

Acct ID: 558597 MTL: 084E32BD03100 Date: 10-24-24 Appr: EWK Prop Class: 401 RMV Prop Class: 401  
 Situs: 35425 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117434 INPUT 11-20-24 EWK Year: 2024  
 Last Date Appraised: 01/08/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: MILLER, ROSS J & MILLER, DONNA L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB ITO INSP AV: 96980  
 RMV Land: 207280 RMV Imp: 43610 RMV Total: 250890 MAV: 61190 MSAV: 0 SAV: 0  
 Comment: 24-25 L2 1/8/24 CLUKE  
 23-24: L2 1.31.23 CL  
 22-23: LEVEL 2 CL 11.16.21  
 LEVEL 4 3.3.21 PHT06//

Notations 22-004243 MAKE NOTED CHANGES RETAG  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56540	14590

Land

NC

Site: 1	Code Area: 56540	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 79550	Exception: Y	N	
Adjustment(s): H2OGR, FSOIL		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.						
Site: 2	Code Area: 56540	Size: 0.51 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural at MKT	Description: SIX BENCH	RMV: 97730	Exception: Y	N	
Adjustment(s): H2OGR, FSOIL		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.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 56540	Stat Class: 131	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 818	% Complete: <u>3/40</u>
Desc: One Story Only			Dimensions:	RMV: 43610		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 21200	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	3	Finished	818	0	0	2023	2023	ROOF <u>Done Now</u>	<u>0</u>

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



10/24/24

Percent Complete Form

Account # 558597

Additions

New Homes

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

APPR 40% Date 10-24-24 YR For 25-26 % COMP 40  
 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%

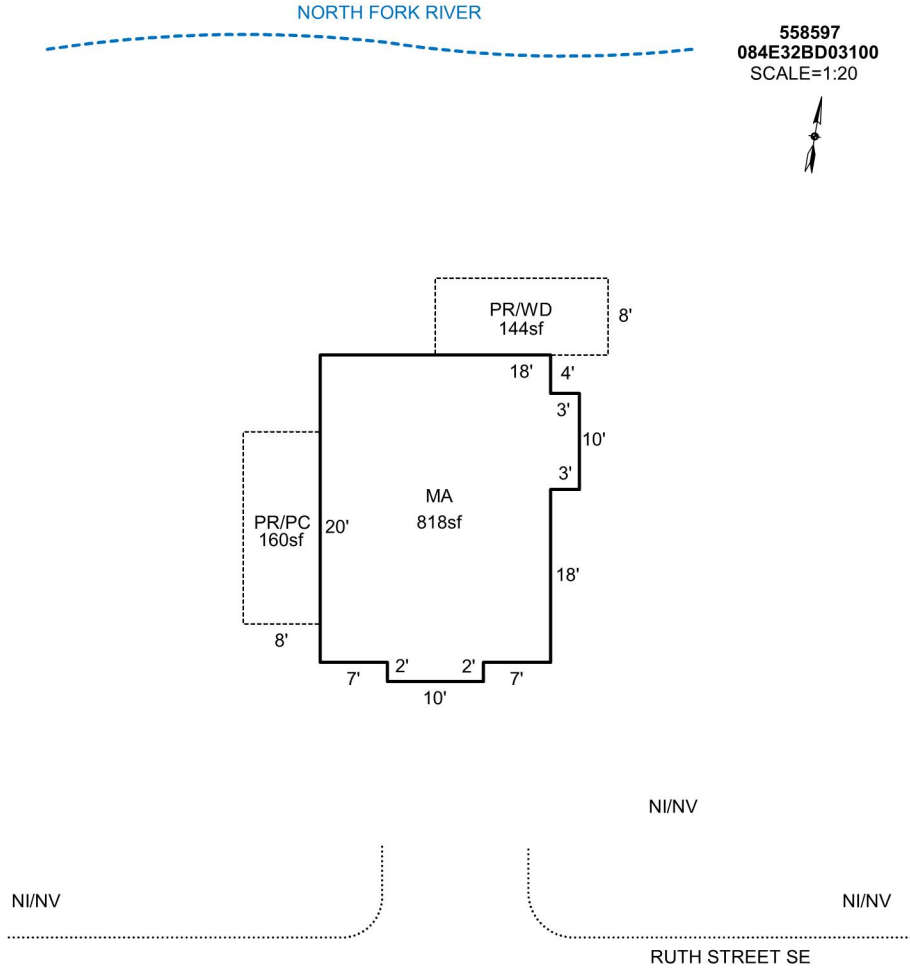
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	818.0	122.0	818.0
P/P	PR/WD	1.0	144.0	52.0	
	PR/PC	1.0	160.0	56.0	304.0

### COMMENT TABLE 1

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

### COMMENT TABLE 2

PH T42 03/03/2021 AOG  
 CL 10/31/2023

### COMMENT TABLE 3

TAGS L2

Give 10-24-24  
 TAGS L2

Net LIVABLE                      cnt                      1                      (rounded)                      818