

Summary

Lead Appr: WW 11/19 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 541313 MTL: 083E36D000400 Date: 11-13-25 Appr: Leah Prop Class: 640 RMV Prop Class: 500
Situs: 33806 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 56887 Year: 2025

Last Date Appraised: 11/24/2020 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outgoing)

Owner: UKRAINIAN BIBLE CHURCH Last Sales Date: 07/30/2025 Roll Type: R

Cycle 1 Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 172065

RMV Land: 278140 RMV Imp: 0 RMV Total: 278140 MAV: 133420 MSAV: 38645 SAV: 74911

Comment: LEVEL 4 11.24.20 WV06//

ADD INVENTORY AS NEW PER BROOICE

Notations

CWO 12/11/25

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND

Land

OSDN. Rur X2 on the commercial area

Site: 1 Code Area: 56540 Size: 11.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Commercial Site Description: RMV: 9780 Exception: Y N
 Adjustment(s): H2OGR, TCVVT, TCVVT REMOVE TCVVT - NOW IMPROVED Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT (DUPLICATE)

22-23: Traffic adjustment removed due to market study
21-22: PER #06 DEL ALL IMPS, OSDS// 03-04: REAPPRAISAL

Site: 2 Code Area: 56540 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Commercial Site Description: RMV: 208390 Exception: Y N
 Adjustment(s): H2OGR, TCVVT, TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 3 Code Area: 56540 Size: 67.47 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 59970 Exception: Y N
 Adjustment(s): H2OGR, TCVVT, TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1976 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: COMB LIKE SEGS // 12900000: 03-04: REAPPRAISAL //03-04: MOVE 9 ACRES OF MKT COMMERCIAL USE LAND TO FD ACCOUNT R41313.

ENTIRE PROP REPLANTED



ACCOUNT # 541313 DATE: 11-13-25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR George TAG Y (N)
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 1980 EFF AREA 1980 BED _____
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + AN AVE
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 (F) G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE SC
 STAT / CLASS _____
 SIZE 26,104
 FAIR _____
 AVERAGE 50% FINE LIKE A POOL
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP _____
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

STAT 141 QLTY + - FLOOR MA
 AREA 1426 EFF AREA 1426 BED _____
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + AN AVE
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 (F) G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE HC
 STAT / CLASS 5
 SIZE 20x36
(F) FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP _____
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + _____
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP _____
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

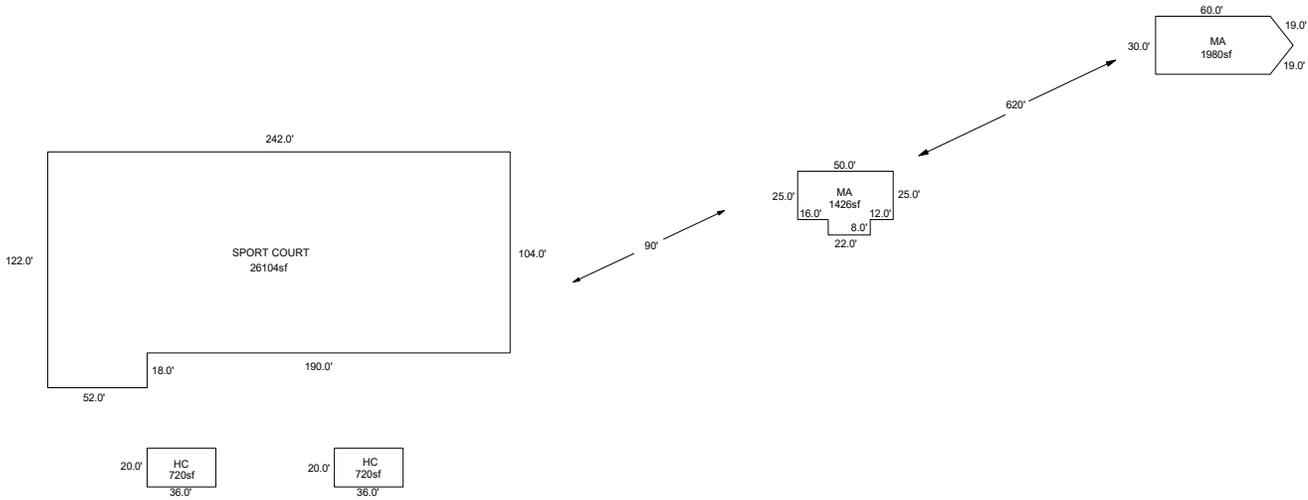
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541313 Parcel No.: 083W36D 00400
 Property Address: 33806 NORTH FORK RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

541313
083W36D 00400
SCALE=1:120



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	SPORT COURT	1.0	26104.0	728.0	
	HC	1.0	720.0	112.0	
	HC	1.0	720.0	112.0	27544.0
MA	MA	1.0	1426.0	166.0	
	MA	1.0	1980.0	188.4	3406.0
	Net LIVABLE	cnt	2 (rounded)		3,406
	Net BUILDING	cnt	3 (rounded)		27,544

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/2/18
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CLOBERG 07/03/25
 UPDATED BY CLOBERG 11/18/25

COMMENT TABLE 2

WV #06 11/24/2020 AOG
 CLUKE 11/13/25

COMMENT TABLE 3

TAGS L2



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25

