

Acct ID: 540873 MTL: 092E09D000600 Date: B-2025 Appr: AVA Prop Class: 451 RMV Prop Class: 451
 Situs: 24565 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 78886 Year: 2025
 Last Date Appraised: 08/16/2017 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: PEEK LT & PEEK, DONALD R TRE & Roll Type: R
Cycl Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 246330
 RMV Land: 264310 RMV Imp: 333280 RMV Total: 597590 MAV: 246330 MSAV: 0 SAV: 0
 Comment: _____

Input
 10-23-25
 AVA

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: 1.07 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 214310 Exception: Y N
 Adjustment(s): _____ Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 01-02: F00-635 LLA BETWEEN R40874 AND R40873 / ADDED HOMESITE /02-03: DISQ 0.30 AC - ADDED TO HOME SITE . 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 1939 Eff Year Blt: 1990 Sq.Ft: 1170 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 213820
 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	1170	3	FB-1	1939	1990	BATH - 1, KIT, ROOF, HVAC, FP - 1	Exception: Y N
Garage Attached	<u>4</u>	Unfinished	600	0	0	1948	1978	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	152	1990	4289	1	Exception: Y N

Bldg: 2 Code Area: 29540 Stat Class: 138 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: _____ RMV: 115230
 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
Attic	3	Unfinished	576	0	0	2007	2007		Exception: Y N
Garage Oversized Detached	3	Unfinished	1728	0	0	2007	2007	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x20 RMV: 4230
 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
Multi-Purpose Bldg	<u>6</u>	Finished	320	0	0	2007	2007		Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

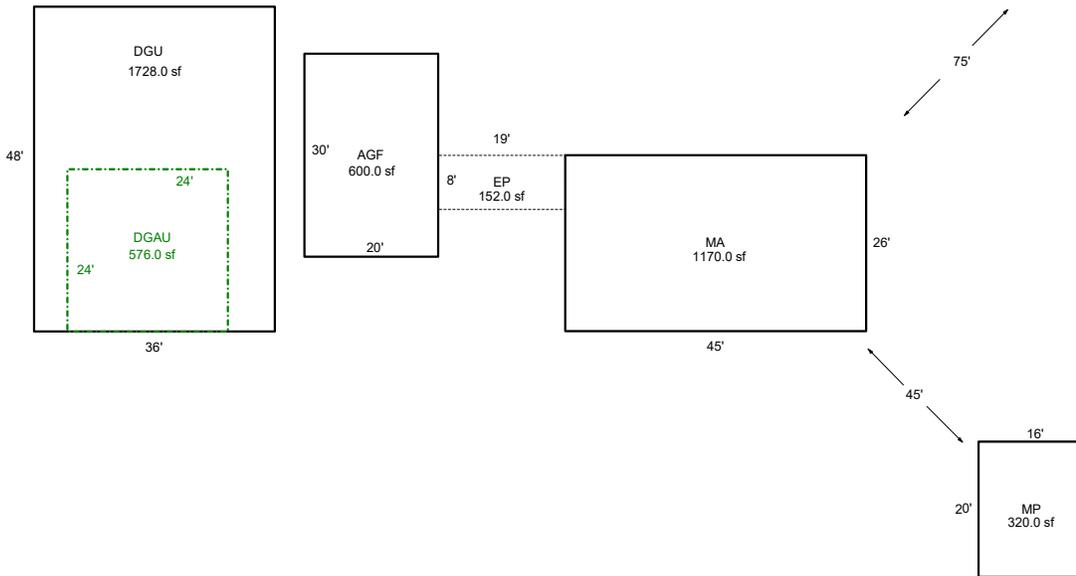
File No.: 540873 Parcel No.: 092E09D 00600
 Property Address: 24565 North Fork Rd SE
 City: Lyons County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540873
092E09D 00600



LTL
NV-NI



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1170.0	142.0	1170.0
GAR	AGF	1.0	600.0	100.0	
	DGU	1.0	1728.0	168.0	2328.0
OTH	DGAU	1.0	576.0	96.0	
	MP	1.0	320.0	72.0	896.0
P/P	EP	1.0	152.0	54.0	152.0

COMMENT TABLE 1

Apex by JA 1/05/09
 UPDATED BY CLOBERG 10/09/25

COMMENT TABLE 2

CLUKE 08/28/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,170