

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: JJS 2.19.26 Print Date: 9/26/2025

Acct ID: 541083 MTL: 092E18A002100 Date: 10/10/25 Appr: JJS Prop Class: 550 RMV Prop Class: 450
Situs: 22614 NORTH SANTIAM HWY SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 63065 Year: 2025

Last Date Appraised: 08/29/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENNACE/NOTATION (Condition)

Owner: LARSON-HILLS, VICKIE M Last Sales Date: 04/30/2024 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 15933

RMV Land: 322670 RMV Imp: 0 RMV Total: 322670 MAV: 0 MSAV: 15933 SAV: 58001

Comment: 25-26 L4 8/29/24 CLUKE
24-25 L4 2/13/24 CLUKE
LEVEL 4 11.12.20 WV06//

New MFG + outbuildings @ 100%

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

Land

Site: 1 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 47180 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 25-26 SOIL VERIFIED 22-23: Traffic adjustment removed due to market study
 21-22: PER #06 DEL ALL IMPS, OSD

Site: 2 Code Area: 29544 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 188690 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1981 / 2933040 /01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 3 Code Area: 29544 Size: 1.84 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 86800 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1981 / 22-23: Traffic adjustment removed due to market study
 02933000, CONTINGUOUS TO R41083

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000078	83758	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	0	0	R	Fire 3 Bed / 2 Bath MD to Replace 4 Bed SFD

Farm Notes

2023FARM
 12/18/23: CWO spoke to owners, they are trying to figure out a way to farm property. Looking into leasing for livestock or maybe nursery stock. Check for use 5/1/25.
 9/14/23: Inspected 6/15/23 by CL L3 no farm use, property is for sale, send inquiry letter.

2024FARM
 8-10-24: SA Survey submitted, owners currently have 2 horses used as equine therapy services for mental health clients & growing hay for the livestock consumption. They are selling their primary residence so they can move into this property - they were residents of Detroit and this is part of their wildfire recovery. Property required lots of clean up, fence fixing, brush clearing, stump removal, power/water installation so its taking some time. They have ordered a barn kit and are planning to expand their ag activities to horse boarding, raising/selling goats and cattle. Check use of area that used to be woodlot. /AK

4/1/24: CWO rec'd email from Eleanor, property sold on contract and buyers are required to continue meeting farm requirements per the contract agreement. Check use 5/1/25.

2025FARM
 25-26: L3 7/16/25 CLUKE FARM: NEW OWNER CLEANING UP LAND FROM WILDFIRE RETAG 5/1/26 FOR FARM USE

**458 MFG S 2220 SF YIF 2025 new 100%
 353 MS S 32x30 Fair 2025 new 100%
 x2 MS**

ACCOUNT # 541083 DATE: 10/19/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 45K QLTY + - FLOOR 1st
 AREA 2220 EFF AREA 2220 BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT 208
 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: _____

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 M5
 STAT / CLASS 353
 SIZE 32x20
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____

COMMENT: _____
X2

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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: _____

