

Summary Lead Appr: **WW** Clerk: **Chris 4/2/24** Lead Clerk: Appr: Print Date: 7/31/2023

Acct ID: 562033 MTL: 092E16BC01500 Date: **10/27/22** Appr: **Gene** Prop Class: 401 RMV Prop Class: 401  
 Situs: 11370 ROWENA AVE SE LYONS OR 97358 **Gene** MaSaNh: 01 06 007 Unit: 132788 Year: 2023  
 Last Date Appraised: 10/27/2022 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Garage/Carport) **24**  
 Owner: CALKINS, JANICE L Roll Type: R  
 Cycle: **6** Sales Verification Other: Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 343680  
 RMV Land: 141810 RMV Imp: 258240 RMV Total: 400050 MAV: 50440 MSAV: 0 SAV: 0  
 Comment: 23-24: L2 10.27.22 CL  
 LEVEL 4 2.22.21 WV06//

**ADD DC ON NOT STARTED YET  
 RETAG**

**Notations**  
 No notation data available.

**OSDs**

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 35000 | 29540     | 35000     |

**Land**

Site: 1 Code Area: 29540 Size: 12197 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 106810 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 22-23 REMOVED WATER ADJUSTMENT  
 21-22: PER #06 DEL ALL IMPS, OSD// . 03-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1620 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 242110  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 242110 Adjust: Adjust RMV: 0

**Floors**

| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                 | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|---------------------------|-----------|
| First Floor | 3     | Finished      | 1620       | 4    | FB-2  | 2022   | 2022       | HVAC, ROOF, KIT, BATH - 2 | Y N       |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 3     | 0         | 2022       | 17010 | 1        | Y N       |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: Eff Year Blt: 2022 Sq.Ft: 384 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 16130  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16130 Adjust: Adjust RMV: 0

**Floors**

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 6     | Finished      | 384        | 0    | 0     | 0      | 2022       |           | Y N       |

**Accessories**

| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

ACCOUNT # 562033 DATE: 1-5-24 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GWK TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 DC  
 STAT / CLASS 3  
 SIZE 24x34  
816  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE DC  
 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: \_\_\_\_\_

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: \_\_\_\_\_

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

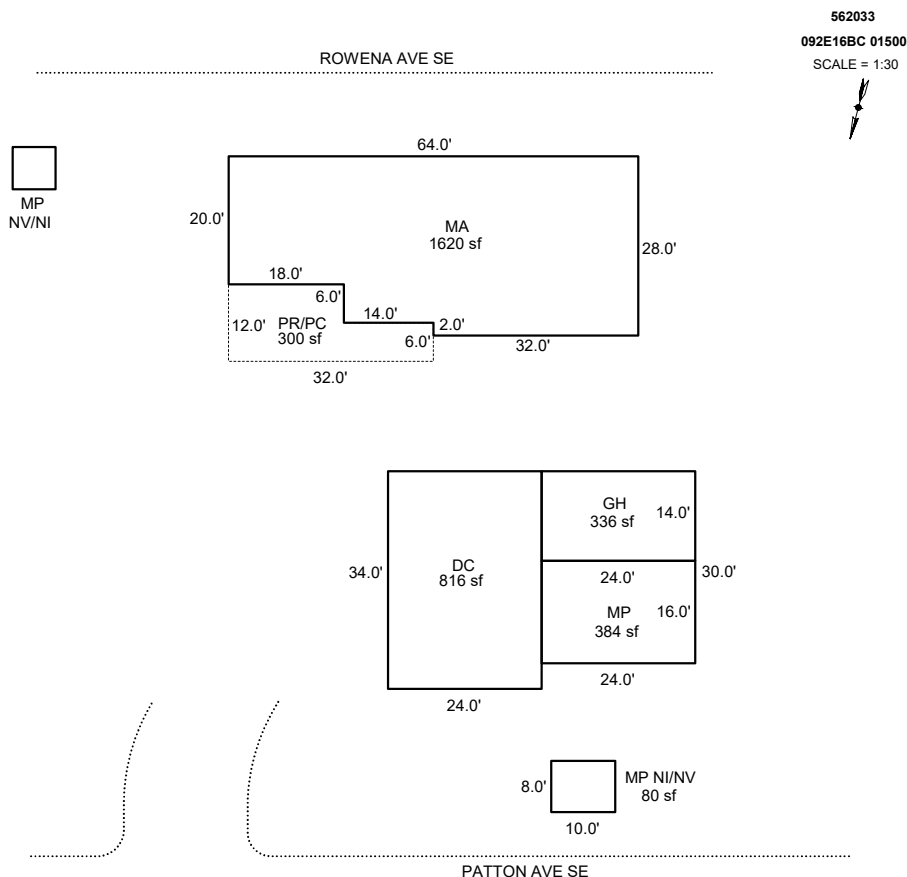
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 562033 Parcel No.: 092E16BC01500  
 Property Address: 11370 ROWENA AVE 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 |  |                            |
| GBA1                      | MP          | 1.0          | 384.0    | 80.0        |            | Apex 10/15/2012 Jane<br>UPDATED BY CJURAN 03/24/2021<br>UPDATED BY CJURAN 07/07/2022 555-21-009569<br>UPDATED BY CJURAN 10/03/2022 555-22-006770<br>UPDATED BY CJURAN 11/14/2022<br>UPDATED BY CJURAN 07/17/2023 555-22-010544<br>UPDATED BY CJURAN 12/12/2023<br>UPDATED BY CJURAN 01/18/2024 |                            |
|                           | GH          | 1.0          | 336.0    | 76.0        |            |  |                            |
|                           | DC          | 1.0          | 816.0    | 116.0       |            |  |                            |
|                           | MP NI/NV    | 1.0          | 80.0     | 36.0        | 1616.0     |  |                            |
| GLA1                      | MA          | 1.0          | 1620.0   | 184.0       | 1620.0     |  |                            |
| P/P                       | PR/PC       | 1.0          | 300.0    | 88.0        | 300.0      |  |                            |
|                           |             |              |          |             |            | COMMENT TABLE 2  | COMMENT TABLE 3            |
|                           |             |              |          |             |            | #06 WV 02/22/2021 AOG<br>10/27/2022 CL #10<br>CL 10/26/2023<br>CL 01/05/2024   | TAGS L2<br>TAGS<br>TAGS L3 |
|                           |             | Net LIVABLE  | cnt      | 1 (rounded) | 1,620      |  |                            |
|                           |             | Net BUILDING | cnt      | 4 (rounded) | 1,616      |  |                            |



1/5/24