

Acct ID: 540882 MTL: 092E100000300 Date: **3-28-25** Appr: **CLW** Prop Class: 641 RMV Prop Class: 401  
 Situs: MaSaNh: 01 06 000 Unit: 39564 Year: 2025  
 Last Date Appraised: 08/23/2017 Appraiser: CLINT LUKE Retag: Y  N Tag info:  
 Owner: STEPHEN E PHILIPPI TR 50% & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 336424  
 RMV Land: 566310 RMV Imp: 701330 RMV Total: 1267640 MAV: 313390 MSAV: 23034 SAV: 51907  
 Comment:

**11-18-25**  
**CLW**

**CWO 12/11/25**

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

**Land**

**Timber Reforested**

Site: 1	Code Area: 29540	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 115600	Exception: Y N
Adjustment(s): H2OGR		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1986 / 2900000//09-10: NEW HOMESITE// 03-04: REAPPRAISAL						
Site: 3	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Forest Homesite	Description: FOUR HILL DRY			RMV: 68900	Exception: Y N
Adjustment(s): H2OGR		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 2009						
Site: 4	Code Area: 29540	Size: 12.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 346810	Exception: Y N
Adjustment(s): H2OGR		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1986 / 17-18: #36 CYCLE WORK, NO CHG / 08-09: F08-317 MOVE ACREAGE FROM FD TO FP// 2900000 03-04: REAPPRAISAL						

**Improvements - Residence / Manufactured Structures**

Bldg: 3	Code Area: 29540	Stat Class: 152	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 2832	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 656810	
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	5	Finished	1680	1	FB-1/ HB-1	2008	2008	BATH - 1, BTH - 1, KIT-, ROOF, HVAC	Exception: Y N
Second Floor	5	Finished	1152	1	FB-1	2008	2008	BATH - 1, HVAC	Exception: Y N
Attic	5	Unfinished	432	0	0	2008	2008	HVAC	Exception: Y N
Garage Attached	5	Finished	672	0	0	2008	2008	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	480	2008	1435	1	Exception: Y N
PATIO	5	864	2008	4372	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	864	2008	23052	1	Exception: Y N

**VISA**

**Improvements - Accessory Buildings**

Bldg: 1	Code Area: 29540	Stat Class: 351	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 2676	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 46x51		RMV: 40230	
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
General Purpose Bldg	5	Finished	2346	0	FB-1	2007	2007	BATH - 1, <b>Gold</b>	Exception: Y N
Finished Office	5	Finished	330	0	0	2007	2007		Exception: Y N

**Accessories**

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

Bldg: 2	Code Area: 29540	Stat Class: 321	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 729	% Complete: 100
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Desc: Hay Cover (HC)

Dimensions: 27x27

RMV: 4290

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: Y N
Hay Cover	5	Finished	200	0	0	2007	2007	FAIR	

*gone in 21*

**Accessories**

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

*LTL 12x46 2015 Y0 MISSED IN 2017*  
*LTV 14x46 2015 Y0*  
*HCS 18x30 Fina 2022 NEW*

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

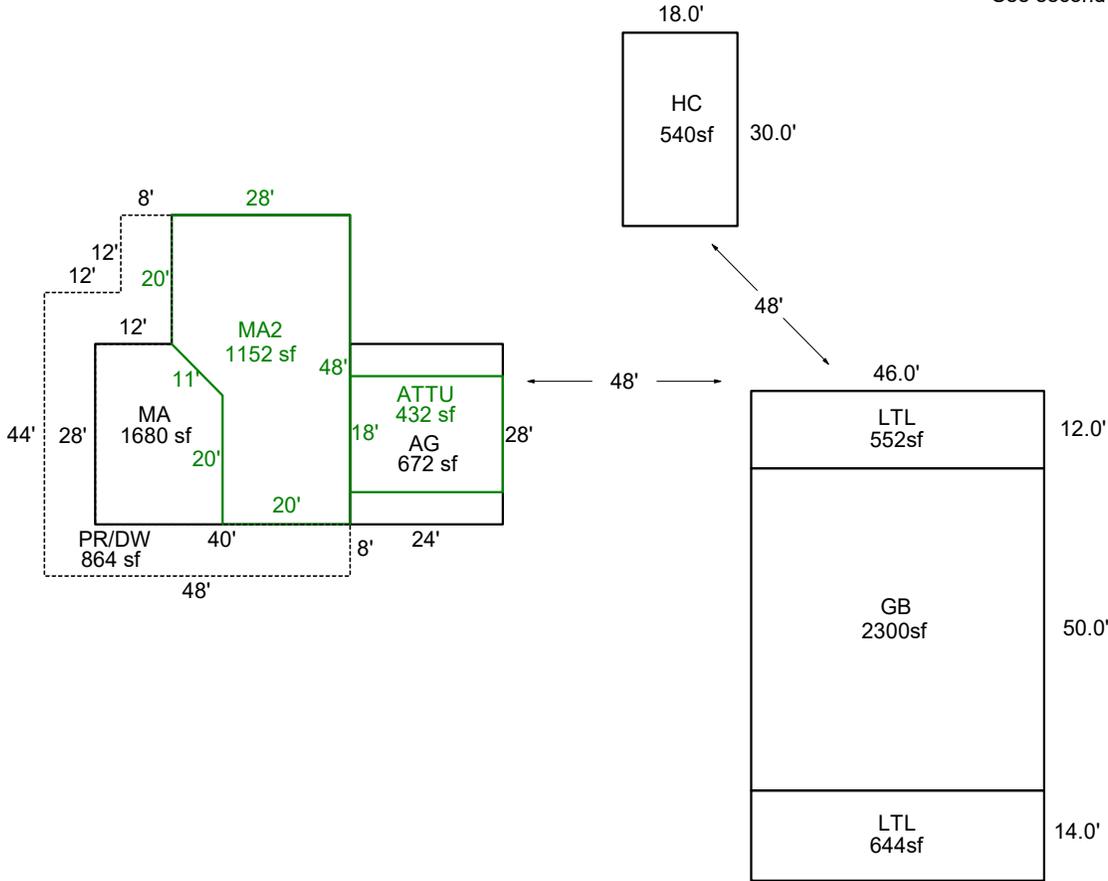
File No.: 540882 Parcel No.: 092E10 00300  
 Property Address: 25520 North Fork Rd SE  
 City: Lyons County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**540882**  
**092E10 00300**



