

Summary Lead Appr: **WW** Clerk: **Chris 4/3/24** Lead Clerk: Appr: Print Date:

7/31/2023

Acct ID: 558592 MTL: 084E32BD02600 Date: **10-21-23** Appr: **CLINT** Prop Class: 400 RMV Prop Class: 400  
Situs: 35315 RUTH ST SE LYONS OR 97358 **1-3-24** MaSaNh: 01 06 001 Unit: 117429 **MAV 1-2-24 CLINT** Year: **2023**

**24**

Last Date Appraised: 12/16/2020 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: BERKEY,RICHARD EARL & MCCUTCHEON,RITA A Roll Type: R

Cycle **Tag** Sales Verification Other: Inspection level: 1 **0** 2 **0** 3 **0** 4 **0** LCB TTO **INSP** AV: 64940

RMV Land: 199800 RMV Imp: 0 RMV Total: 199800 MAV: 64940 MSAV: 0 SAV: 0

Comment: LEVEL 4 12.16.20 TS02//

**MA 6590 RETAG**

**Notations**

No notation data available.

**OSDs**

**OSDN Rur**

No OSD data available.

**Land**

Site: 1 Code Area: 56540 Size: 0.86 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: **4BDSS** Value Source: Rural at MKT Description: RMV: 199800 Exception: Y N  
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 21-22: PER #02 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

**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.

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA  
 AREA 1009 EFF AREA 1009 BED 1  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + Roof AVG  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT 0 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 \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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

STAT 4 QLTY + - FLOOR MA2  
 AREA 1009 EFF AREA 1009 BED 1  
 ROOF + HVAC +  
 BATH PKG: 1 BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT 0 N LUMP SUM: \_\_\_\_\_  
 MISC: + 2 OFFICES 1 CRAFT ROOM  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR \_\_\_\_\_  
 AVERAGE \_\_\_\_\_  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 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: \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

Additions		New Homes						
% Item	% Sum		No Basement		Basement			
			% Item	% Sum	% Item	% Sum		
3%	0%	Plans/Survey	<del>3%</del>	0%	3%	0%		
2%		Excavation	<del>2%</del>		4%			
3%		Foundation	<del>3%</del>		10%			
35%	45%	Framing	<del>14%</del>	20%	16%	35%		
8%	50%	Trusses	<del>7%</del>	30%	7%	40%		
7%	60%	Roofing	<del>7%</del>	35%	7%	45%		
7%	65%	Windows/Ext Doors	7%	45%	6%	55%		
5%	70%	Siding	<del>5%</del>	50%	5%	60%		
4%	75%	Plumbing Rough-In	<del>4%</del>		3%			
3%		Electrical Rough-In	<del>3%</del>	55%	2%	65%		
2%	80%	Heating Rough-In	2%		1%			
		Heating Unit	<del>1%</del>	60%	1%			
3%	85%	Insulation	<del>3%</del>		2%			
5%		Drywall (Finished)	<del>5%</del>	65%	4%	70%		
2%	90%	Paint Interior	2%	70%	2%	75%		
2%		Paint Exterior	2%		2%			
	95%	Cabinets	6%	75%	5%	80%		
2%		Electrical Fixtures	3%	80%	2%			
2%		Plumbing Fixtures	4%	85%	3%		85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%		
2%		Interior Trim Carpentry	7%		95%		6%	95%
		Porch/Entry/Stoop	2%		100%		2%	100%
	Finish Grade	1%	1%					

APPR        Date 1-3-24 YR For 24-25 % COMP 65

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

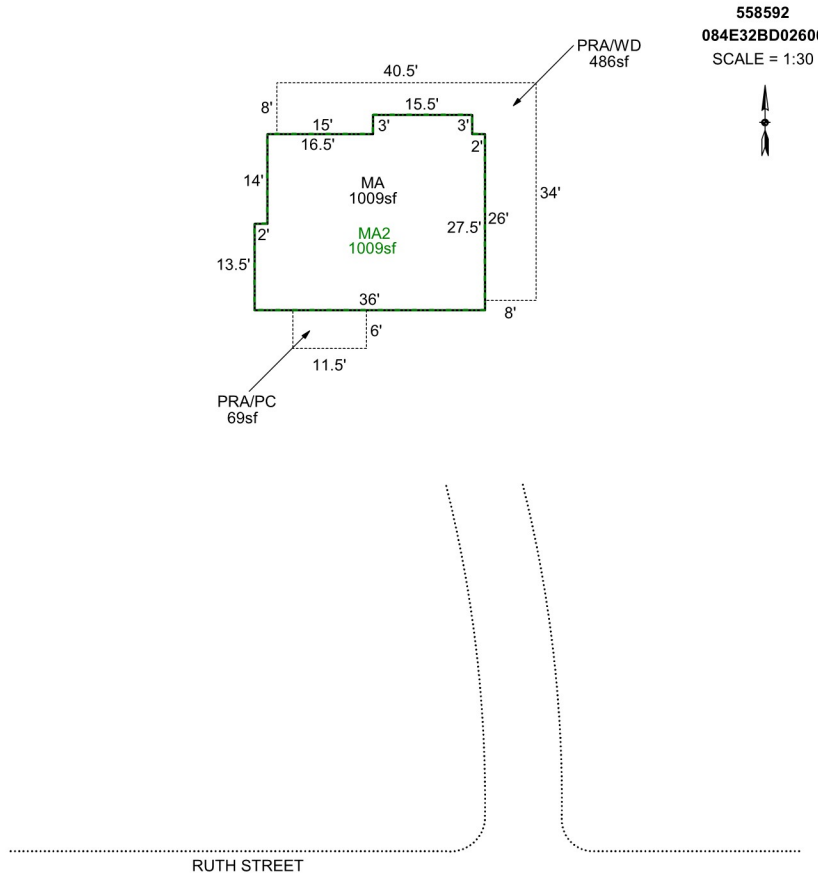
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558592 Parcel No.: 084E32BD02600  
 Property Address: 35315 RUTH 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
GLA1	MA	1.0	1008.5	133.0	1008.5
GLA2	MA2	1.0	1008.5	133.0	1008.5
P/P	PRA/WD	1.0	485.5	155.0	
	PRA/PC	1.0	69.0	35.0	554.5

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/6/18  
 UPDATED BY CJURAN 01/28/2021  
 UPDATED BY CJURAN 01/05/2023 555-22-009669

### COMMENT TABLE 2

TS #02 12/16/2020 AOG

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      2,017



MA 10/31/23



MA 10/31/23



MA east end 10/31/23



MA rear west end 10/31/23