

Summary Lead Appr: WWW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 6/25/2025

Acct ID: 558595 MTL: 084E32BD02900 Date: 7-2-25 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401  
Situs: 35405 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 117432 Year: 2025  
Last Date Appraised: 10/01/2024 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
Owner: DEINES, TIMOTHY M & DEINES, DEBBIE Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP  
RMV Land: 255960 RMV Imp: 324180 RMV Total: 580140 MAV: 223010 MSAV: 0 SAV: 0  
Comment: 25-26 L4 10/1/24 CLUKE  
24-25 L2 1/8/24 CLUKE  
LEVEL 4 11.12.20 CL10//

INPUT  
7-17-25  
CLUKE

Notations

No notation data available.

NO CHANGE

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56540	0

Land

Site: 1 Code Area: 56540 Size: 0.85 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 220960 Exception: Y N  
S  
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 25-26 SOIL VERIFIED 21-22: PER #10 DEL ALL IMPS, OSD// 2009-2010 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 143 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1584 % Complete: 100  
Desc: One Story with basement Dimensions: RMV: 324180  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 48630 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	792	1	FB-1	2023	2023	KIT, BATH - 1, ROOF, HVAC	Y N
Basement	4	Finished	792	1	FB-1	2023	2023	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1	Y N

Improvements - Accessory Buildings

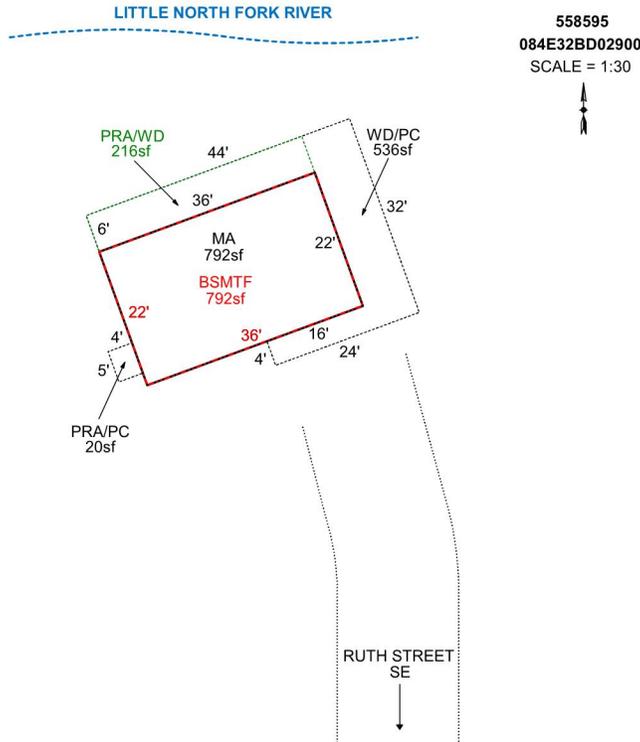
No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558595 Parcel No.: 084E32BD02900  
 Property Address: 35405 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	792.0	116.0	792.0
BSMT	BSMTF	1.0	792.0	116.0	792.0
P/P	WD/PC	1.0	536.0	184.0	
	PRA/PC	1.0	20.0	18.0	
	PRA/WD	1.0	216.0	84.0	772.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/9/17  
 UPDATED BY CJURAN 01/20/2021  
 UPDATED BY CJURAN 03/07/2023 555-22-010195  
 UPDATED BY CJURAN 12/12/2023

### COMMENT TABLE 2

CL #10 11/12/2020 AOG  
 CL 10/31/2023

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      1                      (rounded)                      792

Check 2-7-25  
 CYWE LH