

Acct ID: 541055 MTL: 092E17BA00200 Date: 1.15.26 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 23155 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 87664 Year: 2026

Last Date Appraised: 02/18/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: KENASTON, COLT Last Sales Date: 06/12/2023 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 447200
 RMV Land: 301230 RMV Imp: 453810 RMV Total: 755040 MAV: 447200 MSAV: 0 SAV: 0
 Comment: 25-26 L4 2/18/25 CLUKE
 24-25 L4 11/29/23 CLUKE
 24-25 L2 10/23/23 CLUKE
 LEVEL 4 4.7.21 WV06

GB @ 80%. R/T 1/1/27

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	29540	0

Land

Site: 1 Code Area: 29540 Size: 1.09 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 93160 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL

Site: 2 Code Area: 29540 Size: 1.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 153070 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD / 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2640 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 453810
 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	1320	2	FB-1	2023	2023	BATH - 1, KIT, ROOF, HVAC	Y N
Second Floor	4	Finished	1320	2	FB-1	2023	2023	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	1480	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	26879	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007552	85557	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	57197	0	R	36 X 48 POLE BARN (NO PLUMB)

351 613 S 36x48 Aug 2025 New 80%

ACCOUNT # 541055 DATE: 1.15.26 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 6B
 STAT / CLASS 351
 SIZE 36x48
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2028
 EFF YR _____
 % COMP 8
 EXCEPT Y N
 MISC: _____

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

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: _____

COMMENT: Add to existing structure

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: _____

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

COMMENT: _____

COMMENT: _____

Percent Complete Form

Account # 541055

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR <u>JJS</u> _____	Date <u>1/15/26</u>	YR For <u>26-27</u>	% COMP <u>80</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____



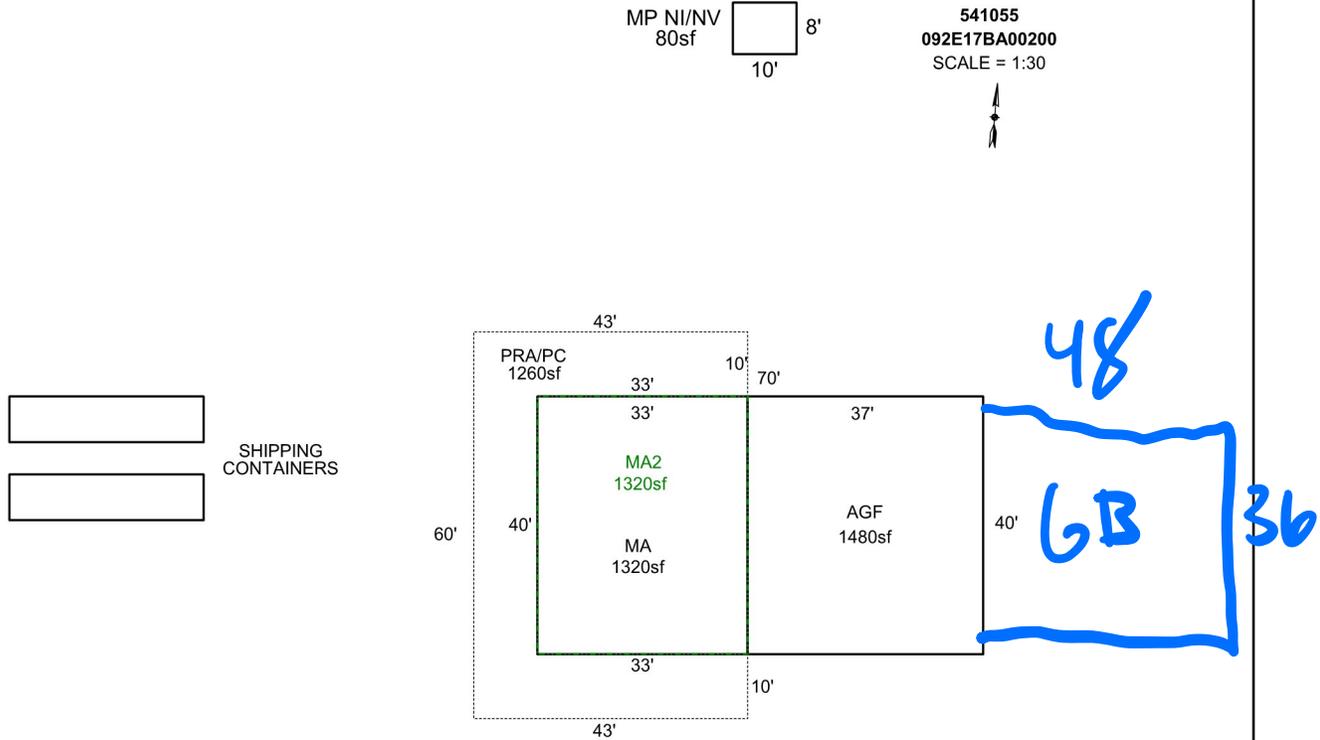
Gate locked but visible from Road

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541055 Parcel No.: 092E17BA00200
 Property Address: 23155 NORTH FORK RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP NI/NV	1.0	80.0	36.0	80.0
GLA1	MA	1.0	1320.0	146.0	1320.0
GLA2	MA2	1.0	1320.0	146.0	1320.0
GAR	AGF	1.0	1480.0	154.0	1480.0
P/P	PRA/PC	1.0	1260.0	272.0	1260.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 11/21/18
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CJURAN 12/08/2022 555-22-006800
 UPDATED BY CJURAN 06/14/2023 555-22-006800 REV
 UPDATED BY CJURAN 11/02/2023

COMMENT TABLE 2

WV #06 04/07/2021
 CL 10/23/2023

JJS 1.15.26

COMMENT TABLE 3

TAGS L2

Tags L3

Net LIVABLE	cnt	2	(rounded)		2,640
Net BUILDING	cnt	1	(rounded)		80