

Acct ID: 540151 MTL: 084E32BC0050 Date: 10/8/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: MaSaNh: 01 06 000 Unit: 44109 Year: 2025

Last Date Appraised: 08/27/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: EVANS CREEK REAL ESTATE LLC Last Sales Date: Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: TTO INSP AV: 394530
 RMV Land: 186020 RMV Imp: 634570 RMV Total: 820590 MAV: 394530 MSAV: 0 SAV: 0
 Comment: 25-26 L4 8/27/25 CLUKE
 25-26 L3 1/15/25 CLUKE
 23-24 L2 01.31.23 CL
 LEVEL 4 12.3.20 WV06//

Per owner work done for year, aiming for June 2026 finish.

OSDs

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

R/T

Land

| | | | | | | |
|---|---------------------------------|---|---------------|--------------|----------|--------------|
| Site: 1 | Code Area: 56540 | Size: 1.95 Acres | Use Code: 005 | Zone: REST | SAV Use: | Exception: 0 |
| Class: 4BDSS | Value Source: Rural Restrictive | Description: FOUR BENCH DRY SPECIAL SOUTH | RMV: 109430 | Exception: Y | N | |
| Adjustment(s): FSOIL | Fire Patrol: SA004 | Description: FIRE PATROL | | | | |
| Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S// | | | | | | |
| Site: 2 | Code Area: 56540 | Size: 0.78 Acres | Use Code: 005 | Zone: REST | SAV Use: | Exception: 0 |
| Class: 6B | Value Source: Rural Restrictive | Description: SIX BENCH | RMV: 41590 | Exception: Y | N | |
| Adjustment(s): FSOIL | Fire Patrol: SA004 | Description: FIRE PATROL | | | | |
| Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S// | | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 1 | Code Area: 56540 | Stat Class: 142 | Year Blt: 2022 | Eff Year Blt: 2022 | Sq.Ft: 4257 | % Complete: 100.00 |
| Desc: Multi Story above grade | Dimensions: | RMV: 613770 | | | | |
| 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|---------------------------|----------------|
| First Floor | 4 | Finished | 2431 | 2 | FB-2 | 2022 | 2022 | ROOF, KIT, HVAC, BATH - 2 | N |
| Second Floor | 4 | Finished | 1826 | 2 | FB-1 | 2022 | 2022 | HVAC, BATH - 1 | N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS AVERAGE | 4 | 0 | 2022 | 31779 | 1 | N |

Improvements - Accessory Buildings

| | | | | | | |
|-------------------------------------|-------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 2 | Code Area: 56540 | Stat Class: 351 | Year Blt: 2023 | Eff Year Blt: 2023 | Sq.Ft: 800 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | Dimensions: 40x20 | RMV: 20160 | | | | |
| 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 800 | 0 | 0 | 2023 | 2023 | AVG | N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-----------------------------|-------|-----------|------------|-----|----------|----------------|
| No accessory data available | | | | | | |

| | | | | | | |
|---------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 3 | Code Area: 56540 | Stat Class: 354 | Year Blt: 2023 | Eff Year Blt: 2023 | Sq.Ft: 160 | % Complete: 100.00 |
| Desc: Lean-to Light (LTL) | Dimensions: 20x8 | RMV: 640 | | | | |
| 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Light Duty | 4 | Finished | 160 | 0 | 0 | 2023 | 2023 | | N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-----------------------------|-------|-----------|------------|-----|----------|----------------|
| No accessory data available | | | | | | |

Permits

| Permit Number | Permit ID | Origin | Category | Type | Estimate Value | % Complete | Roll Type | Description |
|---------------|-----------|---------------|--------------|----------------|----------------|------------|-----------|--|
| 24-003670 | 83711 | MARION COUNTY | TAGS/PERMITS | REPAIR/REMODEL | 0 | 0 | R | REV 01 - To reduce bldg size to meet setbacks for Youth Camp Lodge |

