

Summary Lead Appr: ^{ww} Clerk: Lead Clerk: Appr: **GRH** Print Date:

Acct ID: 525595 MTL: 073W040000300 Date: **3/11/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
Situs: 2080 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 27447 Year: 2024

Last Date Appraised: 07/11/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: KYLE A FISCHER GS EXEMPT TR Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 319880
RMV Land: 411920 RMV Imp: 706690 RMV Total: 1118610 MAV: 319880 MSAV: 0 SAV: 0
Comment:

S.V completed tax year 2024

Notations

RP/MS	Code	Description
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

Land **ok ww**

Site: 1 Code Area: 92420 Size: 8.16 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Permanently Disqualified Description: RMV: 366920 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 07-08:RECALC SETUP; #19 12-6-06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92420 Stat Class: 152 + Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 3897 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 703240
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5 +	Finished	1974	2	FB-2/ HB-1	2006	2006	BATH - 2, KIT, ROOF, FP - 1, HVAC, BTH - 1	Y N
Second Floor	5 +	Finished	1923	3	FB-2	2006	2006	BATH - 2, HVAC	Y N
Garage Attached	5	Finished	936	0	0	2006	2006	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	5	1	2007	34776	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92420 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 3450
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Multi-Purpose Bldg	5	Finished	192	0	0	2006	2006	FAIR	Y N

Accessories

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









R25595

04 073W

073W-04 -00300

53610-000

501 (450) 0-4K

024-00-22-0

INTERSTATE SAND & GRAVEL INC

%DONALD WYANT JR

8.16^{ac} ~~22.12~~ ACRES

2000 BLK CHEMAWA RD N

V0746P0483RD

11/21/94



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							Homestead					
							All Other					

Percent Complete Form

Account # R25595

	No Basement		Basement	
	%Item	%Sum	%Item	%Sum
Plans/Survey	3%	3%	3%	3%
Excavation	2%	5%	4%	7%
Foundation	3%	8%	10%	17%
Framing	14%	22%	16%	33%
Trusses	7%	29%	7%	40%
Roofing	7%	36%	7%	47%
Windows/Ext. Doors	7%	43%	6%	53%
Siding	5%	48%	5%	58%
Plumbing Rough-in	4%	52%	3%	61%
Electrical Rough-in	3%	55%	2%	63%
Heating Rough-in	2%	57%	1%	64%
Heating Unit	1%	58%	1%	65%
Insulation	3%	61%	2%	67%
Drywall (finished)	5%	66%	4%	71%
Paint Interior	2%	68%	2%	73%
Paint Exterior	2%	70%	2%	75%
Cabinets	6%	76%	5%	80%
Electrical Fixtures	3%	79%	2%	82%
Plumbing Fixtures	4%	83%	3%	85%
Floor Coverings & Countertops	7%	90%	6%	91%
Interior Trim Carpentry	7%	97%	6%	97%
Porch/Entry/Stoop	2%	99%	2%	99%
Finish Grade	1%	100%	1%	100%

Appraiser 19 Date 12-6-06 Year For 07-08 % Comp 90

Appraiser 19 Date 2-1-08 Year For 08-09 % Comp 100%

Appraiser _____ Date _____ Year For ____ - ____ % Comp _____

Appraiser _____ Date _____ Year For ____ - ____ % Comp _____

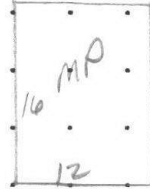
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R25595*

