

Summary

WW 11/18

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 541196 MTL: 092E18DA00600 Date: 11-13-25 Appr: Luke Prop Class: 401 RMV Prop Class: 401
Situs: 22806 JENNIE RD SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 62543 Year: 2025

Last Date Appraised: 12/10/2024 Appraiser: CLINT LUKE Tag: 0 N Tag info: 2026 - Tags/Permit (Completion) Last Sales Date: Roll Type: R
Owner: BELL, NEONTA M
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 334040
RMV Land: 369350 RMV Imp: 314310 RMV Total: 683660 MAV: 258980 MSAV: 0 SAV: 0

Comment: 25-26 L2 12/10/24 CLUKE
24-25 L4 2/13/24 CLUKE
24-25 L3 1/4/24 CLUKE
LEVEL 4 1.4.21 WV06//

OSDs

OWNER DOING MOST OF WORK - SLOW GOING

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|--------------------|-------|-----------|-----------|
| 1 | MKTN | OSD - NO LANDSCAPE | 35000 | 29544 | 0 |

Land

Site: 1 Code Area: 29544 Size: 0.76 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 334350 Exception: Y N
Adjustment(s): H2OGR, GSOIL Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 19-20: CYCLE WORK #10 CHG OSD// 03-04: REAPPRAISAL NICE RIVERVIEW, ACCESS, GREAT SWIMMING HOLE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 144 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3030 % Complete: 60.00
Desc: Multi Story above grade with basement Dimensions: RMV: 314310
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 75060 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| First Floor | 4 | Finished | 1520 | 0 | 0 | 2023 | 2023 | ROOF | Y N |
| Attic | 4 | Low Cost | 158 | 0 | 0 | 2023 | 2023 | | Y N |
| Attic | 4 | Low Cost | 210 | 0 | 0 | 2023 | 2023 | | Y N |
| Attic | 4 | Finished | 302 | 0 | 0 | 2023 | 2023 | | Y N |
| Basement | 4 | Finished | 420 | 0 | 0 | 2023 | 2023 | | Y N |
| Basement | 4 | Finished | 420 | 0 | 0 | 2023 | 2023 | | Y N |
| Garage Basement | 4 | Finished | 680 | 0 | 0 | 2023 | 2023 | | Y N |

Accessories

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



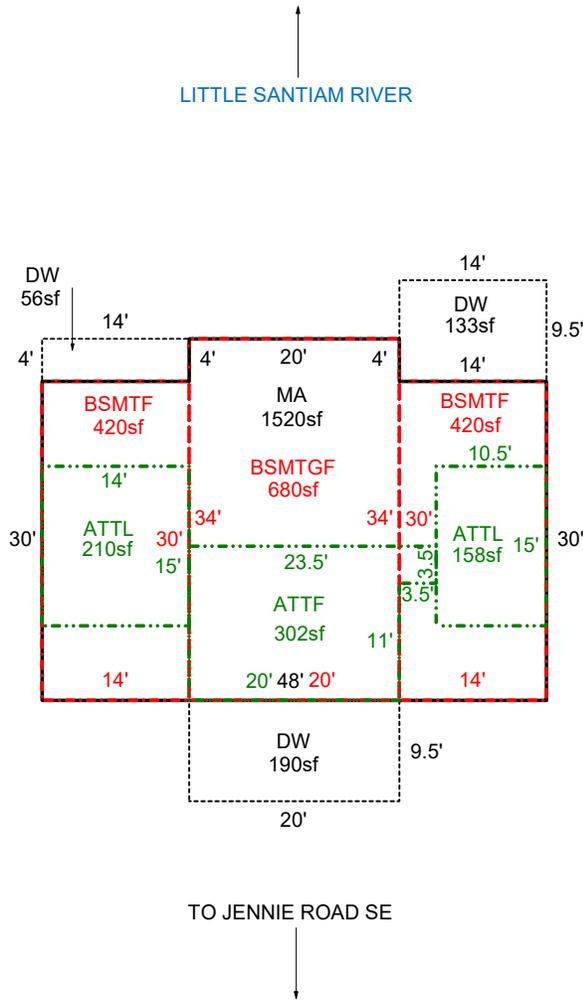
11/13/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541196 Parcel No.: 092E18DA00600
 Property Address: 22806 JENNIE RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1520.0 | 164.0 | 1520.0 |
| GLA2 | ATTF | 1.0 | 302.3 | 76.0 | |
| | ATTL | 1.0 | 157.5 | 51.0 | |
| | ATTL | 1.0 | 210.0 | 58.0 | 669.8 |
| BSMT | BSMTF | 1.0 | 420.0 | 88.0 | |
| | BSMTF | 1.0 | 420.0 | 88.0 | 840.0 |
| GAR | BSMTGF | 1.0 | 680.0 | 108.0 | 680.0 |
| P/P | DW | 1.0 | 190.0 | 59.0 | |
| | DW | 1.0 | 56.0 | 36.0 | |
| | DW | 1.0 | 133.0 | 47.0 | 379.0 |

COMMENT TABLE 1

APEX BY CE 1/27/10
 UPDATED BY JRONDEMA 11/13/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 09/21/2022 555-22-002865
 UPDATED BY CJURAN 01/25/2024
 UPDATED BY CLOBERG 01/13/25

COMMENT TABLE 2

WV #06 01/04/2020 AOG
 CL 01/04/2024
 CLUKE 12/10/24

COMMENT TABLE 3

TAGS L3
 TAGS L2

Net LIVABLE cnt 0 (rounded) 2,190

AOG 11-13-25
TAGS L3

Percent Complete Form

Account # 541196

Additions

New Homes

| | | No Basement | | Basement | |
|--------|-------|-----------------------------------|---------------|---------------|-------|
| % Item | % Sum | % Item | % Sum | % Item | % Sum |
| 3% | | Plans/Survey | 3% | 3% | |
| 2% | 0% | Excavation | 2% | 4% | 0% |
| 3% | | Foundation | 3% | 10% | |
| 35% | 45% | Framing | 14% | 20% | 35% |
| 8% | 50% | Trusses | 7% | 30% | 40% |
| 7% | 60% | Roofing | 7% | 35% | 45% |
| 7% | 65% | Windows/Ext Doors | 7% | 45% | 55% |
| 5% | 70% | Siding | 5% | 50% | 60% |
| 4% | 75% | Plumbing Rough-In <i>3-3-25</i> | 4% | 55% | 65% |
| 3% | | Electrical Rough-In <i>3-3-25</i> | 3% | | |
| 2% | 80% | Heating Rough-In <i>3-3-25</i> | 2% | 60% | 70% |
| | | Heating Unit | 1% | | |
| 3% | | Insulation <i>3-19-25</i> | 3% | 2% | |
| 5% | 85% | Drywall (Finished) | 5% | 65% | 70% |
| 2% | 90% | Paint Interior | 2% | 70% | 75% |
| 2% | | Paint Exterior | 2% | | |
| | | Cabinets | 6% | 75% | 80% |
| 2% | 95% | Electrical Fixtures | 3% | 80% | 85% |
| 2% | | Plumbing Fixtures | 4% | | |
| 3% | 100% | Floor Coverings & Countertops | 7% | 90% | 90% |
| 2% | | Interior Trim Carpentry | 7% | 95% | 95% |
| | | Porch/Entry/Stoop | 2% | 100% | 100% |
| | | Finish Grade | 1% | | |

APPR GWK Date 12-10-24 YR For 25-26 % COMP 60
 APPR GWK Date 11-13-26 YR For 26-27 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

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 _____



12/10/24



12/10/24