

Summary

Lead Appr: WW 11/19 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 540826 MTL: 092E070000800 Date: 11-13-25 Appr: CLUKE Prop Class: 581 RMV Prop Class: 501
Situs: 10750 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 69106 Year: 2025

*WHAT
11-19-25
CLUKE*

Last Date Appraised: 02/12/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENNANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: BENJAMIN, LOGAN Last Sales Date: 01/28/2021 Roll Type: R

Cycle: ag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: 10 INSP AV: 207865

RMV Land: 336600 RMV Imp: 244410 RMV Total: 581010 MAV: 159960 MSAV: 29585 SAV: 50191

Comment: 25-26 L4 7/7/25 CLUKE
25-26 L4 2/12/25 CLUKE
10/7/21 LEVEL 2 CL10// LEVEL 4 10.23.20 WV06//

CWO 12/16/25

*CLUKE IS AWARE OF THIS ACCT
FARM USE / DFL USING AS A
EXAMPLE OF THE UPCOMING H+B
LAND USE CHANGE*

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	29540	0

I BELIEVE THEY WILL BE REPLANTING ALL IN TREES

Land

PARTIAL REPLANT, FIGHTING SURVIVAL ISSUES, GOOD START THOUGH

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 7460 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2018 / 21-22: PER #06 DEL ALL IMPS, OSD// 18-19: MOVED LARGER RES FROM R40824, THUS NEEDING SA HOMESITE AND OSD

Site: 2 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 31400 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: PARTIAL DISQ FARM USE / 02900040//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// UPDATE OF SOIL CLASS //03-04: PER #10 AND OWNER, IMPS AND HOMESITE IS ONT R40824 TAX LOT #1300. 06-07: PART TOTALS UPDATED

Site: 3 Code Area: 29540 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 47500 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 02900040//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// UPDATE OF SOIL CLASS //03-04: PER #10 AND OWNER, IMPS AND HOMESITE IS ONT R40824 TAX LOT #1300. 06-07: PART TOTALS UPDATED

Site: 4 Code Area: 29540 Size: 6.25 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 49080 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 5 Code Area: 29540 Size: 10.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 84410 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 17-18: #36 CYCLE WORK, NO CHG / 16-17: PER #36, ADJ SOIL CLASSES / 02900000//13-14: #39 SOIL PROJECT, RE-ALLOCATED ACRES AND SOIL TYPES BETWEEN R40826 AND R40825// 01-02: UPDATE OF SOIL CLASS DURING FARM/FOREST CHECKS /03-04: REAPPRAISAL 06-07: PART TOTALS UPDATED

Site: 6 Code Area: 29540 Size: 8.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 66750 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 131 - Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1560 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 206010
 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	3 -	Finished	1560	2	FB-1	2021	2021	KIT, HVAC, ROOF, BATH - 1	Y N

DC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	2021	19067	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: Eff Year Blt: 2022 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 9350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4460 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	192	0	0	0	2022	AVG	Y N

NL

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: Eff Year Blt: 2022 Sq.Ft: 1040 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x26 RMV: 29050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 13860 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1040	0	0	0	2022	AVG	Y N

NL

Accessories

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

Farm Notes

2025FARM

25-26 L4 7/7/25 CLUKE FARM/FOREST PROPERTY CLEARED OF DFL & WOODLOT
 CHECK 5/1/26 L2 FOR DFL REPLANT AND FARM USE

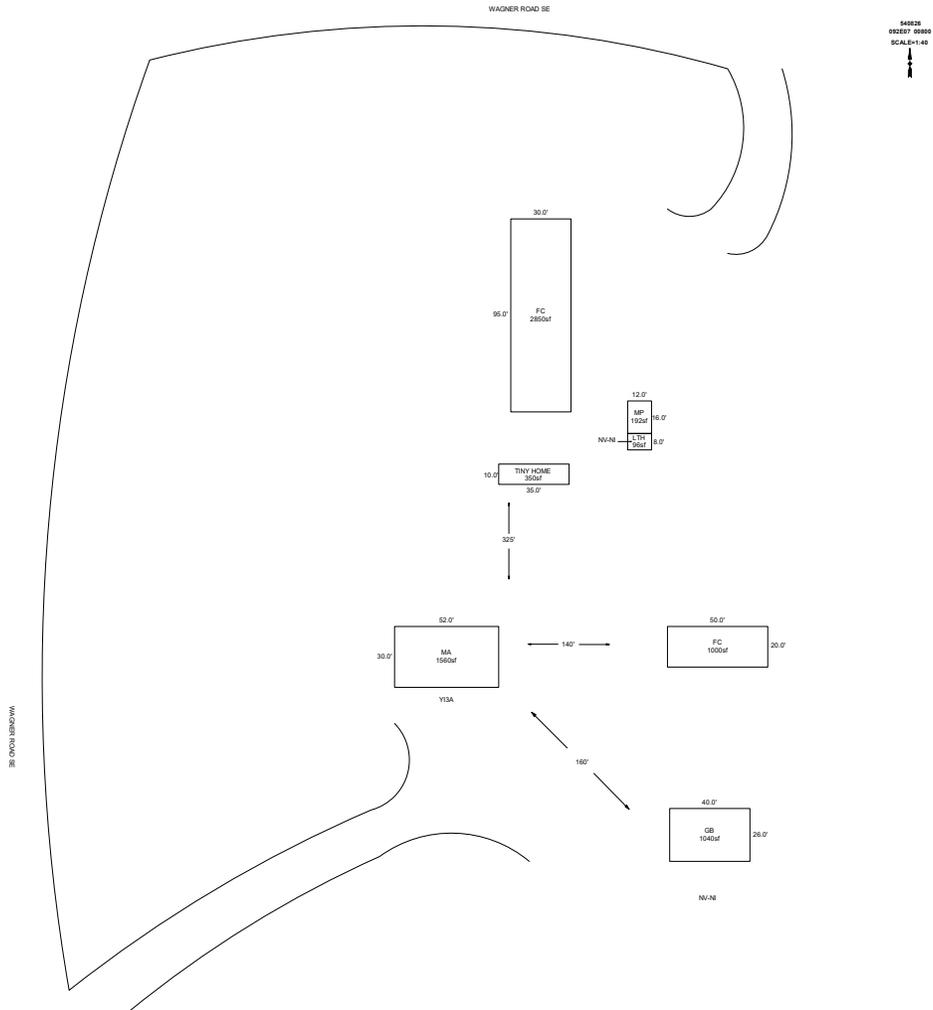
Tiny Home 10x35 2024 NEW
 FC 20x55 2010 Y0
 FC 30x95 2010 Y0

