

Acct ID: 540979 MTL: 092E16BC00200 Date: **2-20-25** Appr: **Genice** Prop Class: 451 RMV Prop Class: 451
 Situs: 11291 PIONEER RD SE LYONS OR 97358 MaSaNh: 01 06 000 Unit: 92792 Year: 2025
 Last Date Appraised: 12/06/2024 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2025 - Tags/Permit (Addition)
 Owner: ALAN & BRENDA ROTH TR Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 626970
 RMV Land: 95650 RMV Imp: 859180 RMV Total: 954830 MAV: 626970 MSAV: 0 SAV: 0
 Comment: 25-26 L4 12/6/24 CLUKE

450
10/10/25
8-10-25
Genice
Corrected
4-21-25
Genice

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	29540	0

MOVED TO 540980

Land

Site: 1 Code Area: 29540 Size: 0.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 35650 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT
 . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 154 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 4412 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 786150
 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
First Floor	5	Finished	1910	0	FB-1	1988	1988	ROOF, FP - 1, HVAC, BATH - 1, KIT	Y N
Attic	5	Finished	1105	1	FB-1	1988	1988	HVAC, BATH - 1	Y N
Basement	5	Finished	1397	2	FB-1	1988	1988	HVAC, BATH - 1	Y N
Garage Attached	5	Finished	900	0	0	1988	1988	ROOF	Y N

ACCT # 540980

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1988	36572	1	Y N

NC

Bldg: 2 Code Area: 29540 Stat Class: 108 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 30440
 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
No floor data available								

ACCT # 540980

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	14847	1988	30436	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 17470
 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
General Purpose Bldg	5	Finished	1440	0	0	1999	1999	AVG	Y N

ACCT # 540974

60%

NC

Accessories

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

2004

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10670
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
 Type **Acct # 540980** Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory **650** Exception: Y **N**

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

Bldg: 6 Code Area: 29540 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1999 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x30 RMV: 12340
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
 Type **Acct # 540980** Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory **60%** Exception: Y **N**

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

Bldg: 7 Code Area: 29540 Stat Class: 354 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 896 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1020
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
 Type **Acct # 540980** Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory **60%** Exception: Y **N**

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

Bldg: 8 Code Area: 29540 Stat Class: 354 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 48x10 RMV: 1090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors
 Type **Acct # 540974** Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory **NC** Exception: Y **N**

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

MAV Move

Account MAV is moving from: **540979**
 Account MAV is moving to: **540980**

RMV Value Move Worksheet: Use this area to determine the Real Market Value of improvements and OSD's moving accounts.

To calculate values, enter the total **certified** value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from **certified** Improvement Detail Report. Enter Trend into Trend field.

Description	RMV
OSD	60,000
Improvements	
1. 154 MA	822,780
2. 108 AD	37,580
4. 351 GB	9,940
6. 351 GB	6,630
7. 354 LTL	1,090
Trend (1-100%):	1
Total Improvement RMV:	938,020

Description	RMV
First Floor	\$166,256
Garage	\$23,739
Inventory	\$0
Accessories	\$12,077
Trend	100.00 %
Total RMV	\$196,070

Sample Improvement Detail, Improvement RMV Values

Current MAV* of account **540979** : 626,970
 Current MAV* of account **540980** : 0

Certified RMV* total of account **540979** : 982,080

Ratio of RMV to MAV of accour **540979** : 0.638410313

MAV to move: 598,840

Updated MAV of account **540979** : 28,130
 Updated MAV of account **540980** : 598,840

MAV Move

Account MAV is moving from: **540979**
 Account MAV is moving to: **540974**

RMV Value Move Worksheet: Use this area to determine the Real Market Value of improvements and OSD's moving accounts.

To calculate values, enter the total **certified** value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from **certified** Improvement Detail Report. Enter Trend into Trend field.

Description	RMV
OSD	
Improvements	
3. 351 GB	14,120
8. 354 LTL	1,130
Trend (1-100%):	1
Total Improvement RMV:	15,250

Description	RMV
First Floor	\$166,256
Garage	\$23,739
Inventory	\$0
Accessories	\$12,077
Trend	100.00 %
Total RMV	\$196,070

Sample Improvement Detail, Improvement RMV Values

Current MAV* of account **540979** : 28,130
 Current MAV* of account **540974** : 26,450

Certified RMV* total of account **540979** : 49,060

Ratio of RMV to MAV of accour **540979** : 0.573379535

MAV to move: 8,740

Updated MAV of account **540979** : 19,390
 Updated MAV of account **540974** : 35,190

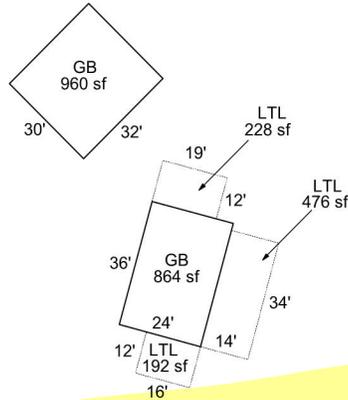
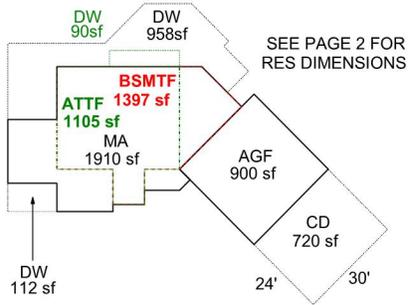
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540979 Parcel No.: 092E16BC00200
 Property Address: 11291 PIONEER RD SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

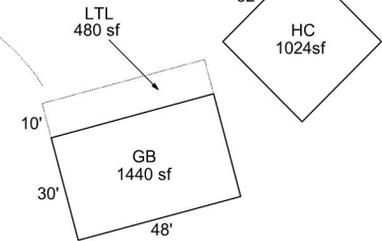
540980 16 600



540979
 092E16BC00200
 SCALE = 1:50



CHECK FOR
 HO/TURE



540974
 16BC 92E
 100

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	156.0	
	GB	1.0	864.0	120.0	
	GB	1.0	960.0	124.0	
	LTL	1.0	476.0	96.0	
	LTL	1.0	228.0	62.0	
	LTL	1.0	192.0	56.0	
	LTL	1.0	480.0	116.0	
	HC	1.0	1024.0	128.0	5664.0
GLA0	BSMTF	1.0	1396.9	166.4	1396.9
GLA1	MA	1.0	1909.9	200.8	1909.9
GLA2	ATTF	1.0	1105.0	148.0	1105.0
GAR	AGF	1.0	900.0	120.0	900.0
P/P	CD	1.0	720.0	108.0	
	DW	1.0	112.0	44.0	
	DW	1.0	90.0	49.0	
	DW	1.0	957.6	194.8	1879.6
	Net LIVABLE	cnt	2	(rounded)	4,412
	Net BUILDING	cnt	8	(rounded)	5,664

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/21/18
 UPDATED BY CJURAN 01/09/2024 23-010073 XCHECK

COMMENT TABLE 2

COMMENT TABLE 3

Leave 12.6-24
 THOS U3
 Leave 2-20-25
 CYCLE