141 MA 4 SA10sf 2025 New @ 351.



ACCOUNT # 540151 DATE: 10.8.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSJ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR 1st
 AREA 4110 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 3 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2015 EFF YR _____ ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR 2nd
 AREA 1800 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2015 EFF YR _____ ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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 _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

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

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

Percent Complete Form

Account # 540151

Additions

New Homes

| <u>Additions</u> | | <u>New Homes</u> | | | | |
|------------------|-------------------|-------------------------------|-------------|-------|----------|-------|
| % Item | % Sum | | No Basement | | Basement | |
| | | | % Item | % Sum | % Item | % Sum |
| 3% | 0% | Plans/Survey | 3% | 0% | 3% | 0% |
| 2% | | Excavation | 2% | | 4% | |
| 3% | | Foundation | 3% | | 10% | |
| 35% | 45% | Framing | 14% | 20% | 16% | 35% |
| 8% | 50% | Trusses | 7% | 30% | 7% | 40% |
| 7% | 60% | Roofing | 7% | 35% | 7% | 45% |
| 7% | 65% | Windows/Ext Doors | 7% | 45% | 6% | 55% |
| 5% | 70% | Siding | 5% | 50% | 5% | 60% |
| 4% | 75% | Plumbing Rough-In | 4% | | 3% | |
| 3% | | Electrical Rough-In | 3% | 55% | 2% | 65% |
| 2% | 80% | Heating Rough-In | 2% | | 1% | |
| | | Heating Unit | 1% | 60% | 1% | |
| 3% | 85% | Insulation | 3% | | 2% | |
| 5% | | Drywall (Finished) | 5% | 65% | 4% | 70% |
| 2% | 90% | Paint Interior | 2% | 70% | 2% | 75% |
| 2% | | Paint Exterior | 2% | | 2% | |
| | 95% | Cabinets | 6% | 75% | 5% | 80% |
| 2% | | Electrical Fixtures | 3% | 80% | 2% | |
| 2% | Plumbing Fixtures | 4% | 85% | 3% | 85% | |
| 3% | 100% | Floor Coverings & Countertops | 7% | 90% | 6% | 90% |
| 2% | | Interior Trim Carpentry | 7% | 95% | 6% | 95% |
| | | Porch/Entry/Stoop | 2% | 100% | 2% | 100% |
| | Finish Grade | 1% | 1% | | | |

