

Summary Lead Appr: WW 1.27.25 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

9/24/2024

Acct ID: 551884 MTL: 092E23CC00800 Date: 12/10/24 Appr: LUKE Prop Class: 451 RMV Prop Class: 451
Situs: 26132 SITKUM ST SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 123963 Year: 2024

Last Date Appraised: 02/15/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: TROFIMCHIK, GENNADIY G Roll Type: R

Cycle: Tac Sales Verification Other: _____ Inspection level: 1 D 3 4 LCB TTO INSP input error AV: 100760

RMV Land: 216320 RMV Imp: 0 RMV Total: 216320 MAV: 100760 MSAV: 0 SAV: 0

Comment: 24-25 L4 2/15/24 CLUKE
24-25 L4 11/29/23 CLUKE
LEVEL 4 10.23.20 WV06//

Notations 24-002012 4/2 70% complete RESTAG

No notation data available.

OSDs OSDN, ROR

No OSD data available.

Land

Site: 1 Code Area: 56440 Size: 1.12 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 216320 Exception: Y N
Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
Comments: 24-25: UPdate land classes
21-22: PER #06 DEL RES, OSD// 99-2000; NO CHANGE CHECK 1-1-2000 . 03-04 REAPPRAISAL.

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.



12/10/24



12/10/24

ACCOUNT # 551884 DATE: 12-10-24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR Genie TAG Y N _____

COMMENTS: _____
PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT H QLTY + - FLOOR MA
 AREA 2202 EFF AREA 2202 BED _____
 ROOF AVE HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + NO OTHER PACK YOT
 YR BLT _____ EFF YR 2025 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: W/IN BE 2 BOD 2.5 BTH

STAT H QLTY + - FLOOR BSMTF
 AREA 1551 EFF AREA 1551 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + NO PACK YOT
 YR BLT _____ EFF YR 2025 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: W/IN BE 0 BODS 1 BTH

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: _____

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: _____

Percent Complete Form

Account # 551884

Additions

New Homes

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	5%	
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%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		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%	90%	Paint Interior	2%	2%	75%
2%		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 Grace Date 12-10-24 YR For 25-26 % COMP 70
 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 _____

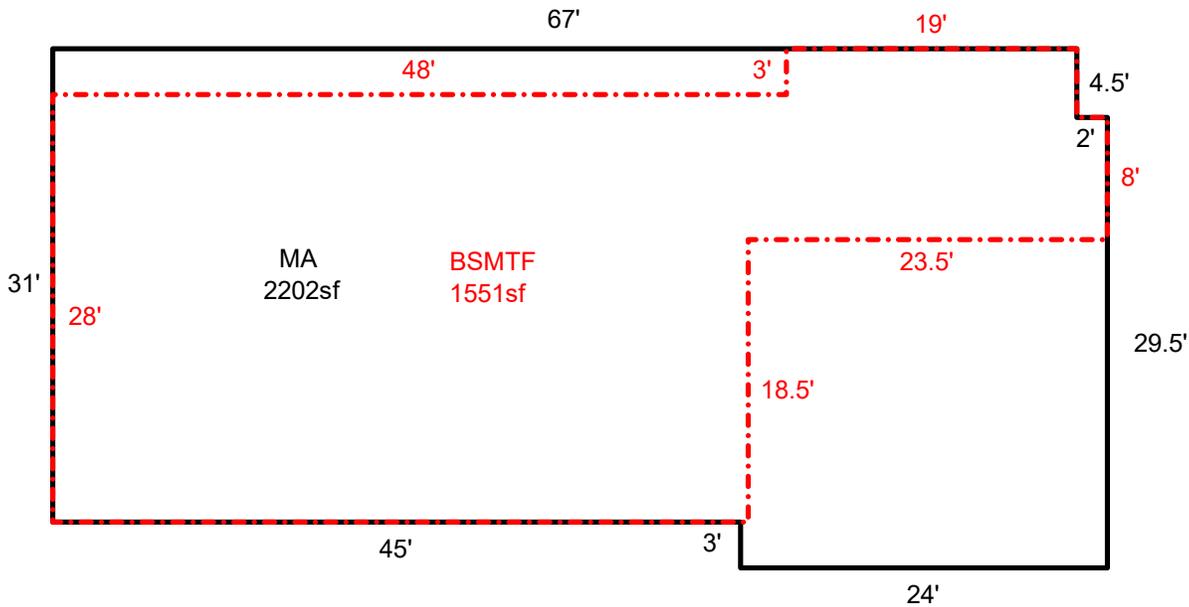
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 551884 Parcel No.: 092E23CC00800
 Property Address: 26132 SITKUM ST SE
 City: LYONS County: Marion State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

551884
092E23CC00800
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2202.0	206.0	2202.0
BSMTF	BSMTF	1.0	1551.3	200.0	1551.3

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/29/18
 UPDATED BY CJURAN 01/06/2021
 UPDATED BY CLOBERG 06/13/24 24-002012 MA
 UPDATED BY CLOBERG 01/15/25

COMMENT TABLE 2

WV #06 10/23/2020 AOG
 CLUKE 12/10/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 2,202