

1.29.26
 Acct ID: 540844 MTL: 092E080001300 Date: 10/10/25 Appr: JJS Prop Class: 640 RMV Prop Class: 400
 Situs: 10214 WAGNER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 39471 Year: 2025

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

Owner: MILEY, WAYNE L & MILEY, KATHLEEN M Last Sales Date: 12/09/1993 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 2 4 LCB TTO INSP AV: 48628
 RMV Land: 491250 RMV Imp: 0 RMV Total: 491250 MAV: 32960 MSAV: 15668 SAV: 42671

Comment: 25-26 L4 2/12/25 CLUKE
 25-26 L3 1/9/25 CLUKE
 LEVEL 4 10.6.20 WV06//

New MA + multiple outbuildings @ 100% - ~~R/T 5/1/26~~

Notations
 RP/MS Code Description
 RP DFL DESIGNATED FORESTLAND **for forest replant status**
Land Add OSD F

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Forest Homesite Description: SIX HILL RMV: 24100 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009

CWO 3/6/26 will be rolled from DFL to HBU

21-22: PER #06 DEL ALL IMPS, OSD

Site: 2 Code Area: 29540 Size: 1.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 31710 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1977 / 02900040 // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 29540 Size: 2.75 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 66290 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 2900040

Site: 4 Code Area: 29540 Size: 14.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 369150 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1977 / 17-18: #36 CYCLE WORK, NO CHG / 02900000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. 03-04: REAPPRAISAL // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Farm Notes

2025FARM
 1/31/25: Inspected by CWO 4 during tax check for replanting after wildfire 5/7/16
SD x 28 100% All
 131 MA 3 1400 SF 413F, 2025 new
 321 HL 4 50x20 2025 new
 341 MP 5 16x10 2025 new
 341 MP 5 12x8 2025 new
 351 GB 5 24x20 2025 new
 341 MP 5 18x8 2025 new
 354 LTL 4 6x8 2025 new
 321 HL 5 16x28 2025 new 100%

ACCOUNT # 540844 DATE: 10/10/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 131 QLTY + - FLOOR 1st
 AREA 1400 EFF AREA 1400 BED 3
 ROOF + HVAC +
 BATH PKG: BATH 2 BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD 100 FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE HC
 STAT / CLASS 321
 SIZE 50x20
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 341
 SIZE 10x10
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

HC
 321
 16x28
 2025
 Fair
 100%
 Exempt
 (9)

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 GB
 STAT / CLASS 351
 SIZE 24x20
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 341
 SIZE 18x8
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 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: _____

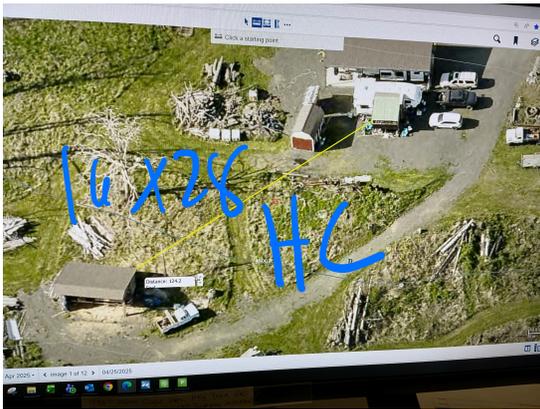
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Also adding two
 NW NMI MP's.
 6x8 LTL off-bm

