

Acct ID: 555744 MTL: 093E25DC00500 Date: **2-8-24** Appr: **CLM** Prop Class: 409 RMV Prop Class: 409
 Situs: 33513 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 131781 Year: 2024
 Last Date Appraised: 11/09/2022 Appraiser: CLINT LUKE Retag: **Y** Tag info: **INVT 2/8/24 CLM**
 Owner: POSTLETHWAIT, CHARLES T & Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 218120
 RMV Land: 223410 RMV Imp: 173690 RMV Total: 397100 MAV: 218120 MSAV: 0 SAV: 0
 Comment: 23-24 L2 11/9/22 CLUKE LEVEL 4 3.4.21 TS02//

**Just Cycled 2021 + 2022
NO CHANGE**

Notations
No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1 | MKTF | OSD - FAIR | 35000 | 56490 | 0 |

Land

Site: 1 Code Area: 56490 Size: 1.17 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 188410 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16070
 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 | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|----------------|-------|-----------|------------|-------|----------|
| ENCLOSED PORCH | 3 | 576 | 2008 | 16070 | 1 |

Bldg: 3 Code Area: 56490 Stat Class: 467 Year Blt: 1990 Eff Year Blt: 2000 Sq.Ft: 1296 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 69880
 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 |
|-------------|-------|---------------|------------|------|-------|--------|------------|--------------------------------------|
| First Floor | 6 | Finished | 1296 | 3 | FB-2 | 1990 | 2000 | ROOF+, HVAC+, KIT-, FP - 1, BATH - 2 |

Accessories

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

Bldg: 4 Code Area: 56490 Stat Class: 108 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 27060
 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 | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS GOOD | 3 | 0 | 2017 | 27063 | 1 |

Improvements - Accessory Buildings

Bldg: 5 Code Area: 56490 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3000 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 100x30 RMV: 58700
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| General Purpose Bldg | 5 | Finished | 3000 | 0 | 0 | 2022 | 2022 | FAIR |

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 56490 Stat Class: 354 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 500 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1980
 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 Light Duty | 4 | Finished | 500 | 0 | 0 | 2022 | 2022 | |

Exception: Y N

Accessories

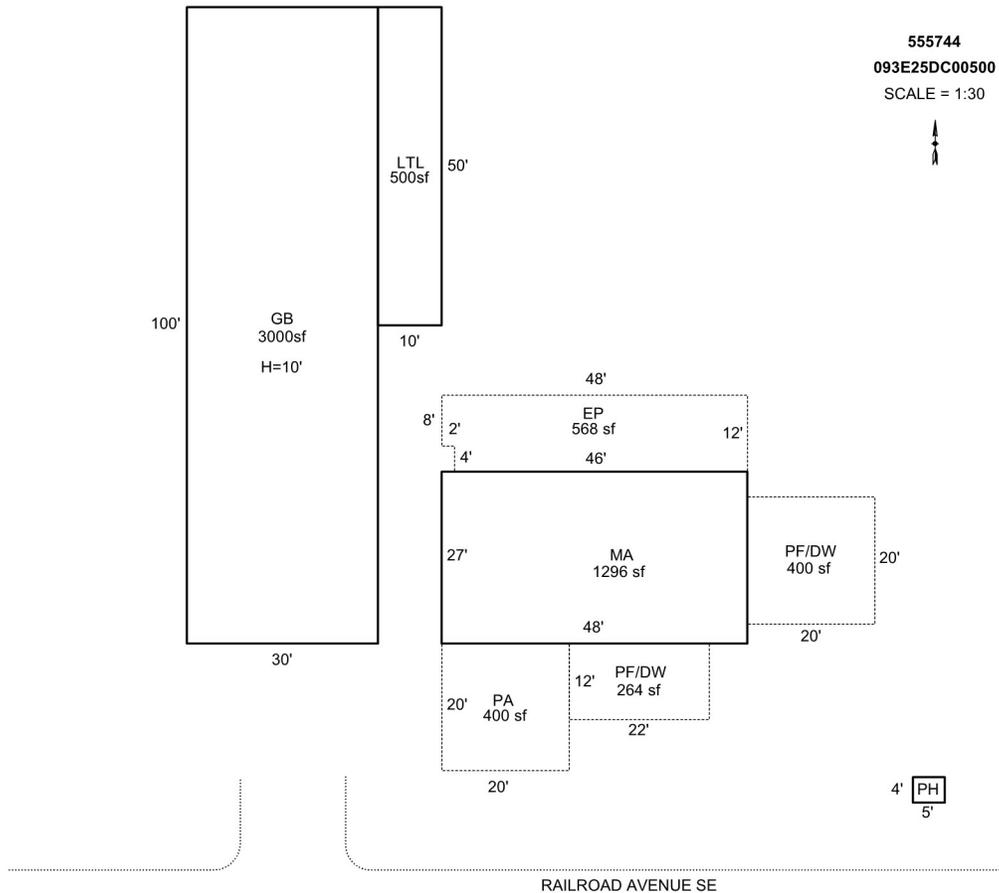
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 555744 Parcel No.: 093E25DC00500
 Property Address: 33513 RAILROAD AV SE
 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | PH | 1.0 | 20.0 | 18.0 | |
| | GB | 1.0 | 3000.0 | 260.0 | |
| | LTL | 1.0 | 500.0 | 120.0 | 3520.0 |
| GLA1 | MA | 1.0 | 1296.0 | 150.0 | 1296.0 |
| P/P | EP | 1.0 | 568.0 | 120.0 | |
| | PA | 1.0 | 400.0 | 80.0 | |
| | PF/DW | 1.0 | 264.0 | 68.0 | |
| | PF/DW | 1.0 | 400.0 | 80.0 | 1632.0 |
| | Net LIVABLE | cnt | 1 (rounded) | | 1,296 |
| | Net BUILDING | cnt | 3 (rounded) | | 3,520 |

COMMENT TABLE 1

DRAWN BY AC 4/8/10
 UPDATED BY JRONDEMA 2/12/16
 UPDATED BY JRONDEMA 3/29/19
 UPDATED BY CJURAN 03/31/2021
 UPDATED BY CJURAN 01/26/2022 555-21-009384
 UPDATED BY CJURAN 11/15/2022

COMMENT TABLE 2

TS #02 03/04/2021 AOG
 11/09/2022 CL #10

COMMENT TABLE 3

TAGS