

Acct ID: 559172 MTL: 092E18DB00800 Date: **8-7-24** Appr: **WW** Prop Class: 401 RMV Prop Class: 401
 Situs: 11730 RIVERWOOD DR SE LYONS OR 97358 MaSaNh: 01 06 007 Unit: 35256 Year: 2024
 Last Date Appraised: 10/24/2018 Appraiser: CLINT LUKE Retag: Y **N** Tag info: _____
 Owner: BALZER, DONALD C Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 173990
 RMV Land: 231320 RMV Imp: 195270 RMV Total: 426590 MAV: 173990 MSAV: 0 SAV: 0
 Comment: _____

**INPUT
8-13-24
WW**

Notations **NO CHANGE**
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	35000	29544	0

Land

Site: 1 Code Area: 29544 Size: 0.61 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 180230 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT.

03-04: REAPPRAISAL 05-06: F05-0189 CREATES SPLIT CODE ACCOUNT; SEGS R336315 OFF FROM R59172

Site: 2 Code Area: 29544 Size: 0.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 16090 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 19-20: #10 CYCLE WORK, NO CHG / 03-04: REAPPRAISAL 05-06: F05-0189 CREATES SPLIT CODE ACCOUNT; SEGS R336315 OFF FROM R59172

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 142 Year Blt: 1977 Eff Year Blt: 1987 Sq.Ft: 1099 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 152300
 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	955	1	FB-1	1977	1987	BATH - 1, KIT-, ROOF, HVAC+, FP - 1	Y N
Attic	4	Low Cost	144	0	0	1977	1987	HVAC+	Y N

Accessories

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

Bldg: 4 Code Area: 29544 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 8370
 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
 No floor data available

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity
 YARD IMPROVEMENTS AVERAGE 4 0 0 8370 1 Exception: Y N



Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2268 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 42x54 RMV: 31480
 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
General Purpose Bldg	5	Finished	2268	0	0	2007	2007	FMR ME YO	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 3	Code Area: 29544	Stat Class: 341	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 192	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 8x24		RMV: 3120				
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	
Multi-Purpose Bldg	5	Finished	192	0	0	2008	2008		Exception: Y 
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									



8/7/24

SKETCH/AREA TABLE ADDENDUM

Parcel No 092E18DB00800

File No R59172

SUBJECT

Property Address 11730 RIVERWOOD DR SE

City LYONS

State OR

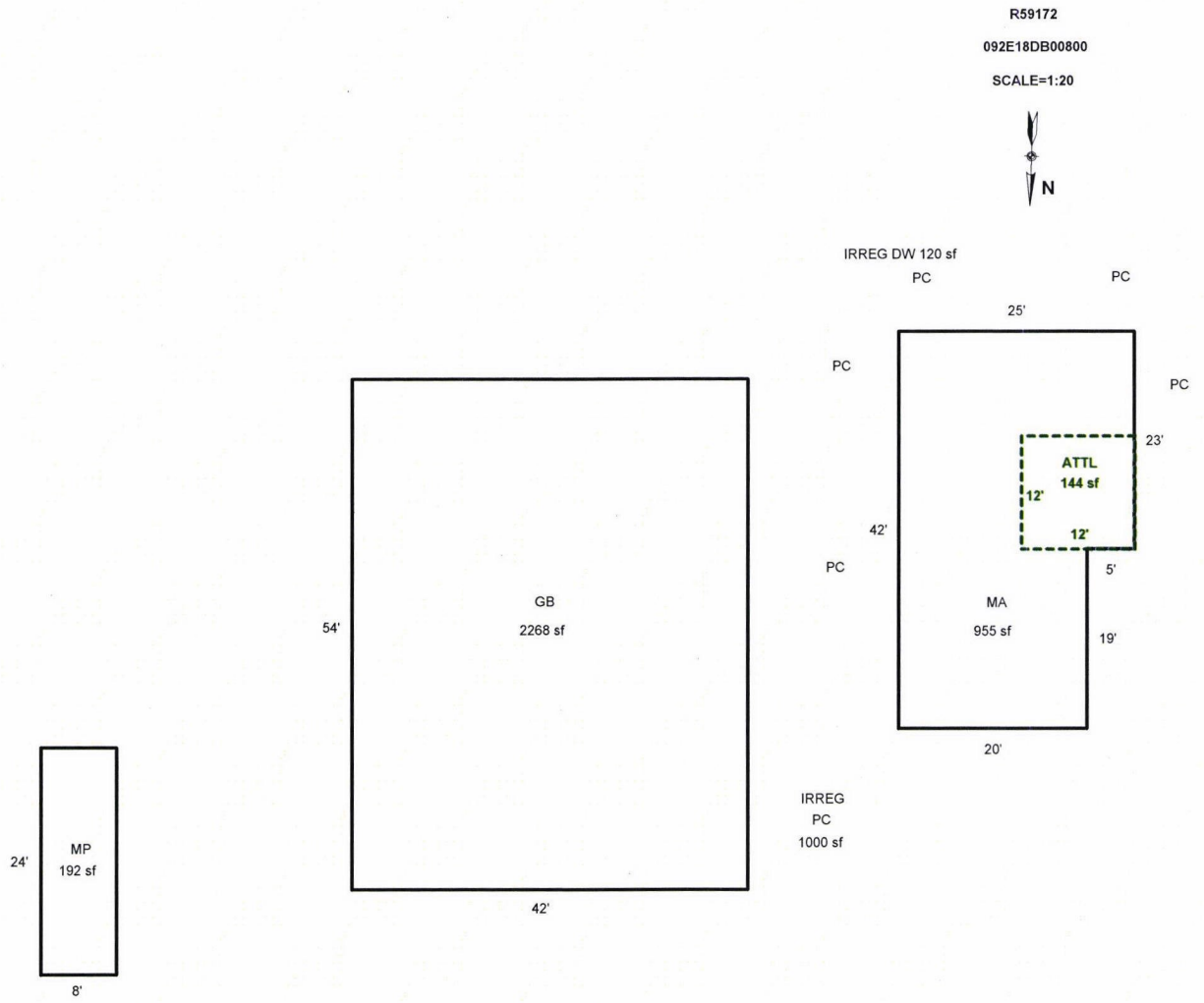
Zip 97358

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	955	134	955
GLA2	ATTL	1.00	144	48	144
GBA1	GB	1.00	2268	192	
	MP	1.00	192	64	2460
<p>Net LIVABLE Area (rounded w/ factors) 1099</p> <p>Net BUILDING Area (rounded w/ factors) 2460</p>					

APEXED BY CE 1/28/10
UPDATED BY JRONDEMA 11/15/18

CYCLED L3
 8-7-24
 CEVKE