MAP NO: *073W 04*

TAX LOT: *300*

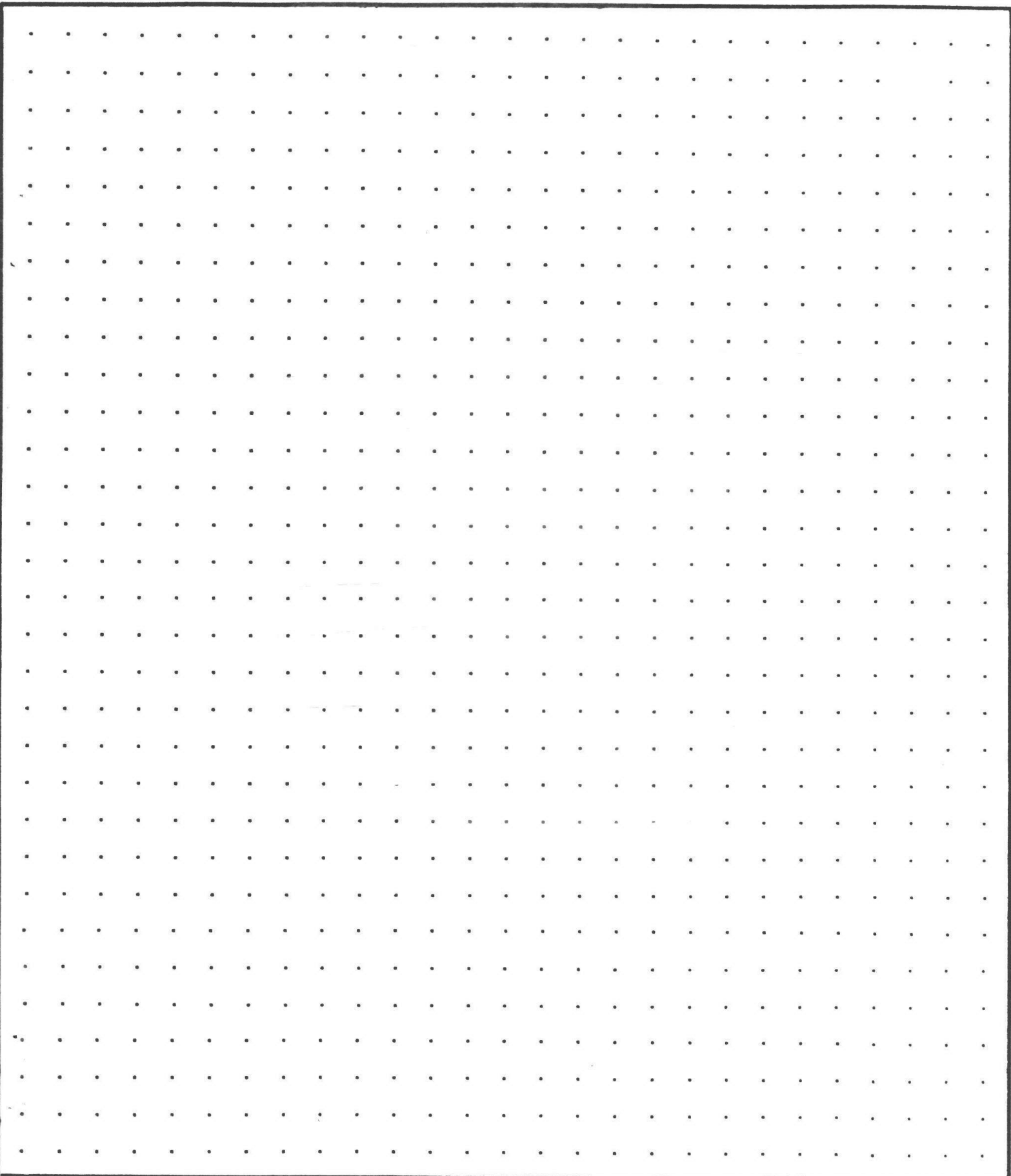
Rev



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <i>2006</i>	ADDRESS: _____	SALES	
DATE	BY	REMARKS: _____	BUILDER: _____	Date	Amt.
<i>12-6-04</i>	<i>19 Sep</i>				
<i>2-1-08</i>	<i>19 Sep</i>				
<i>8-30-11 lot</i>	<i>miss</i>				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04 00300

