

Acct ID: 551880 MTL: 092E23CC00400 Date: 2-15-24 Appr: CLW Prop Class: 450 RMV Prop Class: 450
Situs: 26282 SITKUM ST SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 123960 Year: 2024

Last Date Appraised: 10/06/2020 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: JOHN F & JANICE J GOTTFRIED TR Roll Type: R

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 56880

RMV Land: 56880 RMV Imp: 0 RMV Total: 56880 MAV: 95460 MSAV: 0 SAV: 0

Comment: LEVEL 4 10.6.20 WV06//

INPUT
2/14/24
CLW

NO CHANGE

Notations

No notation data available.

OSDs

No OSD data available.

Land

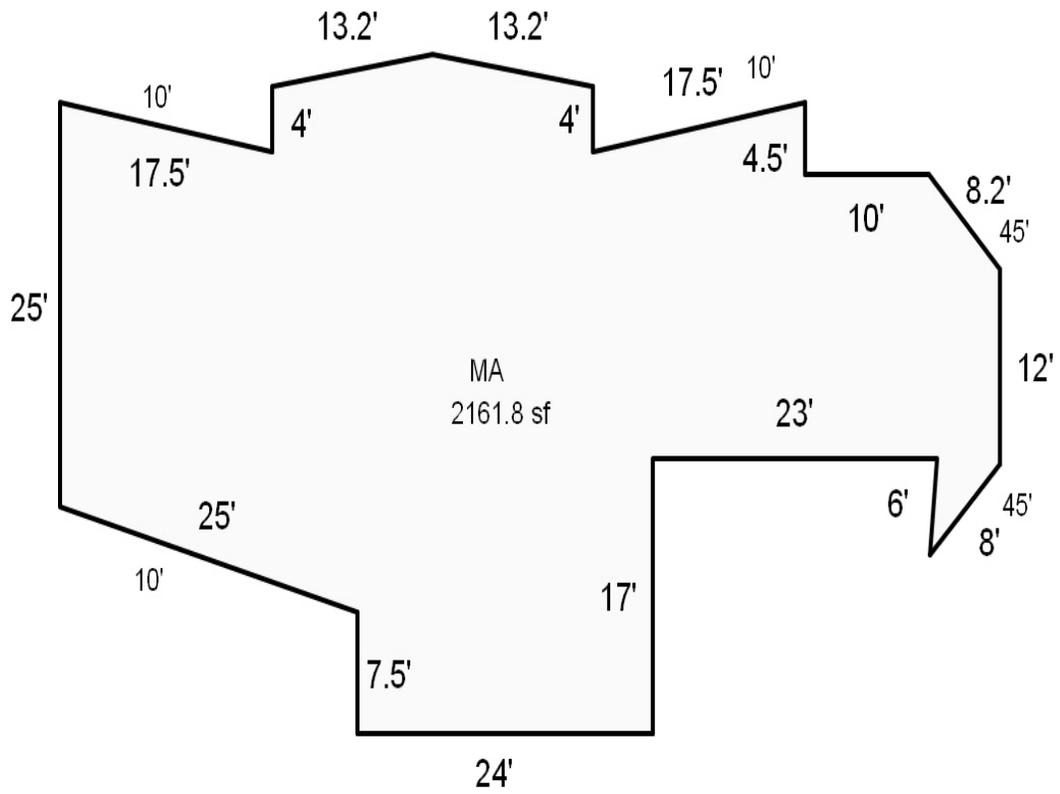
Site: 1 Code Area: 56440 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: Value Source: Rural Restrictive Description: RMV: 56880 Exception: Y N
Adjustment(s): H2OGR, TCVVT Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL 05-06: F04-1025 LLA BETWEEN R51881 & R51880, NO IMPS MOVING

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

R51880
092E23C00400

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
						UPDATED BY CJURAN 01/06/2021	
						COMMENT TABLE 2	COMMENT TABLE 3
						WV #06 10/06/2020 AOG	



