

Acct ID: 556268 MTL: 092E17BC00300 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 23197 SANTIAM WAY SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 105400 Year: 2025

Last Date Appraised: 02/21/2025 Appraiser: CLINT LUKE Tag: Y N Tag info:
 Owner: CLARK, COPPETT W Last Sales Date: 08/19/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 281560
 RMV Land: 345490 RMV Imp: 349640 RMV Total: 695130 MAV: 281560 MSAV: 0 SAV: 0
 Comment: 25-26 L4 2/21/25 CLUKE

OSDs **SV, Upd Inv**

MLS: 825474
DOM: 148 Code: 25

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29544	0

Land

Site: 1 Code Area: 29544 Size: 0.52 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 295490 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 09-10 CYCLE WORK, CHANGE MA ROOF COVER TO METAL #36/-

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 142 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 2040 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 338520
 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	1140	0	FB-1	1981	1981	FP - 1, HVAC, KIT, ROOF, BATH - 1	Y N
Second Floor	4	Finished	660	1	FB-1	1981	1981	HVAC, BATH - 1	Y N
Basement	4	Finished	240	0	0	1981	1981	HVAC	Y N
Garage Basement	4	Unfinished	420	0	0	1981	1981		Y N

Accessories

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

Bldg: 2 Code Area: 29544 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 10210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	0	9630	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29544 Stat Class: 355 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 240 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 10x24 RMV: 910
 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
Lean-to Heavy Duty	4	Finished	240	0	0	2002	2002		Y N

Accessories

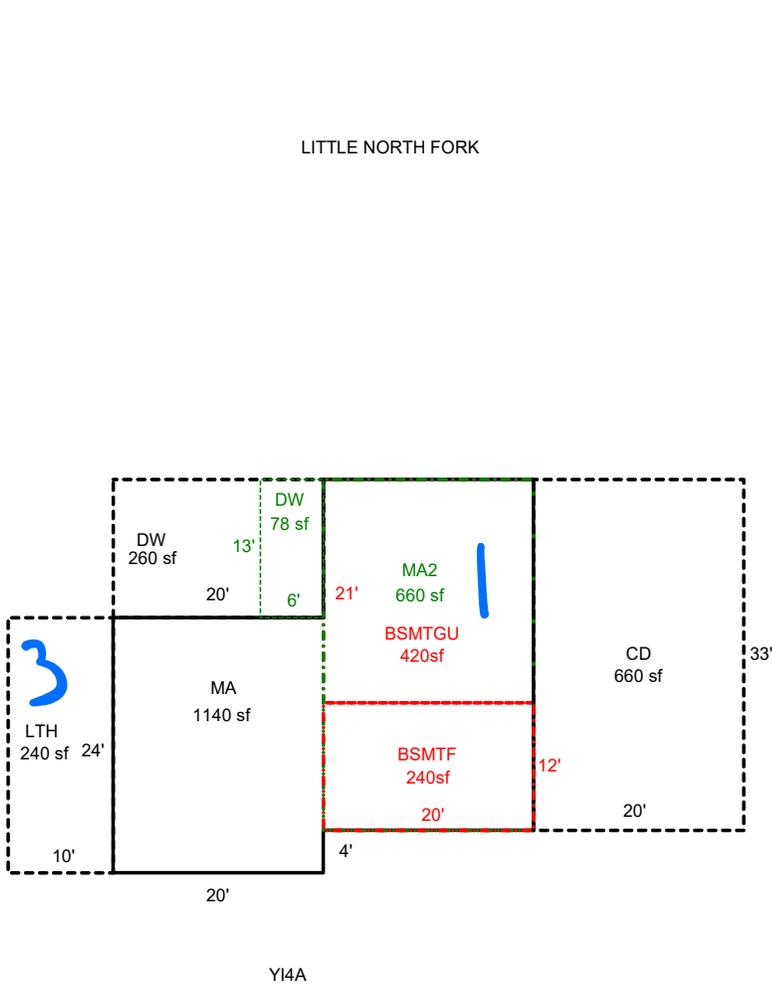
Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**
 No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556268 Parcel No.: 092E17BC00300
 Property Address: 23197 SANTIAM WAY SE
 City: LYONS County: 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
GBA1	LTH	1.0	240.0	68.0	240.0
GLA1	MA	1.0	1140.0	154.0	1140.0
GLA2	MA2	1.0	660.0	106.0	660.0
BSMTF	BSMTF	1.0	240.0	64.0	240.0
GAR	BSMTGU	1.0	420.0	82.0	420.0
P/P	CD	1.0	660.0	106.0	
	DW	1.0	260.0	66.0	
	DW	1.0	78.0	38.0	998.0
	Net LIVABLE	cnt	0 (rounded)		1,800
	Net BUILDING	cnt	1 (rounded)		240

COMMENT TABLE 1

APEX BY CE 11/30/09
 UPDATED BY JRONDEMA 11/15/18
 UPDATED BY CLOBERG 03/04/25

COMMENT TABLE 2

CLUKE 02/21/25

JSS 11.7.25

COMMENT TABLE 3

CYCLE L4

SV L4