

Acct ID: 558633 MTL: 084E32BC00300 Date: 8.27.25 Appr: Luca Prop Class: 641 RMV Prop Class: 401
 Situs: 35255 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 24954 Year: 2025
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: input 9-4-25 Luca
 Owner: BRADSHAW JRLT Roll Type: R
 Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 218607
 RMV Land: 372020 RMV Imp: 393290 RMV Total: 765310 MAV: 216990 MSAV: 1617 SAV: 3136
 Comment: 23-24: L2 1.31.23 CL LEVEL 4 3.2.21 WV06//

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	56540	0

Land

REPLANTED

Site: 1	Code Area: 56540	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6B	Value Source: Market Homesite	Description: SIX BENCH	RMV: 45770	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 2012-13: APPROVED 2.9 ACRES DFL// 09-10: CREATE FP ACCOUNT// 2003-04 REAPPRAISAL.						
Site: 3	Code Area: 56540	Size: 2.90 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLE	Value Source: Designated Forest Land	Description: DFL Class E	RMV: 139720	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: Liability year - 2012 / 12900040// 09-10: CREATE FP ACCOUNT// 2003-04 REAPPRAISAL.						
Site: 4	Code Area: 56540	Size: 1.10 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural at MKT	Description: SIX BENCH	RMV: 50350	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: 09-10: CREATE FP ACCOUNT// 2003-04 REAPPRAISAL.						
Site: 5	Code Area: 56540	Size: 2.10 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLE	Value Source: Designated Forest Land	Description: DFL Class E	RMV: 101180	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: Liability year - 2012 / 17-18: CYCLE WORK #36 NO CHG// 2012-13: APPROVED DFL// 09-10: CREATE FP ACCOUNT// 2003-04 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 56540	Stat Class: 142	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 1911	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 283460				
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	1155	1	FB-1	2010	2010	KIT, HVAC, ROOF, BATH - 1	Y N
Second Floor	4	Finished	756	0	FB-1	2010	2010	HVAC, BATH - 1	Y N

Accessories

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

Bldg: 2	Code Area: 56540	Stat Class: 148	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 90740				
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
Garage Detached	4	Low Cost	975	0	0	2010	2010	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 56540	Stat Class: 351	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 864	% Complete: 100
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Desc: General Purpose Building (GB)

Dimensions: 36x24

RMV: 19090

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
General Purpose Bldg	5	Finished	864	0	0	2022	2022	EMR AWG	N

Accessories

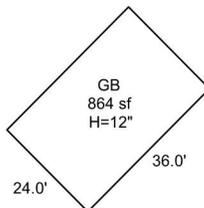
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

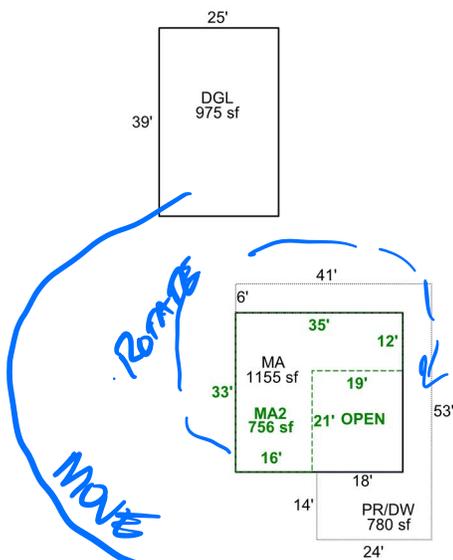
SUBJECT INFO

File No.: 558633 Parcel No.: 084E32BC00300
 Property Address: 35255 N FORK RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



558633
084E32BC00300
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	864.0
GLA1	MA	1.0	1155.0	136.0	1155.0
GLA2	MA2	1.0	756.0	136.0	756.0
P/P	PR/DW	1.0	780.0	224.0	780.0

COMMENT TABLE 1

DRAWN BY SH 12-2-10
 UPDATED BY CJURAN 10/03/2022 555-22-006516

COMMENT TABLE 2

COMMENT TABLE 3

Take 8-27-25
CYUB 44

Net LIVABLE cnt 2 (rounded) 1,911
 Net BUILDING cnt 1 (rounded) 864