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540826 Parcel No.: 092E07 00800
 Property Address: 10750 WAGNER RD 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	FC	1.0	2850.0	250.0	
	MP	1.0	192.0	56.0	
	LTH	1.0	96.0	40.0	
	FC	1.0	1000.0	140.0	
	GB	1.0	1040.0	132.0	5178.0
MA	TINY HOME	1.0	350.0	90.0	
	MA	1.0	1560.0	164.0	1910.0
	Net LIVABLE	cnt	2 (rounded)		1,910
	Net BUILDING	cnt	5 (rounded)		5,178

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/15/18
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CLOBERG 07/30/25

COMMENT TABLE 2

WV #06 10/23/2020 AOG
 CLUKE 07/07/25

COMMENT TABLE 3

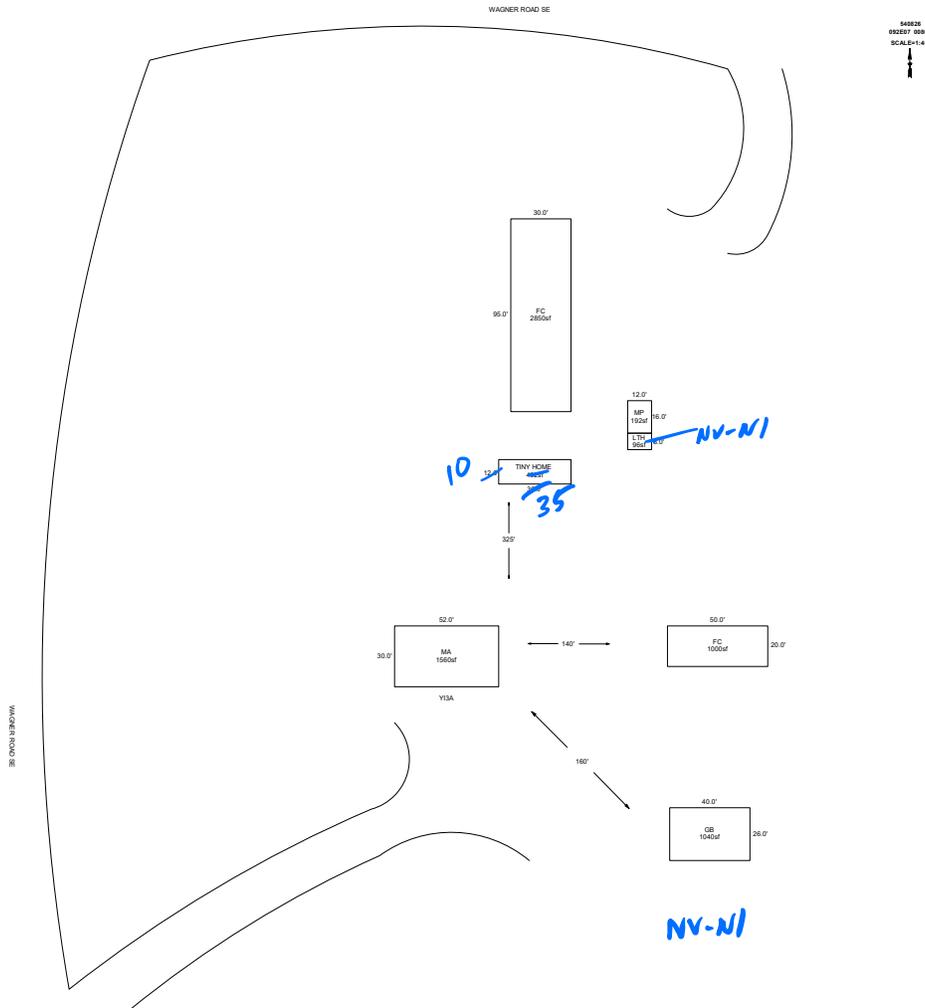
FOREST CHECK L4

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	MP	1.0	192.0	56.0	
	LTH	1.0	96.0	40.0	
	FC	1.0	1000.0	140.0	
	GB	1.0	1040.0	132.0	5178.0
MA	TINY HOME	1.0	432.0	96.0	
	MA	1.0	1560.0	164.0	1992.0
	Net LIVABLE	cnt	2 (rounded)		1,992
	Net BUILDING	cnt	5 (rounded)		5,178

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DRAWN BY JRONDEMA 8/15/18
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COMMENT TABLE 2

WV #06 10/23/2020 AOG
 CLUKE 07/07/25
*Force 11.13.25
 TAGS L2*

COMMENT TABLE 3

FOREST CHECK L4



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25



11/13/25