

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

7/31/2023

Acct ID: 558597 MTL: 084E32BD03100 Date: 1-8-24 Appr: LUKE Prop Class: 400 401 RMV Prop Class: 400 401
 Situs: 35425 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117434 IMPVT 1-22-24 Year: 2023 LUKE
 Last Date Appraised: 01/31/2023 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2024 - Tags/Permit (Residence) LUKE
 Owner: MILLER, ROSS J & MILLER, DONNA L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 0 3 4 LCB TTO NSP AV: 59410
 RMV Land: 172780 RMV Imp: 0 RMV Total: 172780 MAV: 59410 MSAV: 0 SAV: 0
 Comment: 23-24: L2 1.31.23 CL ADD MA C 35% RETAG
 22-23: LEVEL 2 CL 11.16.21
 LEVEL 4 3.3.21 PHT06//

Notations
No notation data available.

OSDs
No OSD data available. OSDN RVL

Land

Site: 1	Code Area: 56540	Size: 0.83 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 172780	Exception: Y N
Adjustment(s):	H2OGR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD						
21-22: PER #T42 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.						0.32 Mkt 4BDSS 0.51 Mkt 6BD - FSOIL

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.
UNDERFLOOR PUMPING 7/24/23 DENIED

ACCOUNT # 558597 DATE: 1-8-24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR anna TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 3 QLTY + - FLOOR MA
 AREA 818 EFF AREA 818 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
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 EXCELLENT
 BATH _____
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 ROOF + HVAC +
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Percent Complete Form

Account # 558591

Additions

New Homes

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

APPR GENLE Date 1-8-24 YR For 24-25 % COMP 35
 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 _____
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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%

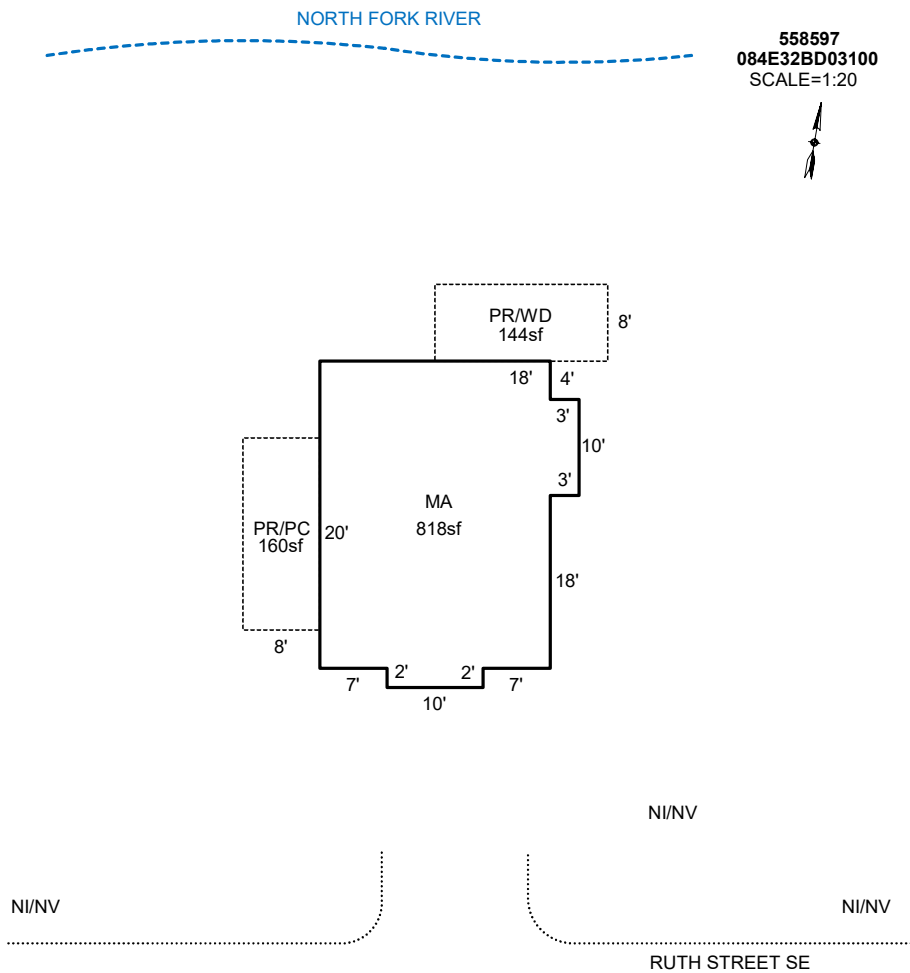
APPR _____ Date _____ YR For _____ % COMP _____
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558597 Parcel No.: 084E32BD03100
 Property Address: 35425 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	818.0	122.0	818.0	DRAWN BY JRONDEMA 1/11/18 UPDATED BY CJURAN 06/30/2021 UPDATED BY CJURAN 07/20/2022 555-22-004243 UPDATED BY CJURAN 12/12/2023	
P/P	PR/WD	1.0	144.0	52.0			
	PR/PC	1.0	160.0	56.0	304.0		
	Net LIVABLE	cnt	1 (rounded)		818	COMMENT TABLE 2	COMMENT TABLE 3
						PH T42 03/03/2021 AOG CL 10/31/2023	TAGS L2



MA 10/31/23



MA 10/31/23



MA 10/31/23



MA 10/31/23