New MA



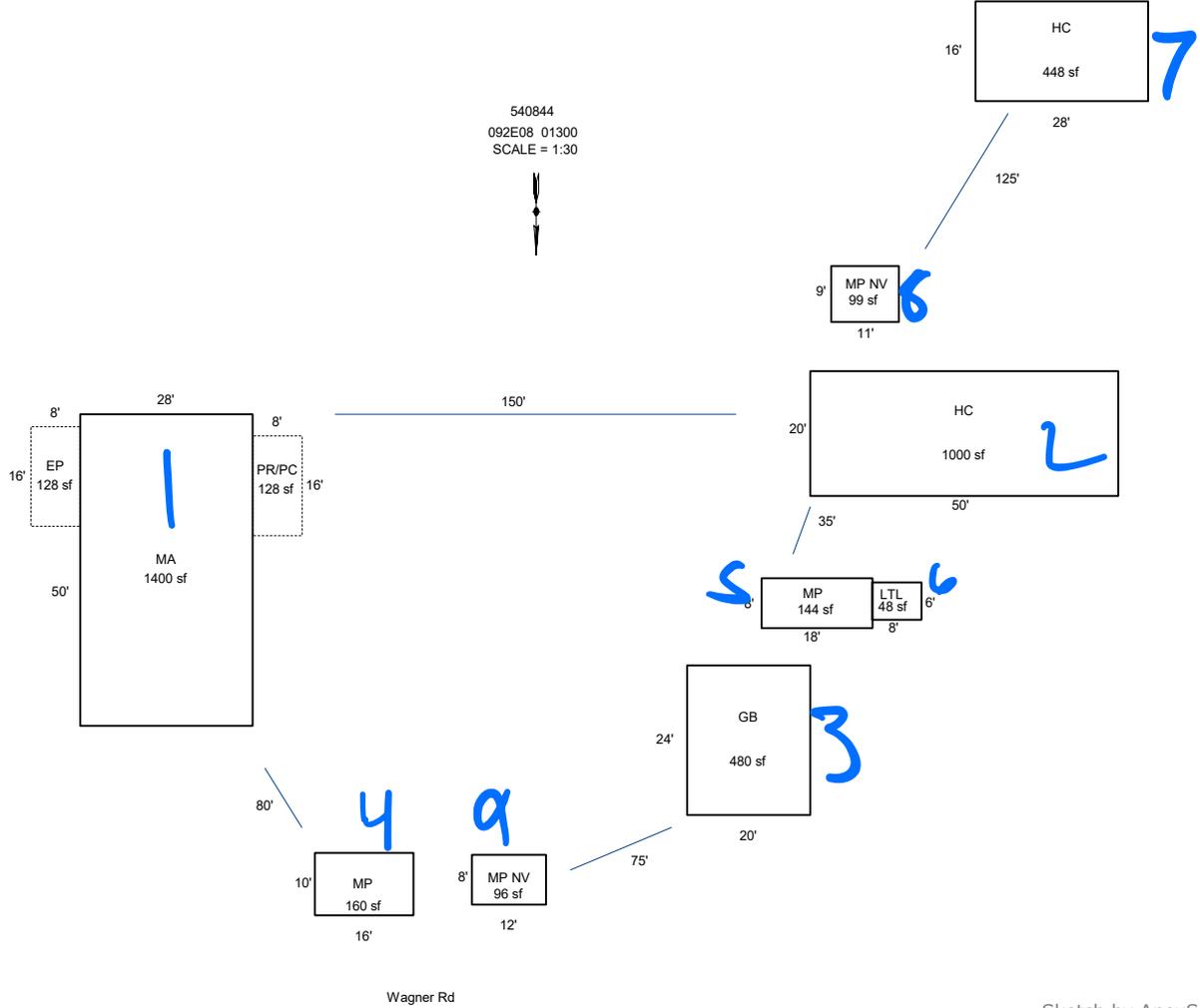


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540844 Parcel No.: 092E08 1300
 Property Address: 10214 Wagner Rd SE
 City: Lyons County: State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GENERA	GB	1.0	480.0	88.0	480.0
HAY CO	HC	1.0	448.0	88.0	
	HC	1.0	1000.0	140.0	1448.0
LEAN T	LTL	1.0	48.0	28.0	48.0
MA	MA	1.0	1400.0	156.0	1400.0
MULTI P	MP	1.0	160.0	52.0	
	MP NV	1.0	96.0	40.0	
	MP	1.0	144.0	52.0	
	MP NV	1.0	99.0	40.0	499.0
P/P	EP	1.0	128.0	48.0	
	PR/PC	1.0	128.0	48.0	256.0
	Net LIVABLE	cnt	1 (rounded)		1,400
	Net BUILDING	cnt	8 (rounded)		2,475

COMMENT TABLE 1

Apex by JA 3/27/09
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CLOBERG 12/17/24 24-007998 MA
 UPDATED BY WWILLIAMS 1/27/26

COMMENT TABLE 2

WV #06 10/06/2020 AOG
 JJS 10/10/25

COMMENT TABLE 3

TAGS L2