

Summary

Lead Appr: ^{ww 11/18} Clerk: Lead Clerk: Appr: Print Date: 9/26/2025

Acct ID: 541054 MTL: 092E17BA00300 Date: **11-13-25** Appr: **Lena** Prop Class: 451 RMV Prop Class: 451
Situs: 23149 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 87664 Year: 2025

Last Date Appraised: 02/18/2025 Appraiser: CLINT LUKE Tag: Y **N** Tag info: 2026 - Tags/Permit (Complete) Last Sales Date: 06/12/2025 Roll Type: R
Owner: KENASTON, COLT
Cycle **Tag** Sales Verification Other: Inspection level: 1 **D** 2 3 4 LCB TTO INSP AV: 73840
RMV Land: 98180 RMV Imp: 76140 RMV Total: 174320 MAV: 20810 MSAV: 0 SAV: 0
Comment: 25-26 L4 2/18/25 CLUKE
25-26 L3 1/9/25 CLUKE
LEVEL 4 4.7.21 WV06

11-17-25
MPA
CLUKE

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	29540	16700

Land

Site: 1 Code Area: 29540 Size: 0.80 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 63180 Exception: Y N
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL OSD / 19-20: #10 CYCLE, DW & MP GONE / 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 131 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1348 % Complete: 40.00
Desc: One Story Only Dimensions: RMV: 76140 **100**
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 36330 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	1348	2	2	2024	2024	AWK 206	Exception: 0 N

Accessories

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

X13F



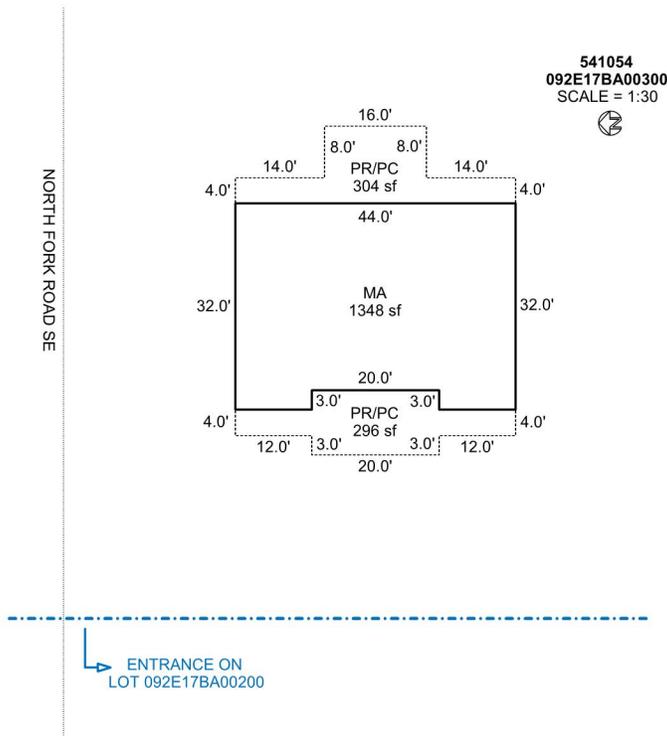
11/13/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541054 Parcel No.: 092E17BA00300
 Property Address: 23149 NORTH FORK RD 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	1348.0	158.0	1348.0
P/P	PR/PC	1.0	304.0	112.0	
	PR/PC	1.0	296.0	108.0	600.0

COMMENT TABLE 1

APEX BY CE 11/17/09
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 05/09/2024 23-009460 MA

COMMENT TABLE 2

WV #06 04/07/2021 AOG

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,348

Area 1-29-25
 TABS 23
 Area 2-8-25
 CYCLE L4
 Area 11-13-25
 TABS L2

Percent Complete Form

Account # 541054

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing <i>12-31-24</i>	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%	75%	Plumbing Rough-In <i>12-31</i>	4%	3%	60%
3%		Electrical Rough-In <i>12-31</i>	3%	2%	
2%		Heating Rough-In <i>12-31</i>	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation <i>1-24-25</i>	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures <i>10-11-24</i>	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR CEVIC Date 10-11-24 YR For 25-26 % COMP 40
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____