

Acct ID: 541728 MTL: 093E28D000700 Date: **2-9-24** Appr: **AWA** Prop Class: 641 RMV Prop Class: 401
 Situs: 30728 CENTRAL AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 97512 Year: 2024
 Last Date Appraised: 01/11/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2023 - Tags/Permit (Residence)
 Owner: SULLIVAN/THARP FAM TR Roll Type: R
 Cycle: **1** Tag Sales Verification Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 474137
 RMV Land: 591350 RMV Imp: 757410 RMV Total: 1348760 MAV: 455960 MSAV: 18177 SAV: 55994
 Comment: 23-24: L3 1.11.23
 22-23: L2 11.01.21//LEVEL 4 10.16.20 WV06//

IMPVT 2/13/24 AWA

JUST WENT THROUGH 2 YEARS OF TAGS NO CHANGE

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	56490	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 56490	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Forest Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 148180	Exception: Y N		
Adjustment(s): H2OGR	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: Liability year - 2009 / 21-22: PER #06 DEL ALL IMPS, OSD// 20-21: PER #31 ADD WATER ADJ / 2010-11 CYCLE WORK #36 APPRAISED AT DISTANCE- LOCKED GATE.//						
Site: 2	Code Area: 56490	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 132720	Exception: Y N		
Adjustment(s): H2OGR	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: Liability year - 1989 / 12900090						
Site: 3	Code Area: 56490	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 265450	Exception: Y N		
Adjustment(s): H2OGR	Fire Patrol: SA004	Description: FIRE PATROL				
Comments: Liability year - 1980 / 22-23: Cycle, N/C 03-04: REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 56490	Stat Class: 148	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements Dimensions: RMV: 80310						
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
Garage Detached	4	Finished	864	0	FB-1	2021	2021	ROOF, BATH - 1	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 56490 Stat Class: 151 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3229 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 673530
 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	5 +	Finished	3229	3	FB-3	2022	2022	ROOF, HVAC, BATH - 3, KIT-	Exception: Y N
Garage Attached	5 +	Finished	960	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2022	37800	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 56490	Stat Class: 355	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 540	% Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: 36x15 RMV: 3570						
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	540	0	0	2022	2022	Exception: Y N

Accessories

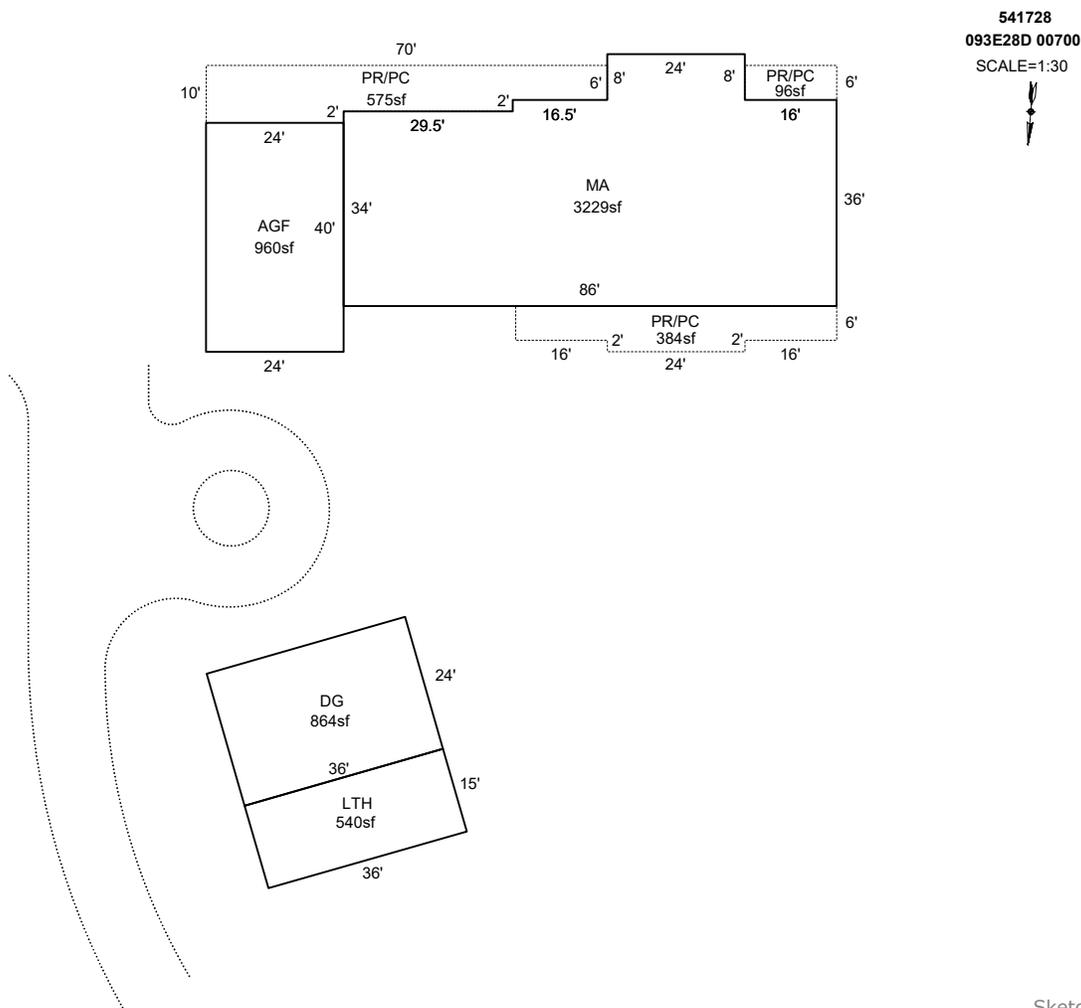
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541728 Parcel No.: 093E28D 00700
 Property Address: 30728 CENTRAL AVE SE
 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DG	1.0	864.0	120.0	
	LTH	1.0	540.0	102.0	1404.0
GLA1	MA	1.0	3229.0	260.0	3229.0
GAR	AGF	1.0	960.0	128.0	960.0
P/P	PR/PC	1.0	384.0	128.0	
	PR/PC	1.0	575.0	160.0	
	PR/PC	1.0	96.0	44.0	1055.0
	Net LIVABLE	cnt	1 (rounded)		3,229
	Net BUILDING	cnt	2 (rounded)		1,404

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/4/18
 UPDATED BY CJURAN 02/03/2021
 UPDATED BY CJURAN 02/11/2021 555-20-009323
 UPDATED BY CJURAN 11/17/2021 555-21-009546
 UPDATED BY CJURAN 06/09/2022 555-22-003319
 UPDATED BY CJURAN 03/12/2024

COMMENT TABLE 2

WV #06 10/16/2020 AOG
 CL 02/09/2024

COMMENT TABLE 3

CYCLE L4