

Acct ID: 558616 MTL: 084E32BD00900 Date: **10-24-24** Appr: **Circle** Prop Class: 401 RMV Prop Class: 401
 Situs: 35443 FRANCIS ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117453 **INPUT 11-15-24** Year: 2024
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2025 - Tags/Permit (Completion)
 Owner: WALLIG, MICHAEL & WALLIG, DEBRA Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 199820
 RMV Land: 161740 RMV Imp: 293650 RMV Total: 455390 MAV: 147390 MSAV: 0 SAV: 0
 Comment: 23-24 L2 10/31/23 CLUKE
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 1.25.21 CL10//

Notations **21-006225 MAKE NOTED CHANGES - RETAL**
 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: 131740 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: 1309 % Complete: **85/90**
 Desc: Multi Story above grade Dimensions: RMV: 293650
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 52430 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	BATH - 1, ROOF, HVAC, FP - 1, KIT	Exception: Y N
Attic	4	Finished	273	1	FB-1	2021	2021	BATH - 1, HVAC	Exception: Y N
Garage Attached	4	Finished	486	0	0	2021	2021	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2021	23436	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



10/24/24

FINISHED SIDING 10-24-24 90% COMP

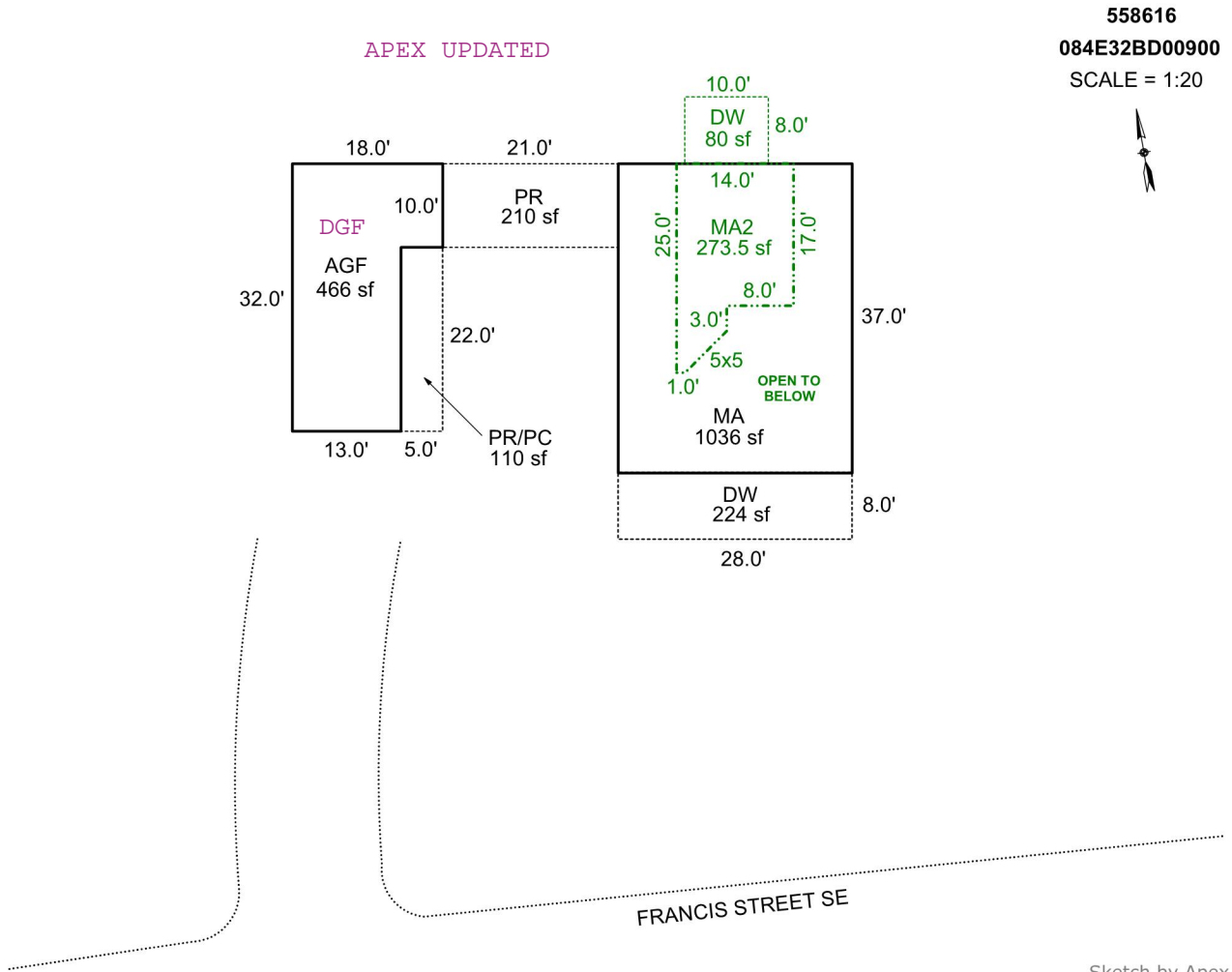
	No Basement	% Item	% Sum	Basement	% Item	% Sum
Plans/Survey	3%			3%		
Excavation	0%			4%		0%
Foundation	10%			10%		
Framing	20%		16%	35%		
Trusses	30%		7%	40%		
Roofing	35%		7%	45%		
Windows/Ext Doors	45%		6%	55%		
Siding	50%		5%	60%		
Plumbing Rough-in	50%		3%	60%		
Electrical Rough-in	55%		2%	65%	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

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



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1036.0	130.0	1036.0
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

COMMENT TABLE 1

Apex by JA 10/28/09
 UPDATED BY CJURAN 02/25/2021
 UPDATED BY CJURAN 555-21-006225
 UPDATED BY CJURAN 11/13/2023

COMMENT TABLE 2

CL #10 01/25/2021 AOG
 CL10/31/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 1,310