

Summary

Lead Appr: ww 11/18

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date: _____

Acct ID: 558597

MTL: 084E32BD03100

Date: 11-13-25

Appr: Luca

Prop Class: 401

RMV Prop Class: 401

Situs: 35425 RUTH ST SE LYONS OR 97358

MaSaNh: 01 06 001

Unit: 117434

Year: 2025

Last Date Appraised: 07/02/2025

Appraiser: CLINT LUKE

Tag: Y N

Tag info: 2026 - Tags/Permit (Completion)

Owner: MILLER, ROSS J & MILLER, DONNA L

Last Sales Date: _____

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 0 3 4

LCB TTO INSP

AV: 99880

RMV Land: 349740

RMV Imp: 49820

RMV Total: 399560

MAV: 99880

MSAV: 0

SAV: 0

Comment: 25-26 L4 7/2/25 CLUKE
25-26 L2 10/24/24 CLUKE
24-25 L2 1/8/24 CLUKE
23-24: L2 1.31.23 CL
22-23: LEVEL 2 CL 11.16.21
LEVEL 4 3.3.21 PHT06//

IMP 11-17-25 Luca

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56540	0

Land

Site: 1 Code Area: 56540 Size: 0.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 202520 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD

21-22: PER #T42 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Site: 2 Code Area: 56540 Size: 0.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 112220 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD

21-22: PER #T42 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 131 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 818 % Complete: 40
 Desc: One Story Only Dimensions: RMV: 49820
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

50

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	818	0	0	2023	2023	ROOF	Y N

Accessories

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

MP 6 6x22 AVE 2023 1/0
4x8

I CALLED IT A NU-NI ORIGINALY BUT DECIDED TO INVENTORY IT THIS YEAR

Percent Complete Form

Account # 558597

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%		2%	55%	1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR GENIE Date 10-24-24 YR For 25-26 % COMP 40
 APPR GENIE Date 11-13-25 YR For 26-27 % COMP 50
 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%

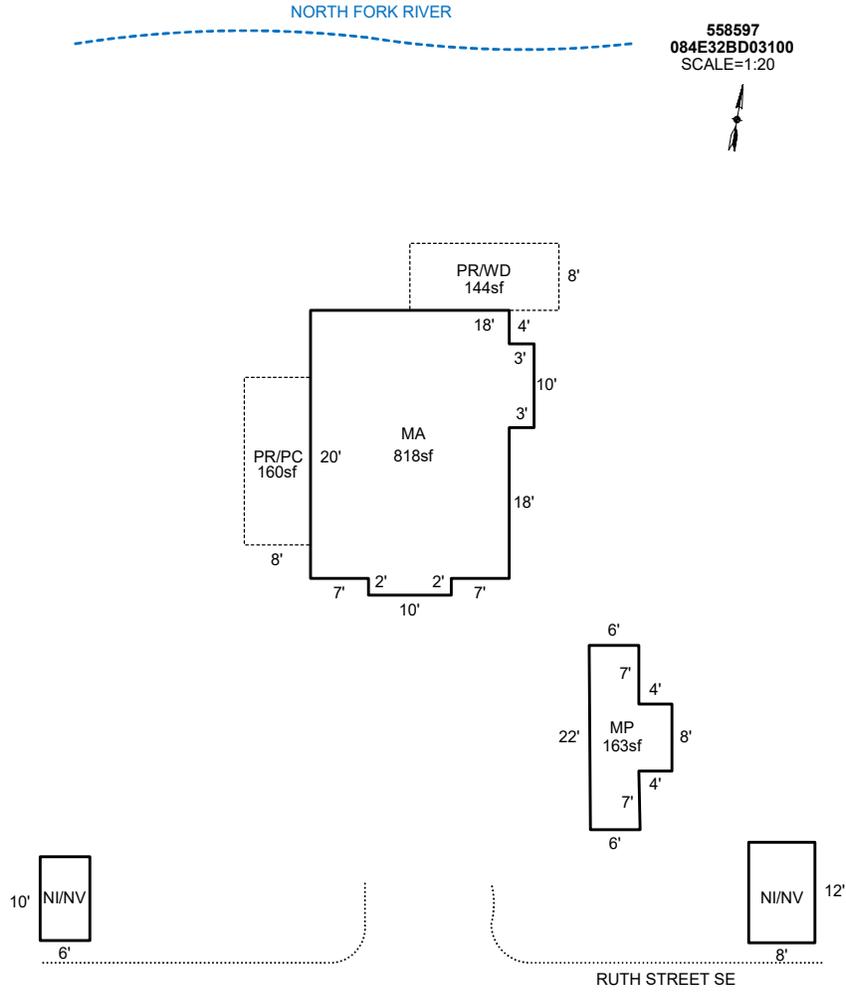
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558597 Parcel No.: 084E32BD03100
 Property Address: 35425 RUTH ST 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
GBA1	MP	1.0	163.0	64.0	163.0
GLA1	MA	1.0	818.0	122.0	818.0
P/P	PR/PC	1.0	160.0	56.0	
	PR/WD	1.0	144.0	52.0	304.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/11/18
 UPDATED BY CJURAN 06/30/2021
 UPDATED BY CJURAN 07/20/2022 555-22-004243
 UPDATED BY CJURAN 12/12/2023
 UPDATED BY CLOBERG 11/17/25

COMMENT TABLE 2

PH T42 03/03/2021 AOG
 CL 10/31/2023
 CLUKE 10/24/24
 CLUKE 11/13/25

COMMENT TABLE 3

TAGS L2
 TAGS L2
 TAGS L2

Net LIVABLE cnt 0 (rounded) 818
 Net BUILDING cnt 1 (rounded) 163



11/13/25



11/13/25



11/13/25