

Summary

Lead Appr: WW 10/30

Clerk:

Lead Clerk:

Appr:

Print Date:

9/26/2025

Acct ID: 551884

MTL: 092E23CC00800

Date: 10-10-25

Appr: CLUKE

Prop Class: 451

RMV Prop Class: 451

Situs: 26132 SITKUM ST SE LYONS OR 97358

MaSaNh: 01 06 000

Unit: 123963

Year: 2025

Last Date Appraised: 12/10/2024

Appraiser: CLINT LUKE

Tag: Y

Tag info: 2026 - Tags/Permit (Complete)

Owner: TROFIMCHIK, GENNADIY G

Last Sales Date: 07/26/2023

Roll Type: R

Cycle: 1 Sales Verification Other:

Inspection level: 1 2 3

LCB TTO INSP

AV: 302900

RMV Land: 363210

RMV Imp: 382330

RMV Total: 745540

MAV: 103780

MSAV: 0

SAV: 0

Comment: 25-26 L2 12/10/24 CLUKE

24-25 L4 2/15/24 CLUKE

24-25 L4 11/29/23 CLUKE

LEVEL 4 10.23.20 WV06//

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56440	16700

Land

Site: 1 Code Area: 56440 Size: 1.12 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 328210 Exception: Y N  
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Update land classes  
 21-22: PER #06 DEL RES, OSD// 99-2000; NO CHANGE CHECK 1-1-2000 . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56440 Stat Class: 143 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3754 % Complete: 7000  
 Desc: One Story with basement Dimensions: RMV: 382330  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 182420 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	51	Finished	2202	2	2	2024	2024	ROOF	Y N
Basement	4	Finished	1552	0	1	2024	2024		Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-002012	83696	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	0	0	R	REV-01 ADD OFFICE & BATH, MOVE PLAYROOM - FIRE - REPLACEMENT 2 BD, 4 BATH W/BASEMENT BONUS/PLAY ROOM

10-28-25  
CLUKE

CHANGE CLASS BEFORE EXCEPTION  
100

FINISHED 8-8-25

Y146

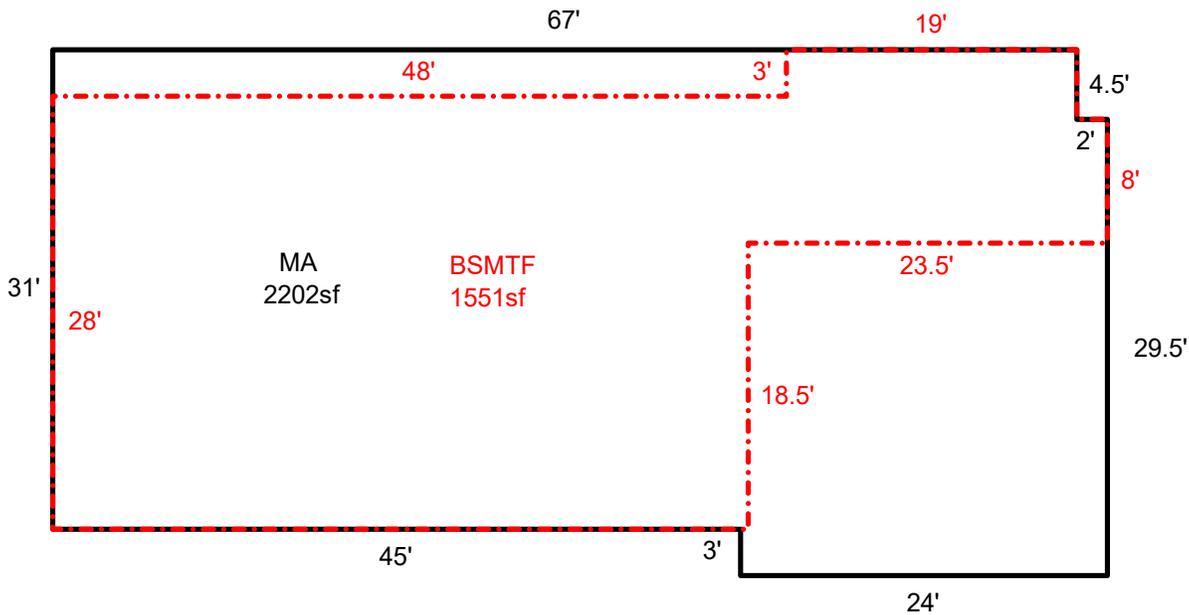
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 551884 Parcel No.: 092E23CC00800  
 Property Address: 26132 SITKUM ST SE  
 City: LYONS County: Marion State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**551884**  
**092E23CC00800**  
**SCALE=1:20**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2202.0	206.0	2202.0
BSMTF	BSMTF	1.0	1551.3	200.0	1551.3

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/29/18  
 UPDATED BY CJURAN 01/06/2021  
 UPDATED BY CLOBERG 06/13/24 24-002012 MA  
 UPDATED BY CLOBERG 01/15/25  
 UPDATED BY CLOBERG 08/11/25 24-002012 MA REV

### COMMENT TABLE 2

WV #06 10/23/2020 AOG  
 CLUKE 12/10/24

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      0      (rounded)                      2,202