26282

092E23CC00400

R51880

801

02E

R44

12900140

GOTTFRIED, JOHN F & JANICE J

0.59 Acres

KALAKALA, LOT 1, ACRES 0.59

SKETCH/AREA TABLE ADDENDUM

Parcel No 092E23CC0400

File No R51880

Property Address 26282 SITKUM ST SE

City Lyons

State OR

Zip 97358

Owner

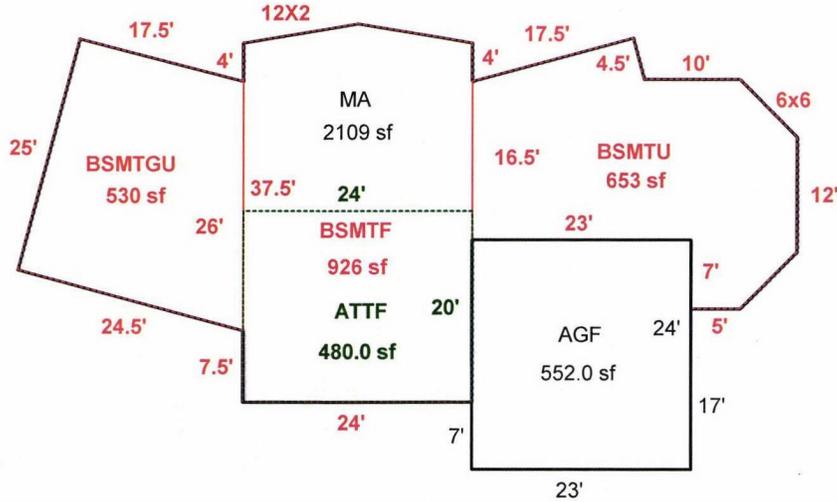
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R51880
092E23CC0400



Scale: 1 = 20

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2109.7	244.3	2109.7
GLA2	ATTF	1.00	480.0	88.0	480.0
GLA0	BSMTF	1.00	926.1	123.5	926.1
BSMT	BSMTU	1.00	653.1	112.8	653.1
GARAGE	AGF	1.00	552.0	94.0	552.0
BSMTG	BSMTGU	1.00	530.5	93.3	530.5

