

Acct ID: 541263 MTL: 092E23CC00100 Date: 11.7.25 Appr: JJS Prop Class: 459 RMV Prop Class: 459  
 Situs: 26302 SITKUM ST SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 35886 Year: 2025

Last Date Appraised: 02/15/2024 Appraiser: CLINT LUKE Tag: Y 0 Tag info: 2023 - MS Placement - Parcel (Residence)  
 Owner: JASON B HIGGINS & JUDITH C MCQUADE-HIGGI Last Sales Date: 06/30/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 0 LCB TTO INSP AV: 294310  
 RMV Land: 453260 RMV Imp: 186330 RMV Total: 639590 MAV: 294310 MSAV: 0 SAV: 0  
 Comment: 24-25 L4 2/15/24 CLUKE  
 23-24 L2 01.12.23 CL  
 22-23 L2 12/6/21 CLUKE//  
 LEVEL 4 12.1.20 CL10//

SV, N L

MLS/Dm: ?  
code: 33 6/30/25 sale

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56440	0

Land

Site: 1 Code Area: 56440 Size: 3.87 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 418260 Exception: Y N  
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 457 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1512 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 142930  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1512	3	FB-2	2022	2022	SKRT+, ROOF+, KIT-, HVAC, BATH+, BATH - 2 Exception: Y N

Accessories

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

Bldg: 2 Code Area: 56440 Stat Class: 107 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 20210  
 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
YARD IMPROVEMENTS AVERAGE	3	0	2022	19067	1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56440 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 864 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 23190  
 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
General Purpose Bldg	6	Finished	864	0	0	2021	2021	FAIR Exception: Y N

Accessories

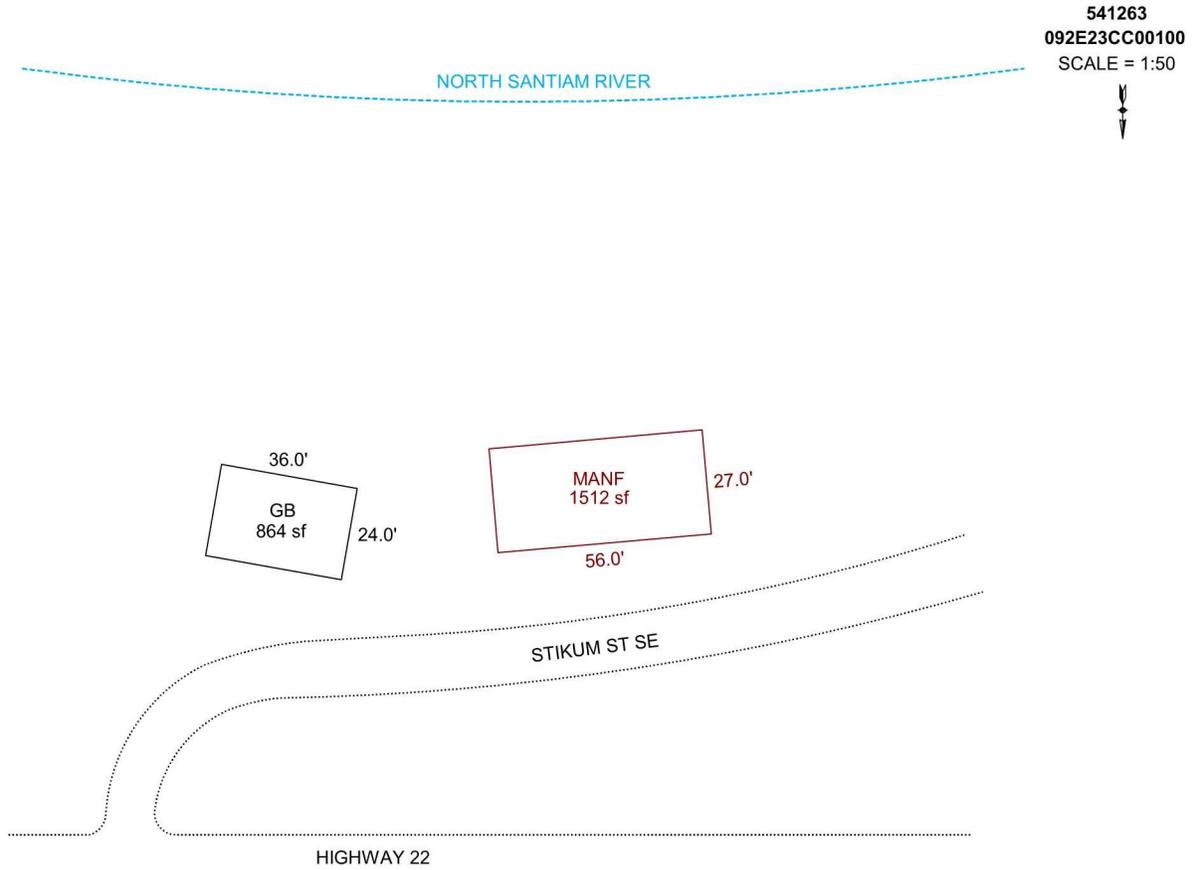
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541263 Parcel No.: 092E23CC 00100  
 Property Address: 26302 SITKUM ST 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
GBA1	GB	1.0	864.0	120.0	864.0
GLA	MANF	1.0	1512.0	166.0	1512.0

### COMMENT TABLE 1

Apex 10/11/2012 Jane  
 UPDATED BY CJURAN 01/05/2021  
 UPDATED BY CJURAN 04/19/2021 555-21-002187  
 UPDATED BY CJURAN 10/27/2021 555-21-008325

### COMMENT TABLE 2

CL #10 12/01/2020 AOG  
**335 11.7.25**

### COMMENT TABLE 3

**SV L4**

Net LIVABLE	cnt	1	(rounded)		1,512
Net BUILDING	cnt	1	(rounded)		864