

Acct ID: 558616 MTL: 084E32BD00900 Date: **10-31-23** Appr: **GENE** Prop Class: 401 RMV Prop Class: 401
 Situs: 35443 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117453 Year: 2023
 Last Date Appraised: 12/06/2021 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - Tags/Permit (Completion)
 Owner: WALLIG, MICHAEL & WALLIG, DEBRA Roll Type: R
 Cycle: **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB **FTO** **INSP** AV: 178960
 RMV Land: 153140 RMV Imp: 196480 RMV Total: 349620 MAV: 107510 MSAV: 0 SAV: 0
 Comment: 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 1.25.21 CL10//

MA/AGF 85% RETAG 1-1-25
CHANGE MA 2 TO ATTIC

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: 20909 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 123140 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 17-18: CYCLE WORK #36 CHG OSD// 99-2000: ADDED OSD /00-01: UPDATE MARKET VALUE /03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1603 % Complete: 55
 Desc: Multi Story above grade Dimensions: RMV: 196480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 71450 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1036	1	FB-1	2021	2021	KIT, ROOF, BATH - 1	Y N
Second Floor	4	Finished	597	1	FB-1	2021	2021	BATH - 1	Y N
Garage Attached	4	Finished	486	0	0	2021	2021		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	4	110	2021	1755	0	Y N
ROOF EXTENSION OR PATIO COVER	4	210	2021	3350	0	Y N

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



New Homes

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

Date 1-31-23 VS 2-2-24 % COMP 55
 Date 1-31-23 VS 2-2-24 % COMP 85
 Date _____ VS For _____ % COMP _____
 Percent Complete Form _____ % COMP _____

Account # _____

Unit & Remarks
 Interior Trim Carpentry
 Final Countertops &

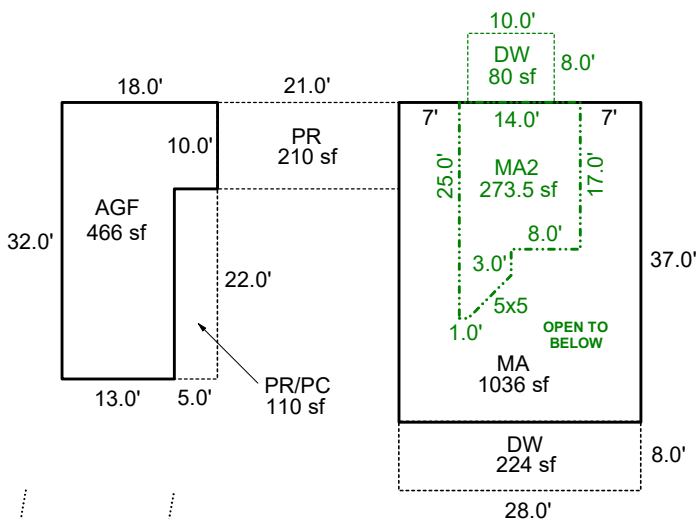
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558616 Parcel No.: 084EE32BD00900
 Property Address: 35443 FRANCIS ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558616
084E32BD00900
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1036.0	130.0	1036.0	Apex by JA 10/28/09 UPDATED BY CJURAN 02/25/2021 UPDATED BY CJURAN 555-21-006225 UPDATED BY CJURAN 11/13/2023	
GLA2	MA2	1.0	273.5	75.1	273.5		
GAR	AGF	1.0	466.0	100.0	466.0		
P/P	PR/PC	1.0	110.0	54.0			
	PR	1.0	210.0	62.0			
	DW	1.0	80.0	36.0			
	DW	1.0	224.0	72.0	624.0		
	Net LIVABLE	cnt	2 (rounded)		1,310	COMMENT TABLE 2	COMMENT TABLE 3
						CL #10 01/25/2021 AOG CL10/31/2023	TAGS L2

