

Acct ID: 558609 MTL: 084E32BD00200 Date: 8-27-25 Appr: Luca Prop Class: 017 RMV Prop Class: 401
 Situs: 35323 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117446 Year: 2025
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: Y Tag info: 2023 - Tags/Permit (Completion)
 Owner: PACE, PAUL E & PACE, LEANNE L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 219530
 RMV Land: 177990 RMV Imp: 438630 RMV Total: 616620 MAV: 73030 MSAV: 146500 SAV: 264080
 Comment: 23-24: L2 1.31.23 CL
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 11.10.20 CL10//

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: 20038 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 142990 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1892 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 435730
 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	1172	0	FB-1	2021	2021	BATH - 1, KIT-, HVAC	Y N
Second Floor	4	Finished	720	1	0	2021	2021	BATH - 1, BATH+, HVA	Y N
Attic	4	Unfinished	360	0	0	2021	2021		Y N
Garage Attached	4	Finished	720	0	0	2021	2021		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2021	31779	1	Y N

Bldg: 3 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	Exception
No floor data available									

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56540 Stat Class: 321 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 320 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 20x20 RMV: 2900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 16 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Hay Cover	5	Finished	<u>320</u>	0	0	2022	2022	<u>AVG</u>	Y N

Accessories

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

Bldg: 4 Code Area: 56540 Stat Class: RBO Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Rebuilt Homestead Outbuilding

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
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No floor data available

Accessories

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

HC 5 14x28 AVE NEW
~~1020~~ 234# AVE NEW
 LTL

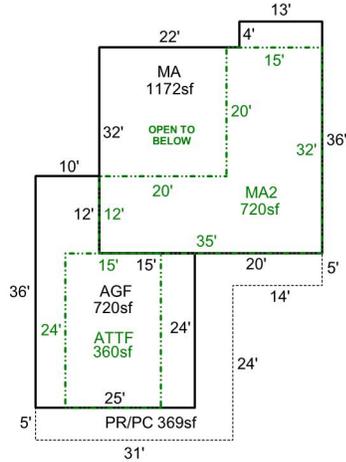
} 2025

SKETCH/AREA TABLE ADDENDUM

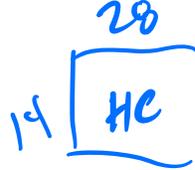
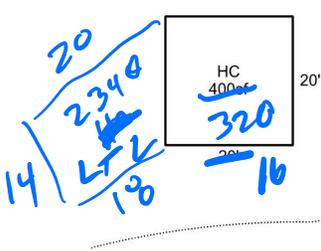
SUBJECT INFO

File No.: 558609 Parcel No.: 084E32BD00200
 Property Address: 35323 FRANCIS ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



558609
084E32BD00200
SCALE = 1:30



FRANCIS STREET SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	400.0	80.0	400.0
GLA1	MA	1.0	1172.0	142.0	1172.0
GLA2	MA2	1.0	720.0	134.0	
	ATTF	1.0	360.0	78.0	1080.0
GAR	AGF	1.0	720.0	122.0	720.0
P/P	PR/PC	1.0	369.0	148.0	369.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/9/17
 UPDATED BY CJURAN 01/20/2021
 UPDATED BY CJURAN 08/23/2021 555-21-006798
 UPDATED BY CJURAN 02/07/2023

COMMENT TABLE 2

CL #10 11/10/2020 AOG
 #10 CL 01/31/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 3 (rounded) 2,252
 Net BUILDING cnt 1 (rounded) 400

LEAVE 8.27.25
CYCLE 24