

Summary

Lead Appr: WW

Clerk: Chris 4/4/24

Lead Clerk:

Appr:

Print Date:

7/31/2023

Acct ID: 558595

MTL: 084E32BD02900

Date: ~~10-21-23~~
1-8-24

Appr: ~~LUKE~~

Prop Class: 400

401

RMV Prop Class: 400

401

Situs: 35405 RUTH ST SE LYONS OR 97358

MaSaNh: 01 06 001

Unit: 117432

Year: 2023

Last Date Appraised: 11/12/2020

Appraiser: CLINT LUKE

Retag: Y N

Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: DEINES, TIMOTHY M & DEINES, DEBBIE

Roll Type: R

Cycle: Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB

TTO

NSP

AV: 58130

RMV Land: 199130

RMV Imp: 0

RMV Total: 199130

MAV: 58130

MSAV: 0

SAV: 0

Comment: LEVEL 4 11.12.20 CL10//

~~OSDN, RUL~~ MA @ 85% Retag

Notations

No notation data available.

OSDs

OSDN, RUL

No OSD data available.

Land

Site: 1 Code Area: 56540 Size: 0.85 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 199130 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #10 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 # 550595 DATE: 10-31-23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR Genie TAG Y N _____

COMMENTS: PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + 100 FLOOR MA
 AREA 792 EFF AREA 792 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2033 ECON _____
 % COMP 85 % GOOD _____ FUNC _____
 EXCEPT 0 N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

STAT 4 QLTY + 100 FLOOR BSMTF
 AREA 792 EFF AREA 792 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 85 % GOOD _____ FUNC _____
 EXCEPT 0 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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
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 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

From Ewert
12/6/23

Percent Complete Form

Account # 558595

Additions

New Homes

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

APPR Gene Date 1-8-24 YR For 24-25 % COMP 85
 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%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

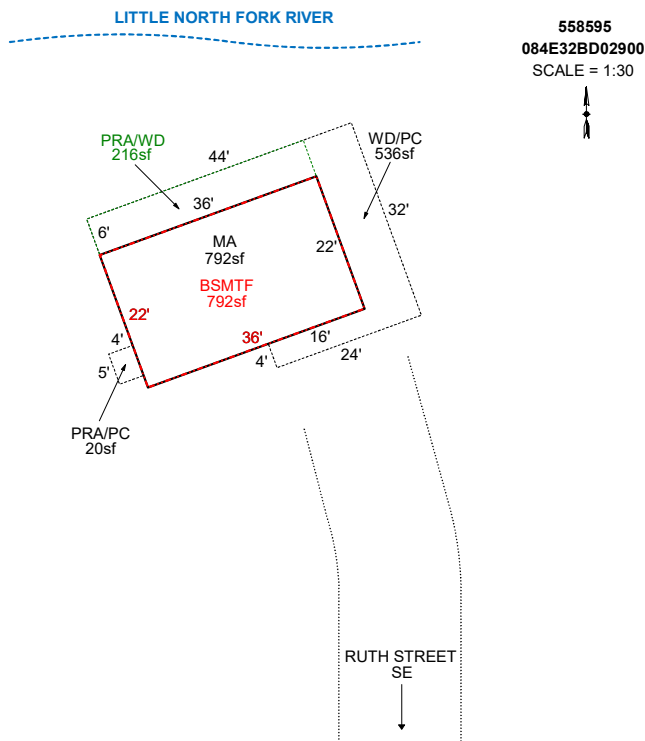
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558595 Parcel No.: 084E32BD02900
 Property Address: 35405 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	792.0	116.0	792.0	DRAWN BY JRONDEMA 6/9/17 UPDATED BY CJURAN 01/20/2021 UPDATED BY CJURAN 03/07/2023 555-22-010195 UPDATED BY CJURAN 12/12/2023	
BSMT	BSMTF	1.0	792.0	116.0	792.0		
P/P	WD/PC	1.0	536.0	184.0			
	PRA/PC	1.0	20.0	18.0			
	PRA/WD	1.0	216.0	84.0	772.0		
	Net LIVABLE	cnt	1 (rounded)		792	COMMENT TABLE 2	COMMENT TABLE 3
						CL #10 11/12/2020 AOG CL 10/31/2023	TAGS L2



MA 10/31/23



MA 10/31/23



MA 10/31/23