See second page for residence details



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	644.0	120.0	
	LTL	1.0	552.0	116.0	1196.0
GLA1	MA	1.0	1680.0	176.0	1680.0
GLA2	MA2	1.0	1152.0	147.3	1152.0
GAR	AG	1.0	672.0	104.0	672.0
OTH	GB	1.0	2300.0	192.0	
	HC	1.0	540.0	96.0	2840.0
P/P	PR/DW	1.0	864.0	232.0	864.0

### COMMENT TABLE 1

Apex by RW 07/18/08  
 Update of info by JA 5/12/09  
 UPDATED BY CLOBERG 10/31/25

### COMMENT TABLE 2

CLUKE 08/28/25

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,832  
 Net BUILDING cnt 2 (rounded) 1,196

# SKETCH/AREA TABLE ADDENDUM

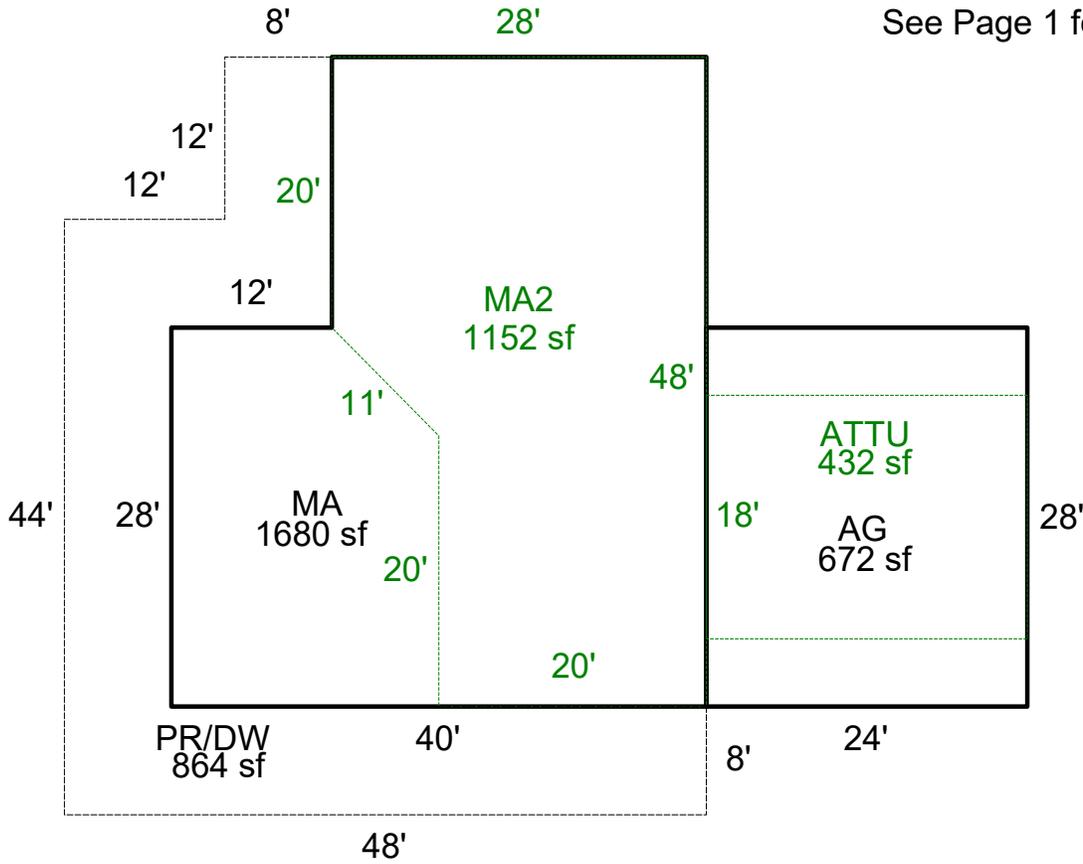
## SUBJECT INFO

File No.: 540882 Parcel No.: 092E10 00300  
 Property Address: 25520 North Fork Rd SE  
 City: Lyons County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

540882  
092E10 00300

See Page 1 for all structures



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1680.0	176.0	1680.0
GLA2	MA2	1.0	1152.0	147.3	1152.0
GAR	AG	1.0	672.0	104.0	672.0
P/P	PR/DW	1.0	864.0	232.0	864.0

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Net LIVABLE                      cnt                      0      (rounded)                      2,832