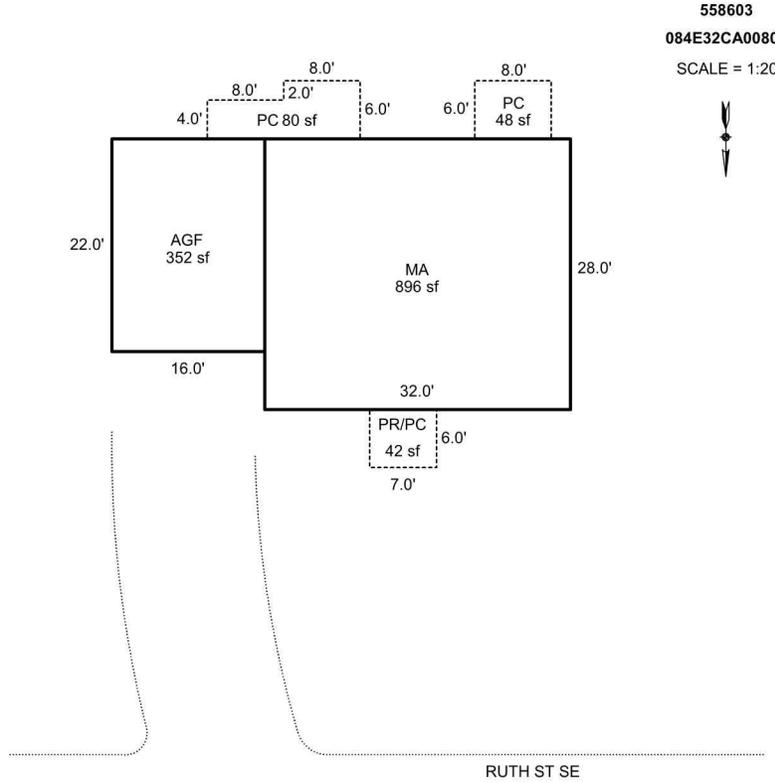
**NC**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558603 Parcel No.: 084E32CA00800  
 Property Address: 35386 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	896.0	120.0	896.0
GAR	AGF	1.0	352.0	76.0	352.0
P/P	PC	1.0	48.0	28.0	
	PC	1.0	80.0	44.0	
	PR/PC	1.0	42.0	26.0	170.0

### COMMENT TABLE 1

Apex 10/16/2012 Jane  
 Update by CW 1/31/14  
 UPDATED BY CJURAN 01/06/2021  
 UPDATED BY CJURAN 04/20/2022 555-22-001425

### COMMENT TABLE 2

Wv #06 10/16/2020 AOG

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1                      (rounded)                      896

Jane 8/27/25  
 Cyne 14