

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 6/25/2025

Acct ID: 540142 MTL: 084E32BC02700 Date: 7-22-25 Appr: Luca Prop Class: 401 RMV Prop Class: 401
Situs: 35075 RUTH ST SE LYONS OR 97358 MaSaNh: 01 06 001 Unit: 44099 Year: 2025
Last Date Appraised: 10/31/2023 Appraiser: CLINT LUKE Retag: Y Tag info: 2024 - Tags/Permit (Reference)
Owner: JAMES P QUIRING TR & QUIRING,JAMES P TRE Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 162960
RMV Land: 232930 RMV Imp: 169330 RMV Total: 402260 MAV: 162960 MSAV: 0 SAV: 0
Comment: 24-25 L2 10/31/23 CLUKE
23-24 L2 1/31/23 CLUKE
22-23 L4 10.6.20 CL10//

IMPUS
7-24-25
Luca

Notations
No notation data available.

Narrow DEAD END STREET HARD 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: 0.54 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 197930 Exception: Y N
S
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #10 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 132 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 919 % Complete: 100
Desc: Multi Story above grade Dimensions: RMV: 169330
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	3	Finished	680	2	FB-1	2022	2022	HVAC, FP - 1, KIT-, BATH - 1, ROOF	Y N
Attic	3	Finished	239	0	0	2022	2022	HVAC	Y N

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	0	2022	19067	1	Y N

Improvements - Accessory Buildings

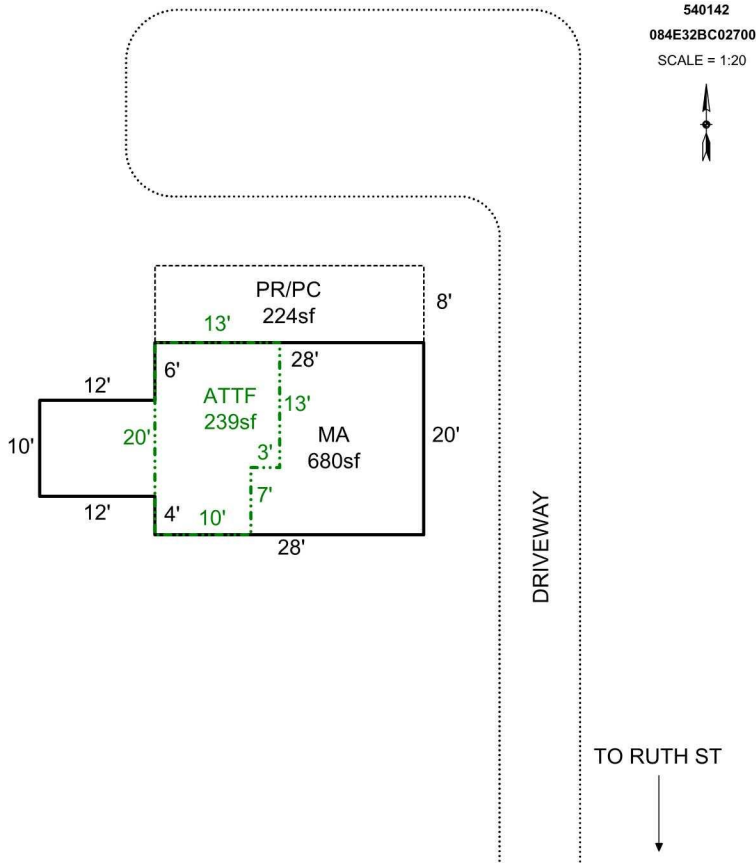
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540142 Parcel No.: 084E32BC02700
 Property Address: 35075 RUTH ST SE
 City: LYONS County: 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	680.0	120.0	680.0
GLA2	ATTF	1.0	239.0	66.0	239.0
P/P	PR/PC	1.0	224.0	72.0	224.0

COMMENT TABLE 1

APEX drawn by AC 9/23/09
 UPDATED BY JRONDEMA 6/13/17
 UPDATED BY CJURAN 02/02/2021
 UPDATED BY CJURAN 05/05/2022 555-22-001697

COMMENT TABLE 2

#36 DB 6/7/17
 CL #10 10/06/2020 AOG

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 919