File No R25595

Property Address 2080 Chemawa Rd N

City Keizer

State OR

Zip 97303

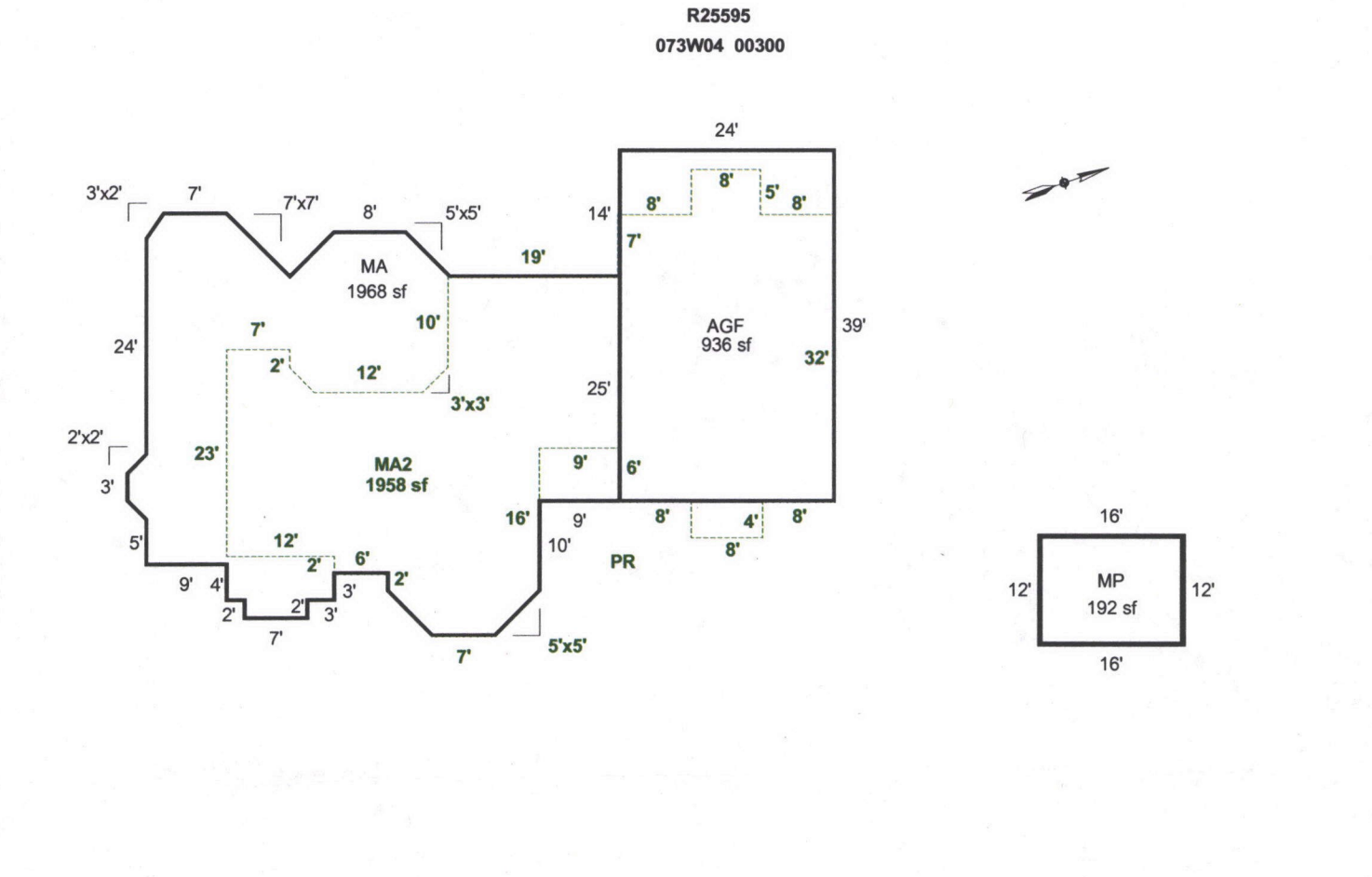
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1968	204	1968
GLA2	MA2	1.00	1958	260	1958
GBA1	MP	1.00	192	56	192
GAR	AGF	1.00	936	126	936

Net LIVABLE Area (Rounded w/ Factors) 3926
 Net BUILDING Area (Rounded w/ Factors) 192

Comment Table 1

Apex by RW 04/21/08

Comment Table 2

Comment Table 3

R25595 073W04 00300 Prop Class: 501 Prop Code: F555 Fran: 102 Appr #: T-11 Date: 7-11-2018
 Situs Address 2080 CHEMAWA RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner BRIAN GILMORE LT 50% & Pictom Other: _____
 RMV Land: 688,930 RMV Imps: 482,560 RMV Total: 1,171,490 M50 Total: 348,700 For: 2018-2019
 Notes: N/C

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;RNG;DSP Adj: RLCM5;R5+QLTY
 Class: 5 Roof: _____
 Area: 1974 Eff 1974 Flooring: _____
 Dimens: x Plumbing: BATH2.5 Electrical: _____ Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: HRTH-P Year: 2006 Eff: 2006 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 237,060
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM5;R5+QLTY
 Class: 5 Roof: _____
 Area: 1923 Eff 1923 Flooring: _____
 Dimens: x Plumbing: BATH2 Electrical: _____ Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: _____ Year: 2006 Eff: 2006 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 153,000
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: _____ Adj: RLCM5
 Class: 5 Roof: GABLE
 Area: 936 Eff 936 Flooring: CONC
 Dimens: 24 x 39 Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: _____ Bedrooms: _____ % Comp: _____
 Ex Wall: Fireplace: _____ Year: 2006 Eff: 2006 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 67,500
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 YISA RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: 2007 Eff: 2007 RMV: 21,200
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MP
 Method: F09 Roof Cover: ARCOMP Int Comp: _____ Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 192 Eff: 192 Flooring: _____
 Dimens: 12 x 16 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall BEVEL Fireplace: _____ Year: 2006 Eff: 2006 Value: 3,800
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____



R25595 MA



R25595 073W04 00300 9/13/06



R25595 03W04 00300 12/6/06



R25595 073W04 00300 9/13/06



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R25595 073W04 00300 9/13/06



R25595 073W04 00300 2/1/08



R25595 073W04 00300 2/1/08