Comment Table 1

Drawn By SRagsdale 5/14/2013

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 3516

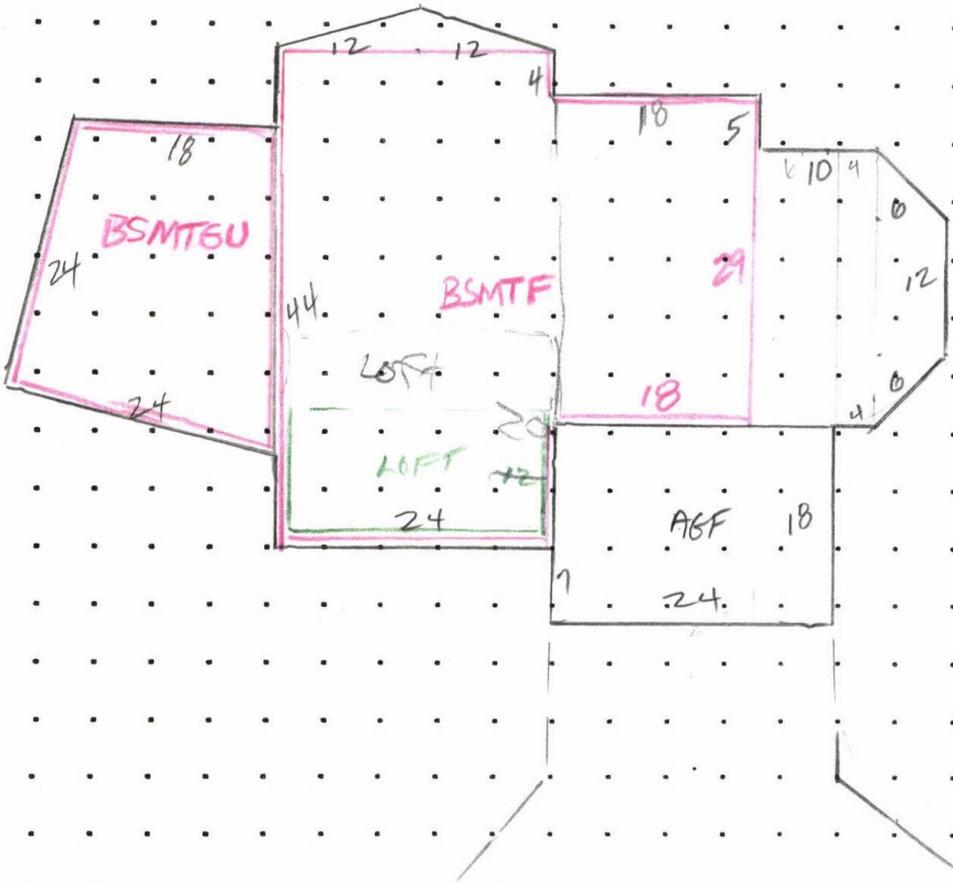
AREA CALCULATIONS

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R51880*

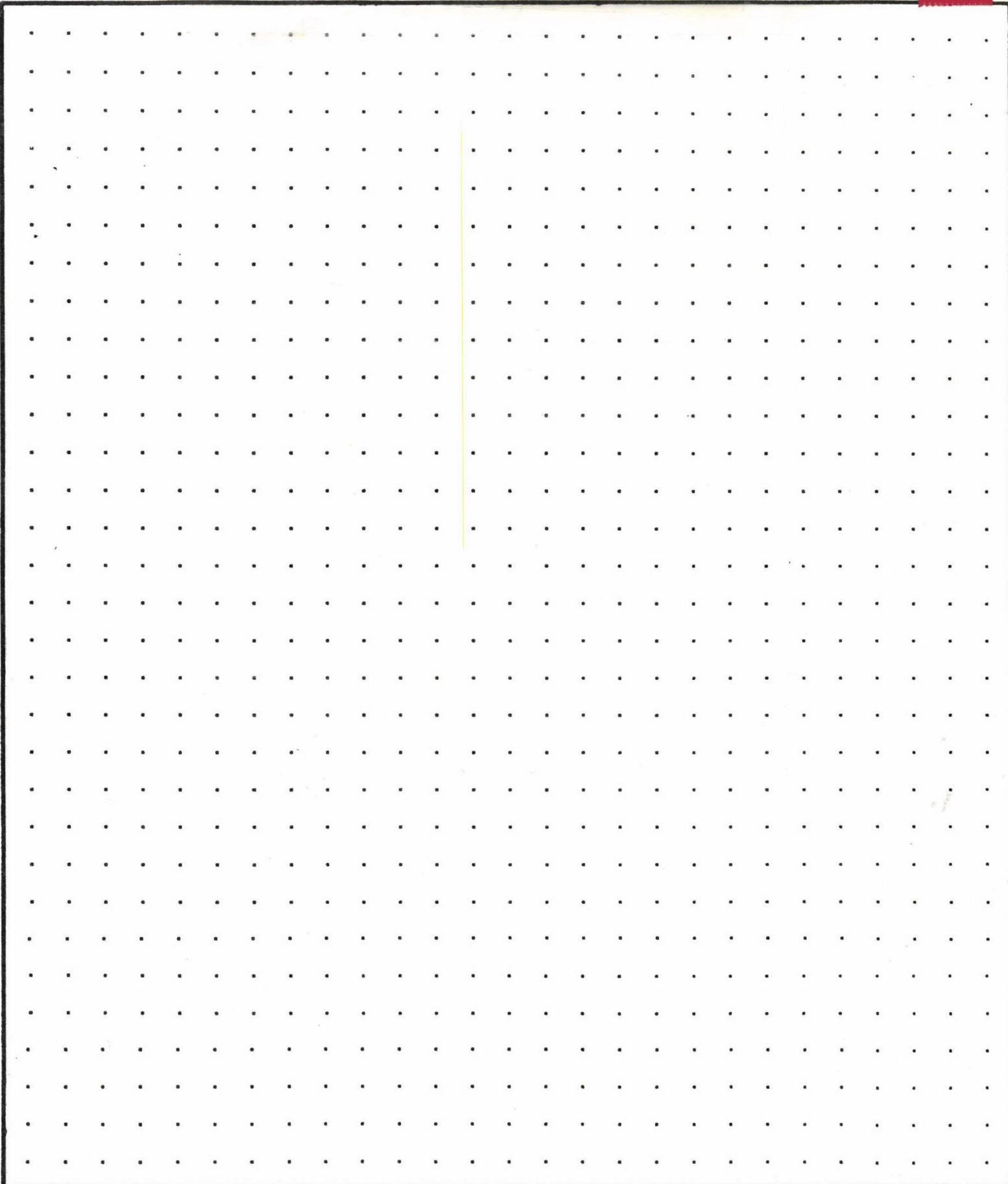
MAP NO: *092E 2300*

TAX LOT: *0400*



CALCULATIONS: $24 \times 44 + 4 \times 12 + 21 \times 24 + 18 \times 29 + 10 \times 24 + 6 \times 6 + 6 \times 12$ SCALE: 1" = 20'
 $12 \times 24 = 288$ (1056) (48) (504) (522) (240) (36) (72) = 2478
 $24 \times 44 + 18 \times 29 = 1578$ (1056) (522) $BSMT6U \ 18 \times 24 = 432$
 $AGF \ 18 \times 24 = 432$

MEASUREMENT VERIFIED		YR BLT: <i>2000</i>	ADDRESS: <i>26282 SITKUM ST SE</i>	SALES	
				Date	Amt.
DATE	BY	REMARKS:			
<i>12/14/00</i>	<i>610</i>				
<i>7-8-03</i>	<i>610</i>	BUILDER: <i>LYONS 97358</i> MA 2478 AHF 288 BSMTF 1578 4344 # LIVING AREA			



CÁLCULATIONS:

SCALE: 1" = 20'

R51880 092E23CC00400 Appr #: 36 Date 9/5/12 Prop Class 451 Prop Code F54W
 Situs Address 26282 Sittum Franchise Code 36 Year For: 2012-2013
 Owner GOTTFRIED, JOHN F &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land:	147,950	RMV Imp:	291,950	RMV Total:	439,900	M50 Total:	270,380
Seg.Type MA	Seg. # 1.1	Method: R05	Class 5	Area 2478	Eff Area 2478		
Length	Width	Roof Cover ARCOMP	Plumbing BATH2		Heat FA		
Fireplace SGL-E		Inter. Comp: DSP;DW;H&F			Bedrooms 2		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM5		Qty ____ % Comp ____	Func ____ Econ ____				RMV: 152,740
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type ATTF	Seg. # 1.2	Method: R05	Class 5	Area 288	Eff Area 288		
Length	Width	Roof Cover	Plumbing BATH.5		Heat FA		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM5		Qty ____ % Comp ____	Func ____ Econ ____				RMV: 18,190
