

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 3.9.26

Print Date: 9/26/2025

Acct ID: 540849 MTL: 092E080001000 Date: 10/10/25 Appr: JJS Prop Class: 641 RMV Prop Class: 451  
Situs: 10224 WAGNER RD SE LYONS OR 97358 + 1.16.75 MaSaNh: 01 06 000 Unit: 146409 Year: 2025

Last Date Appraised: 08/06/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FORREST MAINTENNACE/NOTATION (REPLANTING )

Owner: BOWERS, JODI RAE Last Sales Date: 03/10/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 172181

RMV Land: 222830 RMV Imp: 440520 RMV Total: 663350 MAV: 163050 MSAV: 5131 SAV: 27591

Comment: 25-26 L3 8/6/25 CLUKE  
25-26 L4 2/11/25 CLUKE  
24-25 L3 6/14/24 CLUKE  
23-24 L4 10.18.22 CL // 12/6/21 L2 CLUKE

40x72 GB w/ 12x40 LTH @100!

Notations

| RP/MS | Code | Description           |
|-------|------|-----------------------|
| RP    | DFL  | DESIGNATED FORESTLAND |

CWO 3/7/26 will be rolled from DFL to HBU

OSDs

| Count | Code | Description           | RMV   | Code Area | Exception |
|-------|------|-----------------------|-------|-----------|-----------|
| 1     | SAN  | SA OSD - NO LANDSCAPE | 35000 | 29540     | 0         |

Land

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6B Value Source: Forest Homesite Description: SIX BENCH RMV: 36050 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2022

17-18: #36 CYCLE WORK, NO CHG / 2900000 03-04: PART TOTALS UPDATED 03-04: REAPPRAISAL

Site: 2 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: 151780 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1979

17-18: #36 CYCLE WORK, NO CHG / 2900000 03-04: PART TOTALS UPDATED 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2179 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 432510  
 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     | 4     | Finished      | 2179       | 3    | FB-2  | 2021   | 2021       | BATH+, HVAC, KIT, ROOF, BATH - 2 | Y N       |
| Garage Attached | 4     | Finished      | 484        | 0    | 0     | 2021   | 2021       | ROOF                             | Y N       |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4     | 0         | 2021       | 31779 | 1        |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 168 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 8010  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 6     | Finished      | 168        | 0    | 0     | 2021   | 2021       | AVG       | Y N       |

Accessories

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

Permits

| Permit Number | Permit ID | Origin        | Category         | Type        | Estimate Value | % Complete | Roll Type | Description                           |
|---------------|-----------|---------------|------------------|-------------|----------------|------------|-----------|---------------------------------------|
| 25-003454     | 83634     | MARION COUNTY | NEW CONSTRUCTION | OUTBUILDING | 95328          | 0          | R         | 40 x 72 POLE BARN / SHOP, NO PLUMBING |

**Farm Notes**

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2021FARM

10/12/21: Inspected by #06, check for replant 6/23.

10/4/21: Rec'd self reporting letter and DFL app. Gave to #06 for review.

21-22: Sept - Sent self reporting letter and flyers. Due back in 30 days.

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2023FARM

6/15/23: Inspected by CL L3 property being cleaned up, recheck 5/1/24 for replanting of forestland.

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2024FARM

11/15/24: No response to letter and property is now for sale. Keep tagged for onsite 5/1/25.

24-25: CL inspected L3 on 6-14-24, properties 540848 & 540849 not replanted, still cleaning up. Send inquiry letter 10-1-24 to see if they are planning on replanting. Recheck 5-1-25.

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351 GB S 40x72 Aug 2025 100%  
355 LTH 12x40 2025 100%

ACCOUNT # 534573 DATE: 2.17.26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR 533 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: \_\_\_\_\_

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 6B  
 STAT / CLASS 351  
 SIZE 40x72  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 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 LT#  
 STAT / CLASS 355  
 SIZE 12x40  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

