

Acct ID: 556307 MTL: 106E22AB01200 Date: 11.7.25 Appr: JJS Prop Class: 459 RMV Prop Class: 459  
 Situs: 49690 NORTH SANTIAM HWY SE IDANHA OR 97350 MaSaNh: 01 06 000 Unit: 109508 Year: 2025

Last Date Appraised: 01/29/2025 Appraiser: CLINT LUKE Tag: Y 0 Tag info:  
 Owner: COPE, ZACHARY GORDON Last Sales Date: 07/17/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138870  
 RMV Land: 347000 RMV Imp: 129410 RMV Total: 476470 MAV: 138870 MSAV: 0 SAV: 0  
 Comment: 25-26 L2 1/29/25 CLUKE  
 25-26 L4 8/30/24 CLUKE

MLS: 828296  
Dom: 80  
Code: 30 ✓

SV NIC

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	56520	0

Land

Site: 1 Code Area: 56520 Size: 0.65 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 307060 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 25-26 SOILS VERIFIED 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56520 Stat Class: 466 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1056 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 44x24 RMV: 124300  
 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	Exception
First Floor	6	Finished	1056	2	FB-2	2009	2009	ROOF, HVAC, KIT, SKRT+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	192	2009	3717	0	Y N
ROOF EXTENSION OR PATIO COVER	6	192	2009	4900	0	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56520 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 2004 Sq.Ft: 168 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 5110  
 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
Multi-Purpose Bldg	6	Finished	168	0	0	1999	2004	AVG	Y N

Accessories

No accessory data available

# SKETCH/AREA TABLE ADDENDUM

Parcel No R56307

File No 106E22AB01200

Property Address 49690 North Santiam HY SE

City Lyons

State OR

Zip 97358

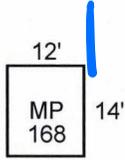
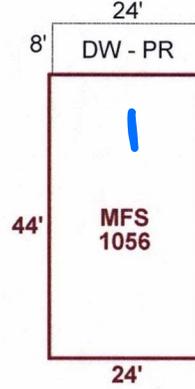
Owner

Client

Appraiser Name

Santiam River

106E22AB01200  
R56307



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1056	136	1056
P/P	DW - PR	1.00	192	64	192
OTH	MP	1.00	168	52	168

#### Comment Table 1

Apex by JA 10/14/09

#### Comment Table 2

JJS 11.7.25

#### Comment Table 3

SV L4

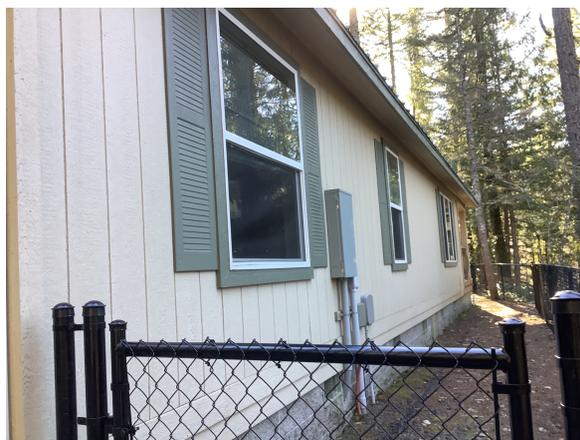
Net LIVABLE Area

(Rounded w/ Factors)

1056



1/29/25



1/29/25



1/29/25



1/29/25



1/29/25