APPR 555
 APPR _____
 APPR _____
 APPR _____

Date 10/8/15 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

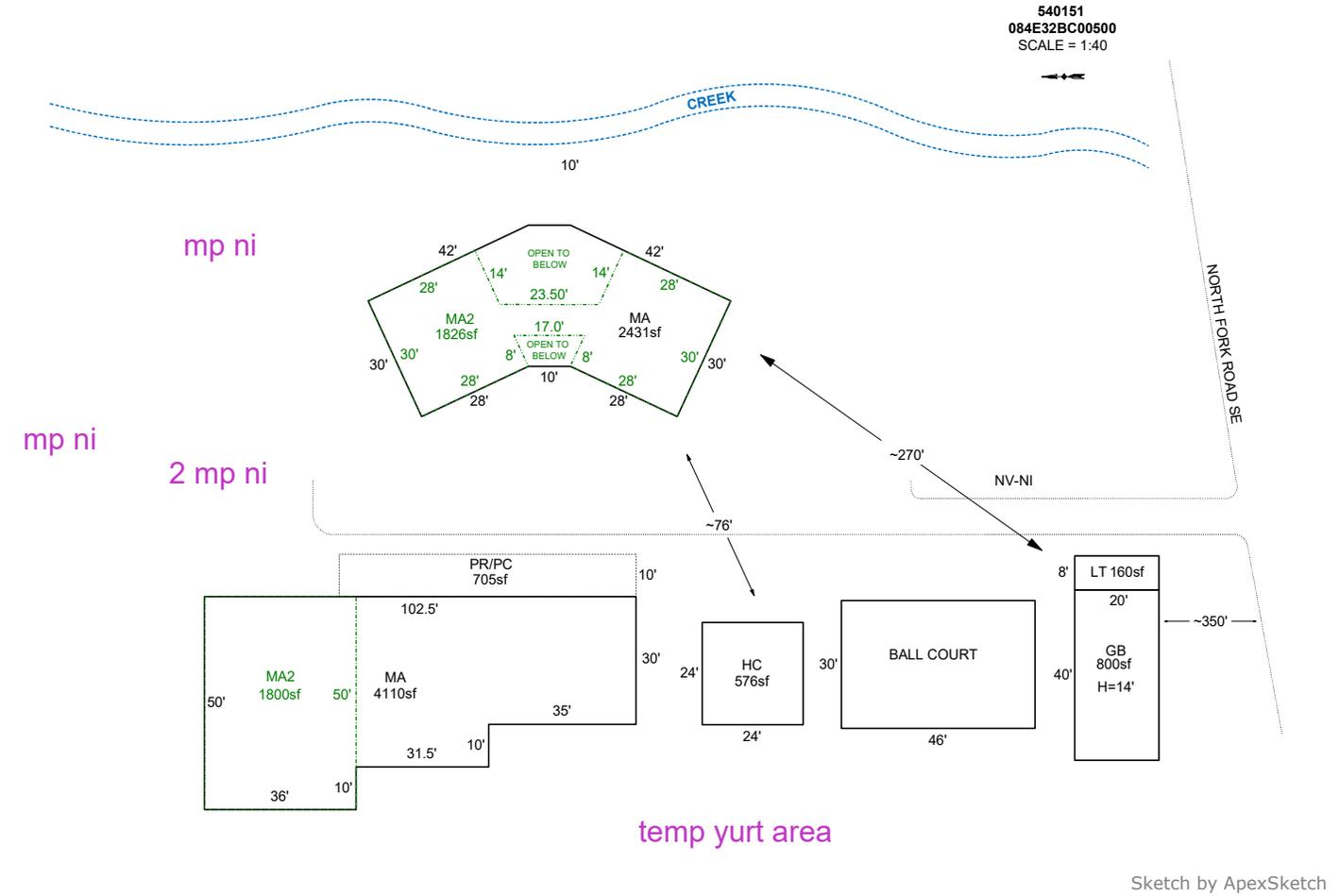
% COMP 35
 % COMP _____
 % COMP _____
 % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540151 Parcel No.: 084E32BC00500
 Property Address: 35115 NORTH FORK RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.0 | 800.0 | 120.0 | |
| | LT | 1.0 | 160.0 | 56.0 | |
| | HC | 1.0 | 576.0 | 96.0 | 1536.0 |
| GLA1 | MA | 1.0 | 2430.9 | 220.0 | 2430.9 |
| GLA2 | MA2 | 1.0 | 1825.6 | 256.3 | 1825.6 |
| | MA2 | 1.0 | 1800.0 | 172.0 | 1800.0 |
| MA | MA | 1.0 | 4110.0 | 305.0 | 4110.0 |
| P/P | PR/PC | 1.0 | 705.0 | 161.0 | 705.0 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/13/17
 UPDATED BY JRONDEMA 12/12/18
 UPDATED BY CJURAN 01/28/2021
 UPDATED BY CJURAN 01/25/2022 555-21-010501
 UPDATED BY CJURAN 02/27/2023
 UPDATED BY CJURAN 01/18/2024
 UPDATED BY CLOBERG 11/20/24 24-003670 MA
 UPDATED BY CLOBERG 06/04/25 24-003670 REV 01
 UPDATED BY CLOBERG 09/09/25

COMMENT TABLE 2

WV #06 12/03/2020 AOG
 #10 CL 01/31/2023
 CL 01/08/2024
 CLUKE 08/27/25

COMMENT TABLE 3

TAGS L2
 TAGS L2
 CYCLE L4

JSS 10.8.25 T495 L1

| | | | | |
|--------------|-----|---|-----------|--------|
| Net LIVABLE | cnt | 2 | (rounded) | 10,167 |
| Net BUILDING | cnt | 3 | (rounded) | 1,536 |