

Summary

Lead Appr: WW

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date: 1/28/2025

Acct ID: 562032

MTL: 092E16BC01600

Date: 2-20-25

Appr: Cena

Prop Class: 017

RMV Prop Class: 401

Situs: 11350 ROWENA AVE SE LYONS OR 97358

MaSaNh: 01 06 007

Unit: 132787

Year: 2025

Last Date Appraised: 10/27/2022

Appraiser: CLINT LUKE

Retag: Y 0

Tag info:

Owner: SOTO, JOSEPH A

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 0

LCB TTO INSP

AV: 196440

RMV Land: 193340

RMV Imp: 288170

RMV Total: 481510

MAV: 126160

MSAV: 70280

SAV: 88940

Comment: 23-24: L2 10.27.22 CL

11.3.21 L2 CLuke

LEVEL 4 4.7.21 WV06

1 NPH

2-20-25

Cena

Completed

4-22-25

Cena

RHSA

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29540	0

Land

Site: 1	Code Area: 29540	Size: 12197 Sqft	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 143340	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 2009-2010 CYCLE WORK #36 CHANGE GB EYB//						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 131 +	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1388	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 272260
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	1388	3	FB-2	2021	2021	BATH+, HVAC, ROOF, KIT, BATH - 2	Y N
Garage Attached	3	Finished	480	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	3	0	2021	31779	1	Y N

Bldg: 3	Code Area: 29540	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: Y N
No floor data available									

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 29540	Stat Class: 351	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 720	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 30x24	RMV: 15910
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	720	0	0	2022	2022	PAIR <u>AKB</u>	Y <u>0</u>

Accessories

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

Bldg: 4	Code Area: 29540	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
No floor data available								
Accessories								
Description			Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available								

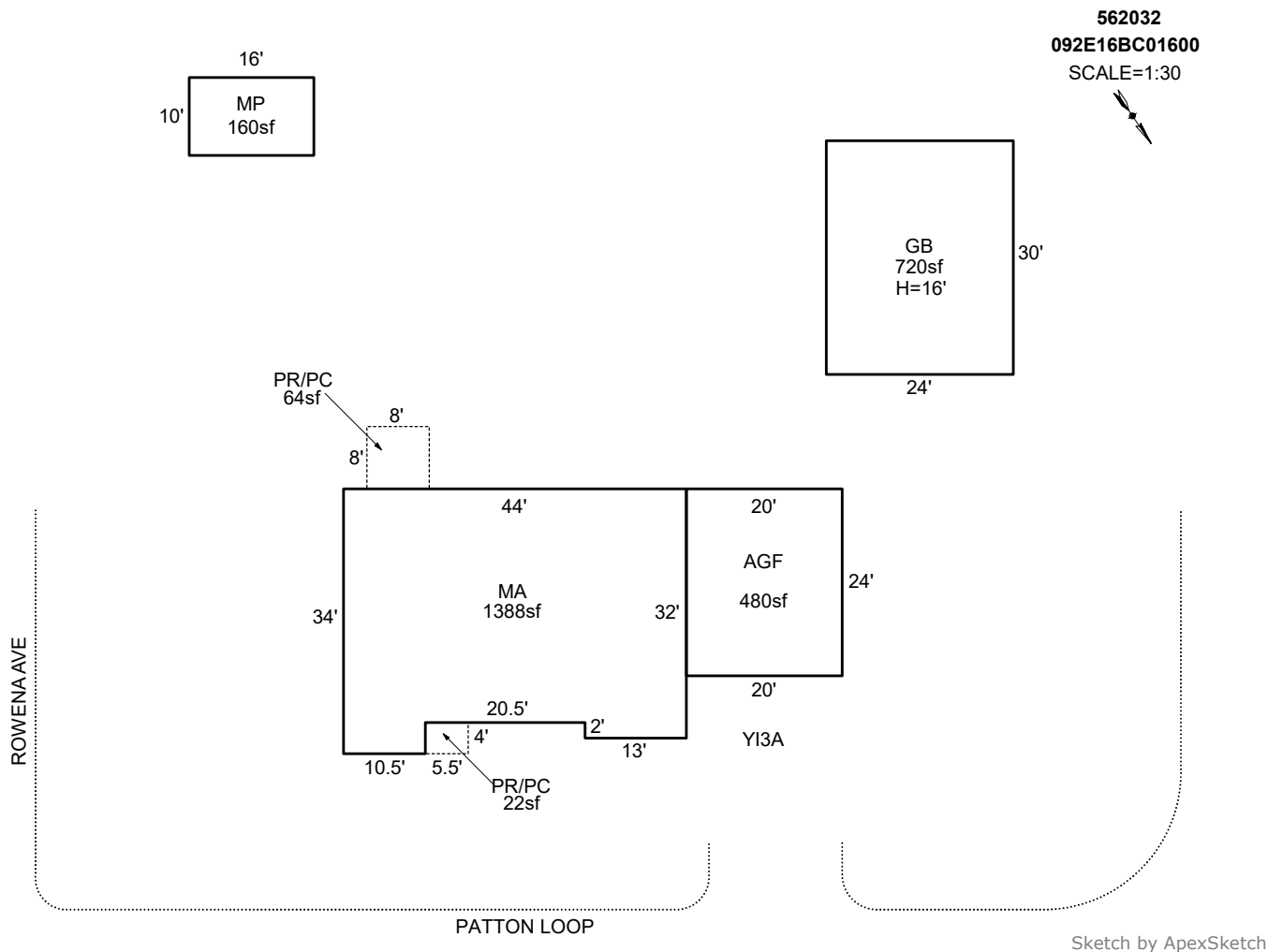
MPG 10x16 Avg 2022 New

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562032 Parcel No.: 092E16BC01600
 Property Address: 11350 ROWENA AV SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	720.0	108.0	
	MP	1.0	160.0	52.0	880.0
GLA1	MA	1.0	1388.0	160.0	1388.0
GAR	AGF	1.0	480.0	88.0	480.0
P/P	PR/PC	1.0	64.0	32.0	
	PR/PC	1.0	22.0	19.0	86.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/22/18
 UPDATED BY CJURAN 06/15/2021 555-21-004120
 UPDATED BY CJURAN 11/14/2022
 UPDATED BY CLOBERG 04/22/25

COMMENT TABLE 2

10/27/2022 CL #10
 CLUKE 02/20/25

COMMENT TABLE 3

TAGS L2
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,388
 Net BUILDING cnt 2 (rounded) 880