COMMENT: _____

New MF6 + N/V N/I 12x8mp

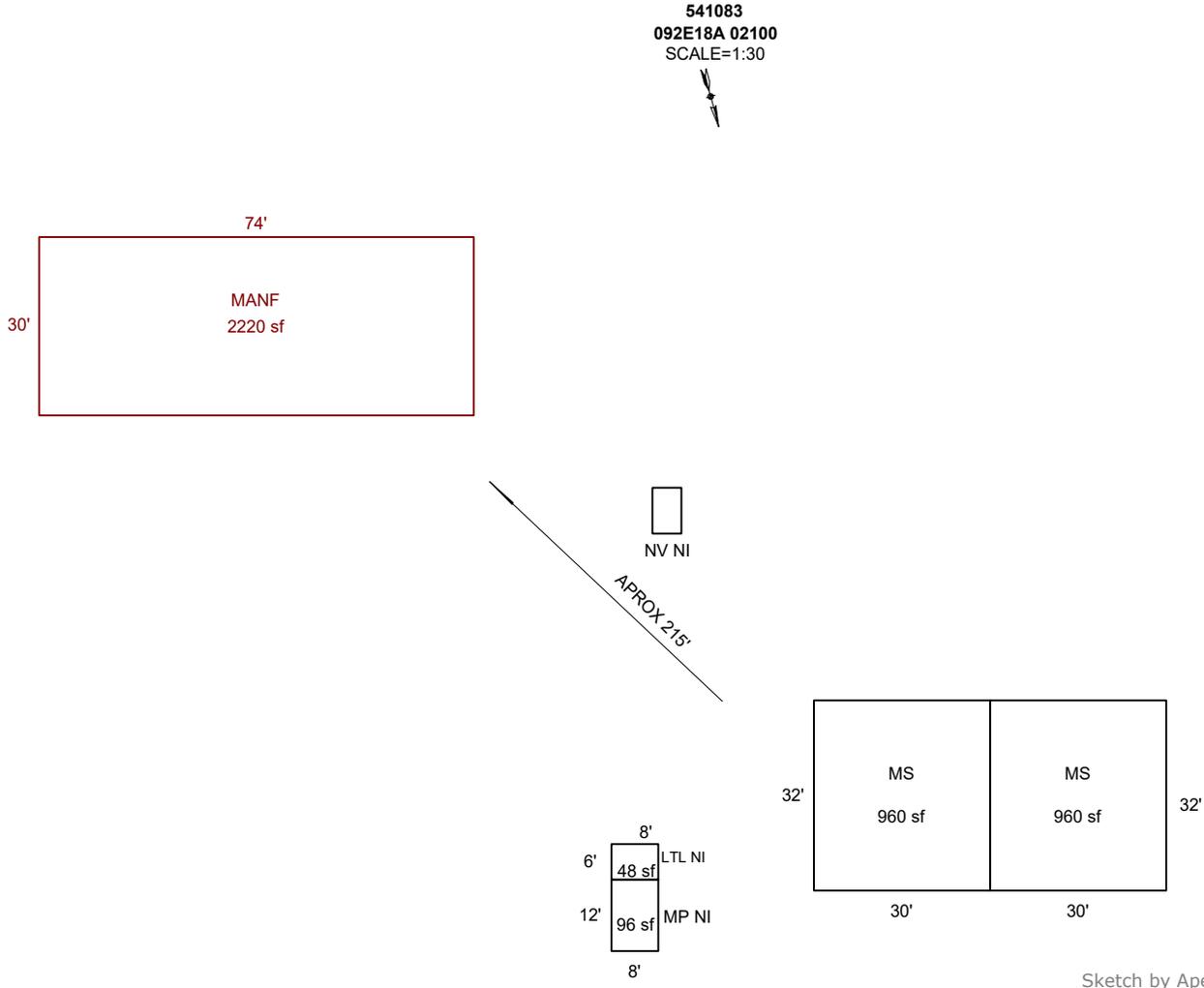


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541083 Parcel No.: 092E18A 02100
 Property Address: 22614 NORTH SANTIAM HY SE
 City: LYONS County: 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
LEAN T	LTL NI	1.0	48.0	28.0	48.0
MACHIN	MS	1.0	960.0	124.0	
	MS	1.0	960.0	124.0	1920.0
MANF	MANF	1.0	2220.0	208.0	2220.0
MULTI P	MP NI	1.0	96.0	40.0	96.0

COMMENT TABLE 1

APEXED BY NRC 12/07/2009
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CLOBERG 02/25/25 25-000078 MANF
 UPDATED BY WWILLIAMS 2/18/26

COMMENT TABLE 2

WV #06 11/12/2020 AOG
 10.10.25 JJS

COMMENT TABLE 3

TAGS L2

Net BUILDING cnt 4 (rounded) 2,064

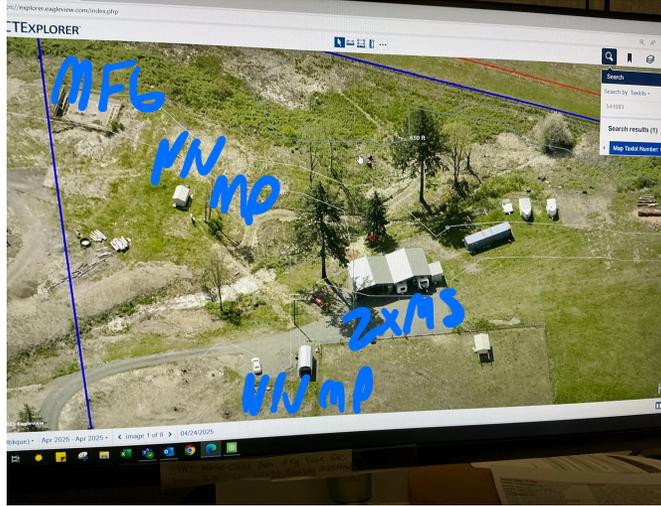
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SKETCH

541083
092E18A 02100
 SCALE=1:30

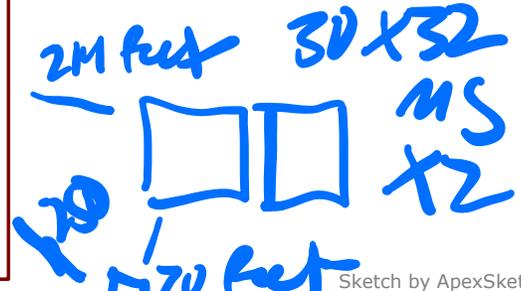


74'

30'



MANF
2220 sf



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MANF	MANF	1.0	2220.0	208.0	2220.0

COMMENT TABLE 1

APEXED BY NFG 11/12/2009
 UPDATED BY JURAN 02/02/2021
 UPDATED BY CLOBERG 02/25/25 25-000078 MANF

COMMENT TABLE 2

WV #06 11/12/2020 AOG

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,220