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

COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



1.15.26

100%

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Oct 2025 Not Done

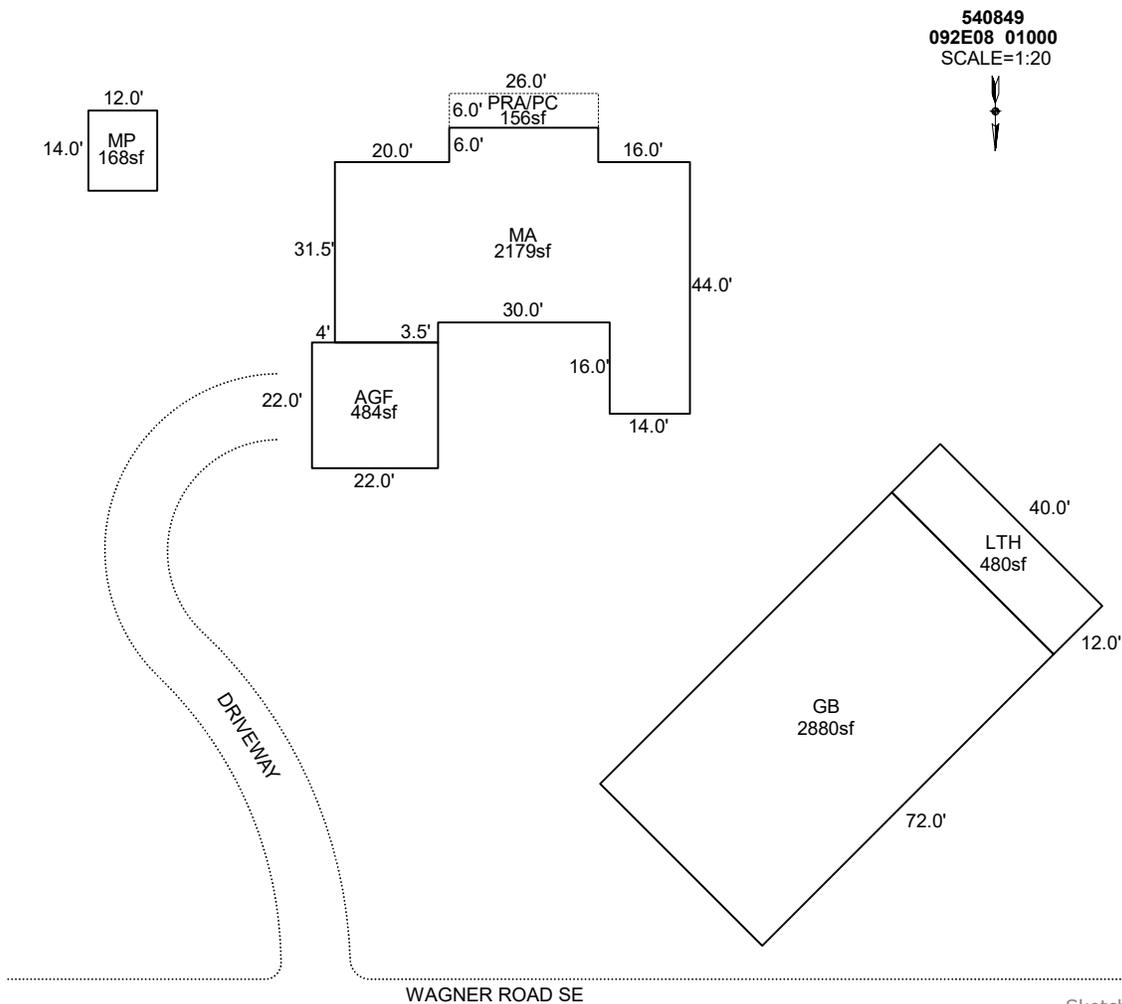


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540849 Parcel No.: 092E08 01000  
 Property Address: 10224 WAGNER 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 | MP          | 1.0    | 168.0    | 52.0      |            |
|      | GB          | 1.0    | 2880.0   | 224.0     | 3048.0     |
| GLA1 | MA          | 1.0    | 2179.0   | 231.0     | 2179.0     |
| GAR  | AGF         | 1.0    | 484.0    | 88.0      | 484.0      |
| LTH  | LTH         | 1.0    | 480.0    | 104.0     | 480.0      |
| P/P  | PRA/PC      | 1.0    | 156.0    | 64.0      | 156.0      |

### COMMENT TABLE 1

APEX BY CJURAN 05/10/2021 555-21-002514  
 UPDATED BY CJURAN 04/27/2022  
 UPDATED BY CLOBERG 07/31/25 25-003454 GB  
 UPDATED BY CLOBERG 02/20/26

