

Summary

Lead Appr: WW 10/30

Clerk:

Lead Clerk:

Appr:

Print Date:

9/26/2025

Acct ID: 558616

MTL: 084E32BD00900

Date: 10-25

Appr: Luke

Prop Class: 401

RMV Prop Class: 401

Situs: 35443 FRANCIS ST SE LYONS OR 97358

MaSaNh: 01 06 001

Unit: 117453

Year: 2025

Last Date Appraised: 07/02/2025

Appraiser: CLINT LUKE

Tag: Y

Tag info: 2026 - Tags/Permit (Completion)

Owner: WALLIG, MICHAEL & WALLIG, DEBRA

Last Sales Date: 11/29/1990

Roll Type: R

Cycle: tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 214660

RMV Land: 189970

RMV Imp: 312090

RMV Total: 502060

MAV: 205810

MSAV: 0

SAV: 0

Comment: 25-26 L4 7/2/25 CLUKE
25-26 L2 10/24/24 CLUKE
23-24 L2 10/31/23 CLUKE
22-23: LEVEL 2 CL 12.6.21
LEVEL 4 1.25.21 CL10//

21-006225 Firmed 6/20/25

INPUT 10-25-25 Luke

OSDs

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

Land

Site: 1 Code Area: 56540 Size: 20909 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 154970 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 25-26 SOIL VERIFIED 21-22: PER #10 DEL ALL IMPS, OSD// 17-18: CYCLE WORK #36 CHG OSD// 99-2000: ADDED OSD /00-01: UPDATE MARKET VALUE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1309 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 312090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 8850 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------------------------------|------------|
| First Floor | 4 | Finished | 1036 | 1 | FB-1 | 2021 | 2021 | ROOF, HVAC, FP - 1, KIT, BATH - 1 | Y N |
| Attic | 4 | Finished | 273 | 1 | FB-1 | 2021 | 2021 | BATH - 1, HVAC | Y N |
| Garage Detached | 4 | Finished | 466 | 0 | 0 | 2021 | 2021 | ROOF | Y N |

MOVE TO OWN STAT

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: |
|---------------------------|-------|-----------|------------|-------|----------|------------|
| YARD IMPROVEMENTS AVERAGE | 4 | 0 | 2021 | 28569 | 1 | Y N |

100

NC

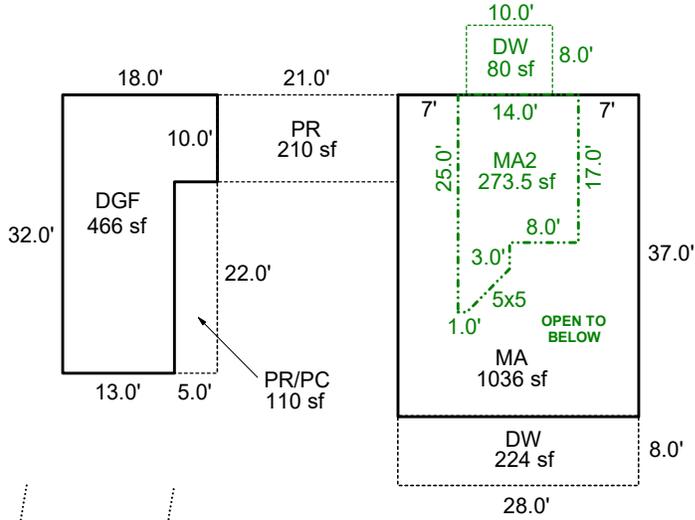
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558616 Parcel No.: 084EE32BD00900
 Property Address: 35443 FRANCIS ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558616
084E32BD00900
 SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1036.0 | 130.0 | 1036.0 |
| GLA2 | MA2 | 1.0 | 273.5 | 75.1 | 273.5 |
| GAR | DGF | 1.0 | 466.0 | 100.0 | 466.0 |
| P/P | PR/PC | 1.0 | 110.0 | 54.0 | |
| | PR | 1.0 | 210.0 | 62.0 | |
| | DW | 1.0 | 80.0 | 36.0 | |
| | DW | 1.0 | 224.0 | 72.0 | 624.0 |

Apex by JA 10/28/09
 UPDATED BY CJURAN 02/25/2021
 UPDATED BY CJURAN 555-21-006225
 UPDATED BY CJURAN 11/13/2023
 UPDATED BY WWILLIAMS 11/18/24

COMMENT TABLE 2

COMMENT TABLE 3

CL #10 01/25/2021 AOG
 CL10/31/2023
 10/24/24 CL

TAGS L2
 TAGS L2

Net LIVABLE cnt 2 (rounded) 1,310

Done 10-9-25
 TAGS L4