

Acct ID: 542441 MTL: 106E170000200 Date: 11.7.25 Appr: JJS Prop Class: 641 RMV Prop Class: 401  
 Situs: 1556 HIGHWAY 22 SE IDANHA OR 97350 MaSaNh: 01 06 000 Unit: 149661 Year: 2025

Last Date Appraised: 01/29/2025 Appraiser: CLINT LUKE Tag: Y 6 Tag info: 2025 - MAV Adjust (SEG/SUB Exception)  
 Owner: PLATYPUS PROPERTIES LLC Last Sales Date: 07/18/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 80175  
 RMV Land: 641200 RMV Imp: 0 RMV Total: 641200 MAV: 0 MSAV: 20035 SAV: 38838  
 Comment: 25-26 L3 1/29/25 CLUKE

SV, NIC

MLS/DOM: ?  
Code: 20

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND <span style="color: purple;">CWO 12/12/25</span>

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	56120	7160

**Land**

Site: 1 Code Area: 56120 Size: 34.98 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 515160 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1978 / 08-09: RESEARCH OF THIS ACCOUNT & CONFIRMATION WITH MAP ROOM THAT NONE OF THE LAND FALLS INTO CODE 12912000 - ALL IS IN TAX CODE 12912120 AND WE WERE TAXING 5 ACRES TOO MUCH. PER KKB, CORRECT 2008-09 AND DO NOT SUPPLEMENT.// 00-01: 12912120, REVALUED DUE TO SPLIT ZONE AND FP R HI //03-04: REAPP

Site: 2 Code Area: 56120 Size: 6.54 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 45960  
 Class: Value Source: Rural at MKT Description: RMV: 96320 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 12912120

Site: 3 Code Area: 56120 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 7020  
 Class: Value Source: Market Homesite Description: RMV: 14720 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 12912120

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 56120 Stat Class: 121 Year Blt: Eff Year Blt: Sq.Ft: 1414 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 0  
 Func Obsc: 0 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
First Floor	2	Finished	1414	2	FB-1	0	0	Exception: Y N

**Accessories**

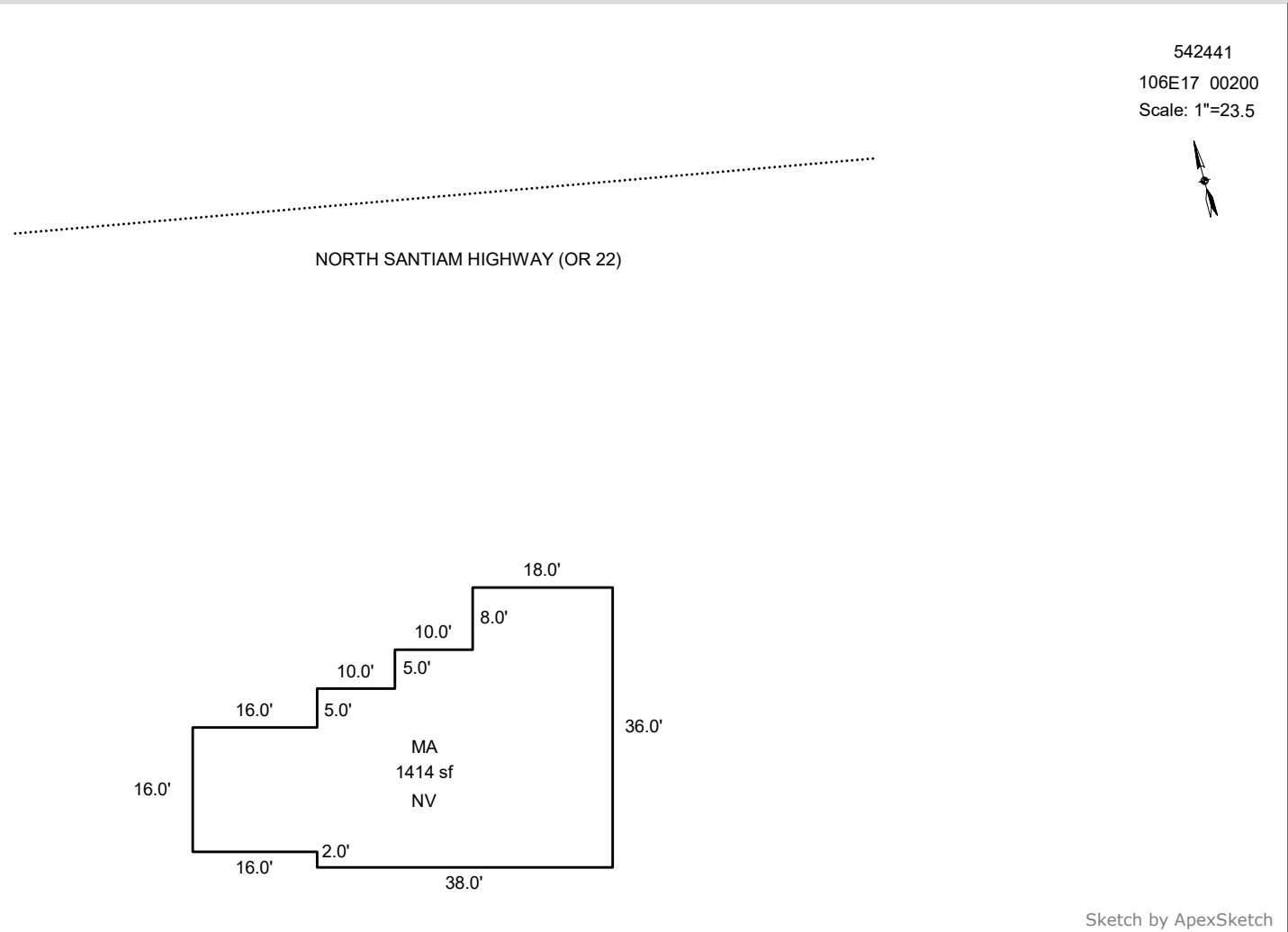
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 542441 Parcel No.: 106E17 00200  
 Property Address: 1401 HIGHWAY 22  
 City: IDANHA County: State: Oregon ZipCode: 97350  
 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	1414.0	180.0	1414.0
Net LIVABLE		cnt	0 (rounded)		1,414

### COMMENT TABLE 1

APEX WW 7.2.24 WO 615520 24-25  
 UPDATED BY CLOBERG 02/06/25

### COMMENT TABLE 2

CLUKE 01/29/25

### COMMENT TABLE 3

CYCLE L3

JSS 11.7.25 SV L4