### COMMENT TABLE 2

#10 CL 12/06/2021  
 JJS 10/23/25  
 JJS 01/15/26

### COMMENT TABLE 3

TAGS L2  
 TAGS L2  
 TAGS L3

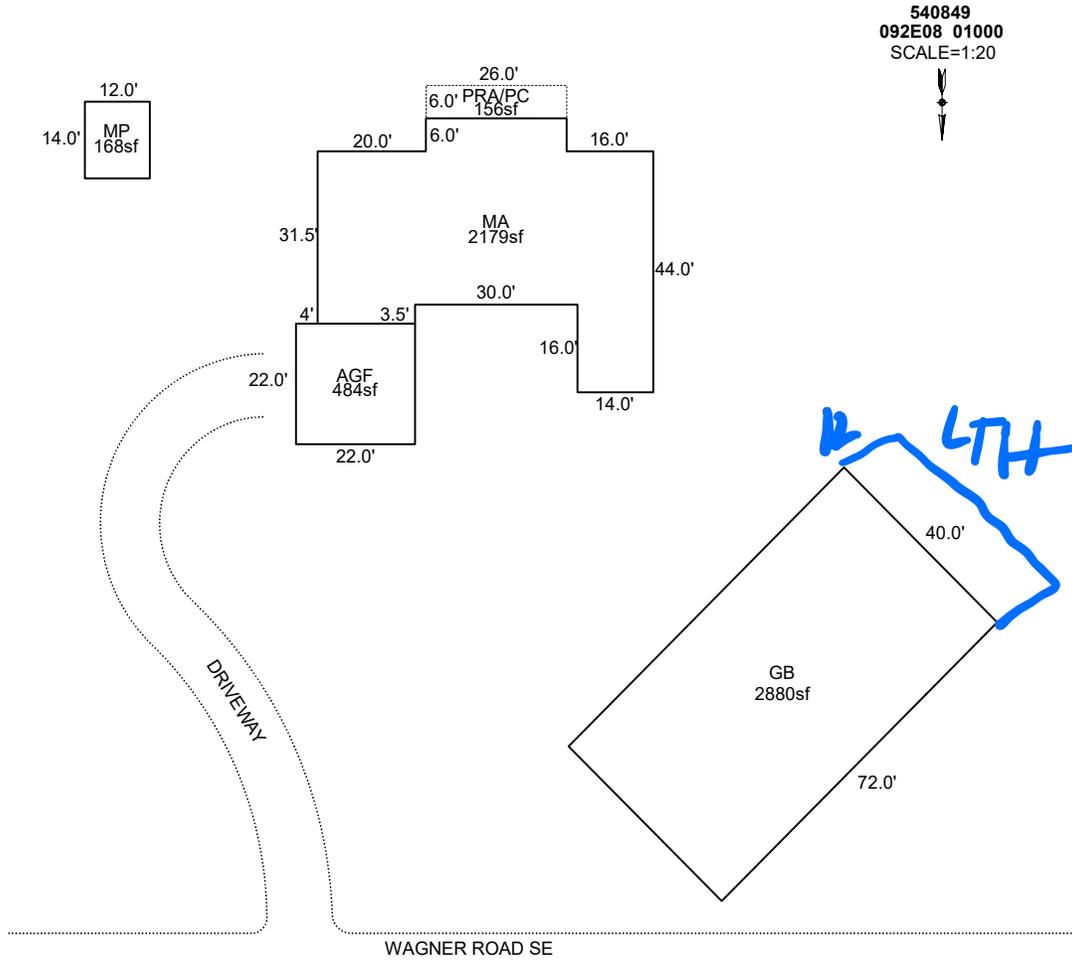
|              |     |   |           |       |
|--------------|-----|---|-----------|-------|
| Net LIVABLE  | cnt | 2 | (rounded) | 3,143 |
| Net BUILDING | cnt | 0 | (rounded) | 3,048 |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540849 Parcel No.: 092E08 01000  
 Property Address: 10224 WAGNER RD SE  
 City: LYONS County: MARION 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 |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP          | 1.0    | 168.0    | 52.0      |            |
|      | GB          | 1.0    | 2880.0   | 224.0     | 3048.0     |
| GLA1 | MA          | 1.0    | 2179.0   | 231.0     | 2179.0     |
| GAR  | AGF         | 1.0    | 484.0    | 88.0      | 484.0      |
| P/P  | PRA/PC      | 1.0    | 156.0    | 64.0      | 156.0      |

### COMMENT TABLE 1

APEX BY CJURAN 05/10/2021 555-21-002514  
 UPDATED BY CJURAN 04/27/2022  
 UPDATED BY CLOBERG 07/31/25 25-003454 GB

### COMMENT TABLE 2

#10 CL 12/06/2021

### COMMENT TABLE 3

TAGS L2

SSS 1.16.26 TAGS L3  
 SSS 10.22.21 TAGS L2

|              |     |   |           |       |
|--------------|-----|---|-----------|-------|
| Net LIVABLE  | cnt | 0 | (rounded) | 2,179 |
| Net BUILDING | cnt | 2 | (rounded) | 3,048 |