

Acct ID: 540139 MTL: 084E32BC03000 Date: 7-2-25 Appr: Gene Prop Class: 017 RMV Prop Class: 401
 Situs: 35095 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 44092 Year: 2025
 Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: Y U Tag info: 2024 - NEW CONSTRUCTION (Completion)
 Owner: COLLINS, DENISE K Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 132600
 RMV Land: 222500 RMV Imp: 267800 RMV Total: 490300 MAV: 66420 MSAV: 66180 SAV: 123930
 Comment: 24-25 L2 10/31/23 CLUKE
 23-24 L2 1/31/23 CLUKE
 22-23: LEVEL 2 CL 12.6.21
 LEVEL 4 4.6.21 WV06 / LEVEL 4 3.3.21 PH42//

INPUT 7-4-25 Gene

Notations
 No notation data available.
DEAD END NARROW STREET - DIFFICULT TO DO L3 PHOTO - PHOTO ON FILE IS ACCURATE

OSDs

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

Land
 Site: 1 Code Area: 56540 Size: 18731 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 187500 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #T42 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL. //04-05: PER #39 NO LONGER PART TOTALED WITH R40140

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 56540 Stat Class: 141 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1411 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 256490
 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	4	Finished	1411	3	FB-2	2021	2021	BATH - 2, KIT, FP - 1, ROOF, HVAC	Y N

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	4	0	2021	19067	1

Bldg: 6 Code Area: 56540 Stat Class: RBH Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Rebuilt Homestead Residence Dimensions: RMV: 0
 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								

NC

Accessories

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

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 56540 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 360 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x18 RMV: 9280
 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
Multi-Purpose Bldg	5	Finished	360	0	0	2021	2021	AVG	Y N

NC

Accessories

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

Bldg: 3 Code Area: 56540 Stat Class: 354 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 200 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 20x10 RMV: 760
 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								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	200	0	0	2021	2021	Exception: Y N

NC

Accessories

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

Bldg: 5 Code Area: 56540 Stat Class: 355 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 200 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 20x10 RMV: 1270
 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 Heavy Duty	4	Finished	200	0	0	2021	2021	Exception: Y N

NC

Accessories

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

Bldg: 7 Code Area: 56540 Stat Class: RBO Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Rebuilt Homestead Outbuilding Dimensions: RMV: 0
 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								

NC

Accessories

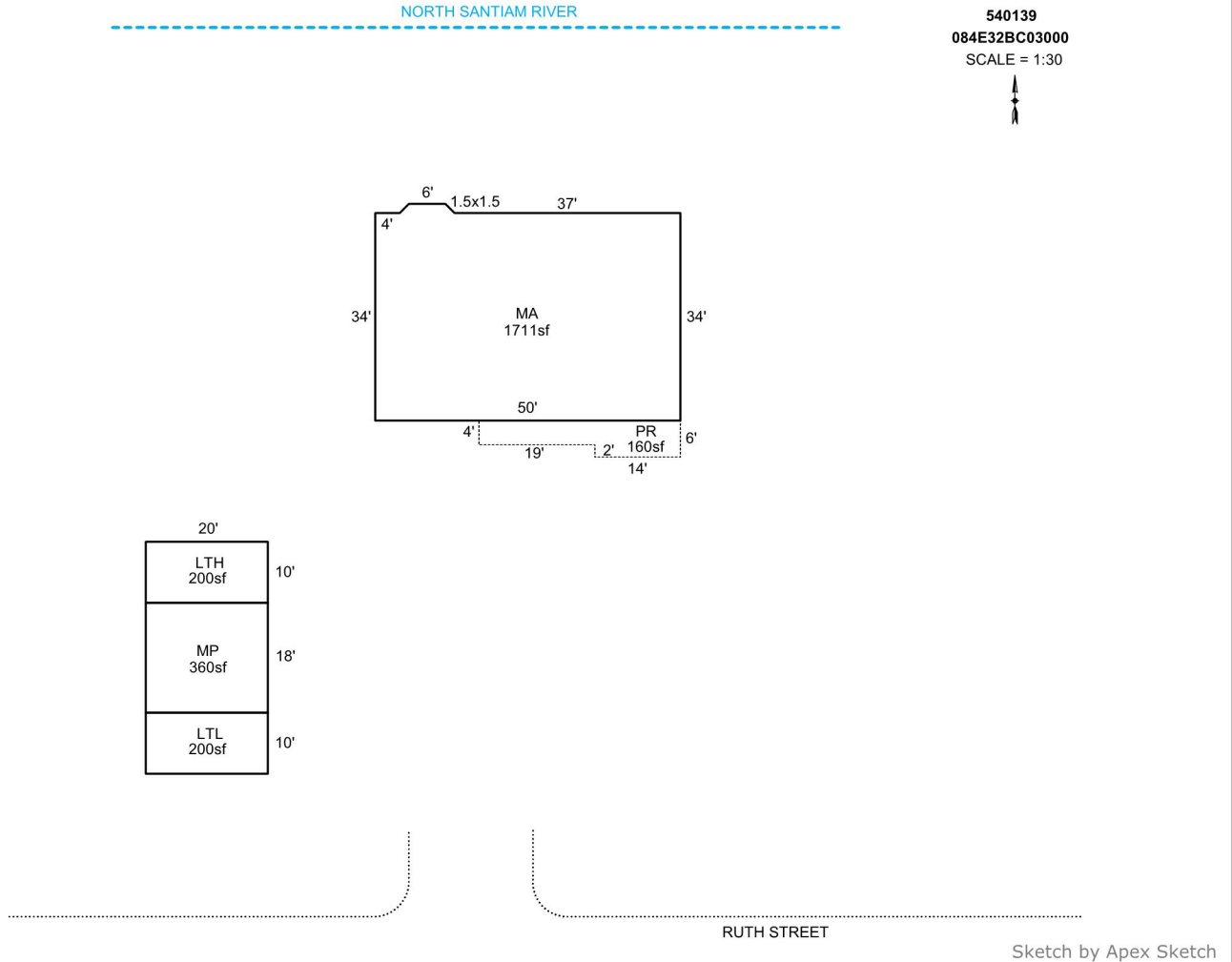
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540139 Parcel No.: 084E32BC03000
 Property Address: 35095 RUTH ST SE
 City: LYONS County: MARION State: OR ZipCode: 97358
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	360.0	76.0	
	LTH	1.0	200.0	60.0	
	LTL	1.0	200.0	60.0	760.0
GLA1	MA	1.0	1711.3	169.2	1711.3
P/P	PR	1.0	160.0	78.0	160.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/2/18
 UPDATED BY CJURAN 06/30/2021
 UPDATED BY CJURAN 11/06/2023

COMMENT TABLE 2

PH T42 03/03/2021 AOG
 CL 10/31/2023

COMMENT TABLE 3

2020 WILDFIRE
 TAGS L2

Net LIVABLE cnt 1 (rounded) 1,711
 Net BUILDING cnt 3 (rounded) 760

Handwritten: Give L4
 C/M 7-2-25