

Summary

Lead Appr: WW 3.27.25

Clerk:

Lead Clerk:

Appr:

Print Date: 1/28/2025

Acct ID: 343117

MTL: 092E15AB01900

Date: 2-11-25

Appr: Luke

Prop Class: 649

RMV Prop Class: 409

Situs: 11056 WINSTANLEY DR SE LYONS OR 97358

MaSaNh: 01 06 000

Unit: 108179

Year: 2025

Last Date Appraised: 09/15/2017

Appraiser: CLINT LUKE

Retag: Y N

Tag info:

Owner: SCHAFFER, GREGORY & SCHAFFER, CHELENE

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 151908

RMV Land: 450440

RMV Imp: 215970

RMV Total: 666410

MAV: 146450

MSAV: 5458

SAV: 9921

Comment:

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	29540	0

Land

Site: 1

Code Area: 29540

Size: 5.53 Acres

Use Code: 005

Zone: REST

SAV Use: 011

Exception: 0

Class: FTLCL

Value Source: Designated Forest Land

Description: DFL Class C

RMV: 223480

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol: SA004

Description: FIRE PATROL

Comments: Liability year - 2008 / 17-18: #36 CYCLE WORK, NO CHG / 08-09: F08-101 CREAETD SPLIT CODE ACCOUNTS R343117/R111290 DUE TO DEVELOPMENT OF H&B FORESTLAND WITH MFS, GB AND LTL// 2900000: 03-04: REAPPRAISAL

Site: 2

Code Area: 29540

Size: 4.00 Acres

Use Code: 005

Zone: REST

SAV Use: 011

Exception: 0

Class: FTLCL

Value Source: Designated Forest Land

Description: DFL Class C

RMV: 153570

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol: SA004

Description: FIRE PATROL

Comments: Liability year - 2008 / 08-09: FOREST APPLICATION APPROVED// F08-101: CREATE SPLIT CODE ACCOUNTS R111290 AND R343117 DUE TO 2900000: 03-04: REAPPRAISAL

Site: 4

Code Area: 29540

Size: 1.00 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Market Homesite

Description:

RMV: 38390

Exception: Y N

Adjustment(s): FSOIL

Fire Patrol: SA004

Description: FIRE PATROL

Comments: 09-10: HOMESITE AND OSD ARE NOT SPEC ASS'D UNDER 10 ACRES OF FORESTLAND// F08-101: CREATE SPLIT CODE ACCOUNTS R111290 AND R343117 DUE TO 2900000: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 468	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 1680	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD			Dimensions: 28x60		RMV: 157940	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	1680	4	FB-2	2007	2007	SKRT+, ROOF, HVAC+, KIT, BATH - 2, FP - 1	N

Accessories

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

Bldg: 2

Code Area: 29540

Stat Class: 138

Year Blt: 2010

Eff Year Blt: 2010

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 46180

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Garage Attached	3	Unfinished	672	0	0	2010	2010	ROOF	N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 29540	Stat Class: 351	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 864	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 24x36		RMV: 11590	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	864	0	0	2007	2007	AVB	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 29540	Stat Class: 354	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 96	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 8x20			RMV: 260
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	5	Finished	96	0	0	2007	2007		Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 111290		Parcel No.: 092E15AB01900			
Property Address: 11056 WINSTALEY DR SE					
City: LYONS		County: MARION		State: OR ZipCode: 97358	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
111290 092E15AB01900 SCALE=1:40 68' M341430 MA 1904 sf AGU 672 sf 28' 92' 24' 24' 36' 8' 20' GB 864 sf LTL 160sf Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	1024.0
	LTL	1.0	160.0	56.0	
GLA1	MA	1.0	1904.0	192.0	1904.0
GAR	AGU	1.0	672.0	104.0	672.0
COMMENT TABLE 1					
DRAWN BY JRONDEMA 8/17/18 UPDATED BY CLOBERG 02/28/25					
COMMENT TABLE 2			COMMENT TABLE 3		
CLUKE 02/11/25			CYCLE L4		
Net LIVABLE		cnt	0	(rounded)	1,904
Net BUILDING		cnt	2	(rounded)	1,024