

Acct ID: 559772 MTL: 093E25DD01400 Date: **2-2-24** Appr: **CLUKE** Prop Class: 401 **INPUT 2-2-24 CLUKE** RMV Prop Class: 401
 Situs: 33782 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136537 Year: 2024

Last Date Appraised: 10/02/2023 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: PETERSON, KRISTOPHER J & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 470620

RMV Land: 288810 RMV Imp: 327490 RMV Total: 616300 MAV: 108130 MSAV: 0 SAV: 0

Comment: 24-25 L2 10/2/23 CLUKE
 LEVEL 4 11.20.20 WV06//

**Just cycled through tags
 No change**

Notations

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 56490 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 253810 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2010-2011 CYCLE WORK #36 CHANGED MA, ATTF EYB//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1817 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 327490
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 327490 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	1817	3	FB-2	2023	2023	HVAC, KIT, ROOF, BATH - 2	Exception: Y N
Garage Attached	4	Finished	610	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	27900	1	Exception: Y N

Improvements - Accessory Buildings

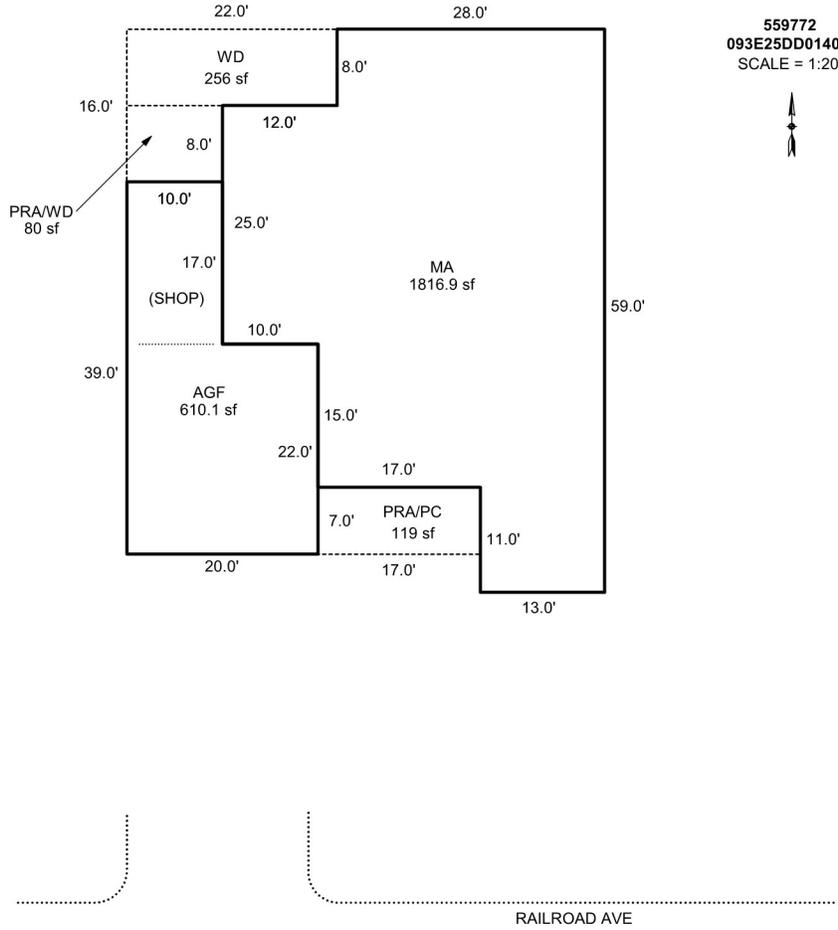
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559772 Parcel No.: 093E25DD01400
 Property Address: 33782 RAILROAD AVE 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

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1816.9	198.0	1816.9
GAR	AGF	1.0	610.1	118.0	610.1
P/P	WD	1.0	256.0	76.0	
	PRA/WD	1.0	80.0	36.0	
	PRA/PC	1.0	119.0	48.0	455.0

Apex 9/26/2012 Jane
 UPDATED BY CJURAN 555-22-008044

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,817