

Acct ID: 558588 MTL: 084E32BD01500 Date: **1-8-24** Appr: **ave** Prop Class: 401 RMV Prop Class: 401
 Situs: 35414 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117425 Year: 2024
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: **0** Tag info: 2025 - NEW CONSTRUCTION (Garage/Carport)
 Owner: HAWES, MICHAEL A & HAWES, SUSAN G Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 414250
 RMV Land: 261780 RMV Imp: 375960 RMV Total: 637740 MAV: 219520 MSAV: 0 SAV: 0
 Comment: 24-25 L2 10-31-23 CLUKE
 23-24: L2 1.31.23 CL
 LEVEL 4 3.3.21 PHT06// **DG NOT STARTED YET**
RETAG

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56540	0

Land

Site: 1 Code Area: 56540 Size: 1.43 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 231780 Exception: Y N
 Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #T42 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2836 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 375960
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 194730 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1680	2	FB-2	2022	2022	FP, BATH - 2, KIT, HVAC, ROOF	Y N
Second Floor	4	Finished	1156	2	FB-2	2022	2022	HVAC, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2022	16740	1	Y N

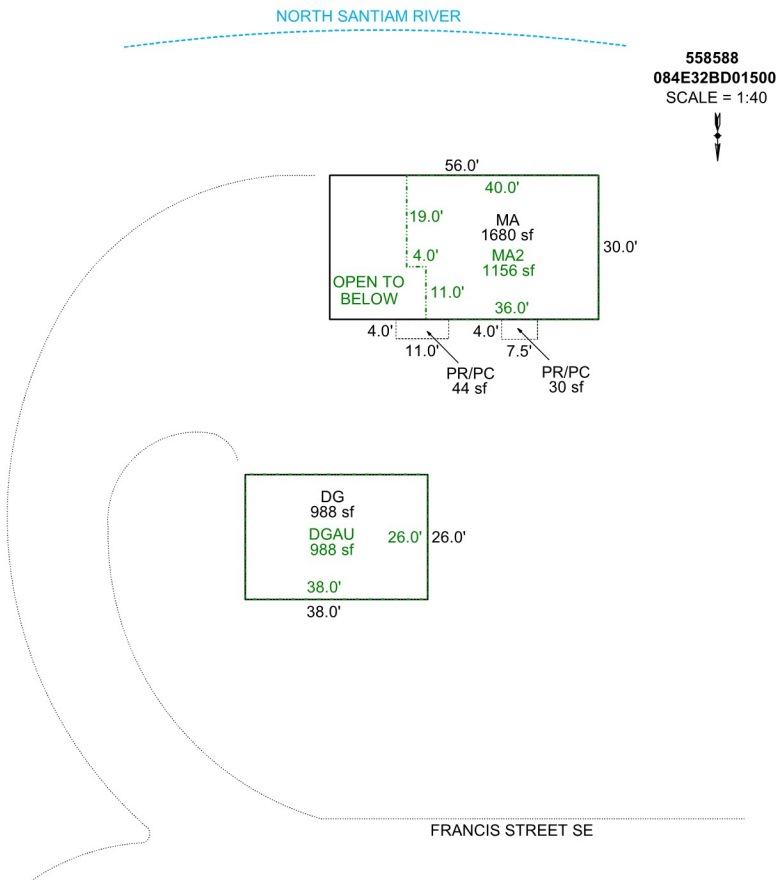
Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558588 Parcel No.: 084E32BD01500
 Property Address: 35414 FRANCIS ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DG	1.0	988.0	128.0	988.0
GBA2	DGAU	1.0	988.0	128.0	988.0
GLA1	MA	1.0	1680.0	172.0	1680.0
GLA2	MA2	1.0	1156.0	140.0	1156.0
P/P	PR/PC	1.0	30.0	23.0	
	PR/PC	1.0	44.0	30.0	74.0

COMMENT TABLE 1

Apex 4/30/2010 Jane
 UPDATED BY CJURAN 06/30/2021
 UPDATED BY CJURAN 02/11/2022 555-21-011282
 UPDATED BY CJURAN 10/25/2023 23-007256 DG
 UPDATED BY CJURAN 11/06/2023

COMMENT TABLE 2

PH T42 03/03/2021 AOG
 CL 10/31/2023
 CL 10/31/2023

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE	cnt	2	(rounded)	2,836
Net BUILDING	cnt	2	(rounded)	1,976