

Summary

Lead Appr: <sup>WW 11/10</sup> Clerk: Lead Clerk: Appr: Print Date: 9/26/2025

Acct ID: 541491 MTL: 093E18BA01100 Date: **11-5-25** Appr: **CLUKE** Prop Class: 401 RMV Prop Class: 401  
Situs: 28661 NORTH FORK RD SE LYONS OR 97358 MaSaNh: 01 06 002 Unit: 63041 Year: 2025

Last Date Appraised: 10/24/2024 Appraiser: CLINT LUKE Tag: **0** N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: **AGGAS, MICHAEL & AGGAS, DEBORAH** Last Sales Date: 01/13/2020 Roll Type: R

Cycle: **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 162690

RMV Land: 337680 RMV Imp: 172690 RMV Total: 510370 MAV: 162690 MSAV: 0 SAV: 0

Comment: 25-26 L3 10/24/24 CLUKE  
24-25 L4 2/21/24 CLUKE  
24-25 L2 10/31/23 L3 1/5/24 CLUKE  
23-24 L2 1/26/23 CLUKE  
22-23 L2 12.2.21 CL  
LEVEL 2 1.8.21 CL10 / LEVEL 4 C19 5.18.20 MH31

**NO CHANGE RETAG**

OSDs

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

Land

Site: 1 Code Area: 56540 Size: 0.71 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 68 Value Source: Rural at MKT Description: SIX BENCH RMV: 302680 Exception: Y N  
Adjustment(s): H2OGR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 20-21: #31 SV, NO CHG / 19-20: #10 CYCLE WORK, NO CHG

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1663 % Complete: 60.00  
Desc: Multi Story above grade Dimensions: RMV: 172690  
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	1442	1	FB-1	2021	2021	ROOF, HVAC, KIT-, BATH - 1	Exception: Y N
Attic	4	Finished	221	1	FB-1	2021	2021	HVAC, BATH - 1	Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009942	82337	MARION COUNTY	NEW CONSTRUCTION	COMPLETION	26220	0	R	Completion of 20-004629 DWL - 2 bdrm 2 bath
24-009942	83472	MARION COUNTY	TAGS/PERMITS	ADDITION	0	0	R	ADD 496 SQ FT DECK TO COMPLETION OF 20-004629-DWL - 2 BDRM 2 BATH

**FRAMING PARTIAL 6-20-25**

**PERMIT EXPIRED 8-19-24**

**LAST INSP INSURANCE 8-29-22**

**DECIL Completed**

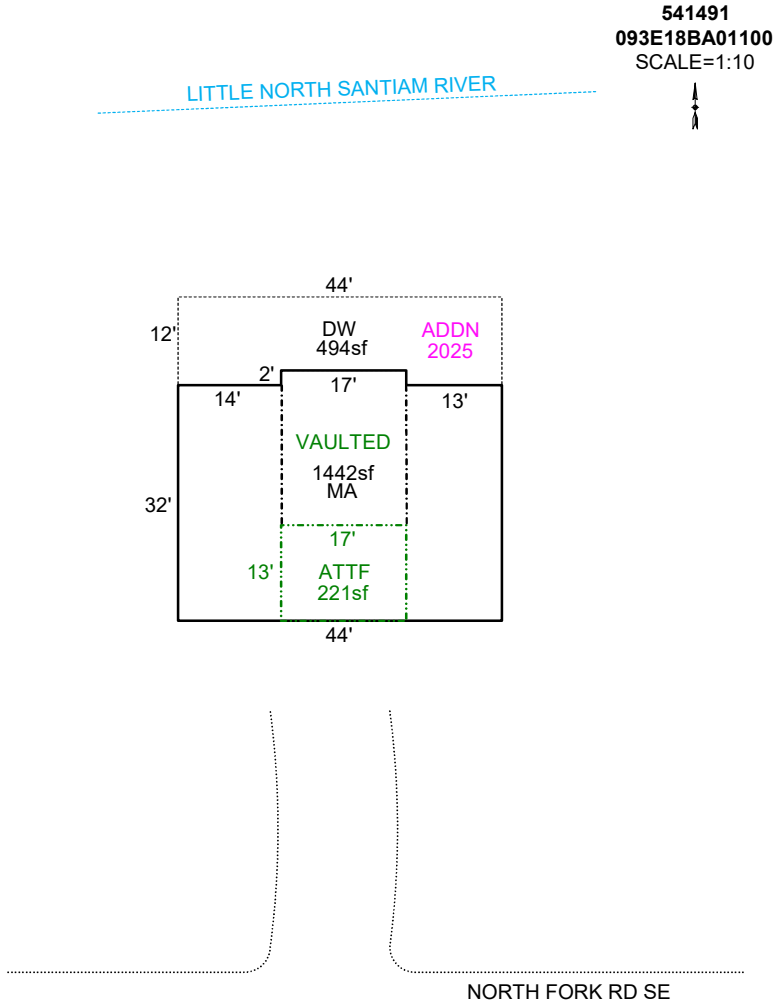
**AND YI'S HAVE WITHIN COMPLETE**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541491 Parcel No.: 093E18BA01100  
 Property Address: 28661 NORTH FORK RD SE  
 City: LYONS County: State: OR ZipCode: 97358  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1442.0	156.0	1442.0
GLA2	ATTF	1.0	221.0	60.0	221.0
P/P	DW	1.0	494.0	116.0	494.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.17.20: 555-20-004629  
 UPDATED BY CJURAN 04/20/2021 555-20-004629  
 UPDATED BY CJURAN 09/27/2022 555-22-004629  
 UPDATED BY CLOBERG 07/02/25 24-009942 MA COMPL  
 UPDATED BY CLOBERG 07/17/25 24-009942 DW ADDN

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      0      (rounded)                      1,663

Percent Complete Form

Account # 541491

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		<del>3%</del>		3%	
2%	0%	<del>2%</del>	0%	4%	0%
3%		<del>3%</del>		10%	
35%	45%	<del>14%</del>	20%	16%	35%
8%	50%	<del>7%</del>	30%	7%	40%
7%	60%	<del>7%</del>	35%	7%	45%
7%	65%	<del>7%</del>	45%	6%	55%
5%	70%	<del>5%</del>	50%	5%	60%
4%	75%	<del>4%</del>		3%	
3%		<del>3%</del>	55%	2%	
2%	80%	<del>2%</del>	60%	1%	65%
		<del>1%</del>		1%	
3%		<del>3%</del>		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%	95%	3%	80%	2%	85%
2%		4%	85%	3%	
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
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 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_