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type BSMTF	Seg. # 1.3	Method: R05	Class 5	Area 1578	Eff Area 2010		
Length	Width	Roof Cover	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 3		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM5		Qty ____ % Comp ____	Func ____ Econ ____				RMV: 78,890
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type BSMTGU	Seg. # 1.4	Method: R05	Class 5	Area 432	Eff Area 2010		
Length	Width	Roof Cover	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM5		Qty ____ % Comp ____	Func ____ Econ ____				RMV: 11,790
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type AGF	Seg. # 1.5	Method: R05	Class 5	Area 432	Eff Area 432		
Length	Width	Roof Cover ARCOMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2000	Eff. Year Built 2000		Cond. P F <u>A</u> G E				
Adj Codes RLCM5		Qty ____ % Comp ____	Func ____ Econ ____				RMV: 21,340
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type YISA	Seg. # 1.6	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built 2000	Eff. Year Built: 2000		Cond. P F <u>A</u> G E	% Comp ____ Econ ____			RMV: 9,000
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

R51880 092E23CC00400 Appr #: _____ Date _____ Prop Class 451 Prop Code F54W
 Situs Address Franchise Code 36 Year For: 2012-2013

Owner GOTTFRIED, JOHN F &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 147,950 RMV Imp: 291,950 RMV Total: 439,900 M50 Total: 270,380

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008SF	0.85	TREED 10000;WATER G.RUR 40000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____



11-15-01



11 15 '01



12 14 '00



12 14 '00



12 14 '00



12 14 00



12 14 '00



12 14 00



12 14 '08



12 14'00



R51880

BSMTU

5/14/13