

Acct ID: 525601 MTL: 073W040000500 Date: **3/13/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 2100 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 27453 Year: 2024

Last Date Appraised: 08/30/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:

Owner: NUTTBROCK, JERRY C Roll Type: R  
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 343560  
 RMV Land: 507030 RMV Imp: 185610 RMV Total: 692640 MAV: 343560 MSAV: 0 SAV: 0

Comment: **Gated with no trespassing sign. Did not feel safe going into property.**

**Update inv Add new map**

**INPUT GRH 5.17.24**

**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**

|                |  |                   |               |              |             |                |
|----------------|--|-------------------|---------------|--------------|-------------|----------------|
| Site: 1        | Code Area: 92420                       | Size: 5.00 Acres  | Use Code: 005 | Zone: REST   | SAV Use:    | Exception: 0   |
| Class:         | Value Source: Rural Restrictive        | Description:      |               |              | RMV: 127070 | Exception: Y N |
| Adjustment(s): |  |                   | Fire Patrol:  | Description: |             |                |
| Comments:      | 07-08:RECALC SETUP; 9-13-06 #19        |                   |               |              |             |                |
| Site: 3        | Code Area: 92420                       | Size: 13.18 Acres | Use Code: 005 | Zone: REST   | SAV Use:    | Exception: 0   |
| Class:         | Value Source: Permanently Disqualified | Description:      |               |              | RMV: 334960 | Exception: Y N |
| Adjustment(s): |  |                   | Fire Patrol:  | Description: |             |                |
| Comments:      |  |                   |               |              |             |                |

**Improvements - Residence / Manufactured Structures**

|                |                                |                 |                |                    |               |                 |
|----------------|--------------------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1        | Code Area: 92420               | Stat Class: 108 | Year Blt: 1900 | Eff Year Blt: 1900 | Sq.Ft: 0      | % Complete: 100 |
| Desc:          | Residential Other Improvements |                 | Dimensions:    | RMV: 6800          |               |                 |
| 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**

**delete, part of YI's**

| Description      | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|------------------|-------|-----------|------------|------|----------|-----------|
| ASPHALT DRIVEWAY | 1     | 6800      | 1900       | 6800 | 1        | Y N       |

|                |                                |                 |                |                    |               |                 |
|----------------|--------------------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2        | Code Area: 92420               | Stat Class: 108 | Year Blt: 1900 | Eff Year Blt: 1900 | Sq.Ft: 0      | % Complete: 100 |
| Desc:          | Residential Other Improvements |                 | Dimensions:    | RMV: 1690          |               |                 |
| 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**

**delete, part of YI's**

| Description | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-------------|-------|-----------|------------|------|----------|-----------|
| DECK        | 1     | 192       | 1900       | 1690 | 1        | Y N       |

|                |                         |                   |                |                    |               |                 |
|----------------|-------------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 5        | Code Area: 92420        | Stat Class: 122 + | Year Blt: 1983 | Eff Year Blt: 1983 | Sq.Ft: 1900   | % Complete: 100 |
| Desc:          | Multi Story above grade |                   | Dimensions:    | RMV: 143850        |               |                 |
| 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  | 2 + | Finished | 1100 | 2 | FB-1 | 1983 | 1983 | ROOF, HVAC, BATH - 1 | Exception: Y N |
| Second Floor | 2 + | Finished | 800  | 2 | FB-1 | 1983 | 1983 | BATH - 1, HVAC       | Exception: Y N |

**Accessories**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 92420 Stat Class: 352 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2900 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: RMV: 25190  
 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: Y N |
|------------------|-------|---------------|------------|------|-------|--------|------------|----------------|----------------|
| Utility Building | 5     | Finished      | 2900       | 0    | FB-1  | 1995   | 1995       | BATH - 1, FAIR |                |

**Accessories**

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

Bldg: 4 Code Area: 92420 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 100 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 10x10 RMV: 0  
 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: Y N |
|------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Pump House | 0     | Finished      | 100        | 0    | 0     | 0      | 0          |           |                |

**Accessories**

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

Bldg: 6 Code Area: 92420 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x24 RMV: 8080  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory         | Exception: Y N |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-------------------|----------------|
| General Purpose Bldg | 4     | Finished      | 1200       | 0    | 0     | 1995   | 1995       | FAIR / <i>Avg</i> |                |

**Accessories**

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

*341, 12x10, YR/EYB: 2021, New exception class 4 Fair pkg*



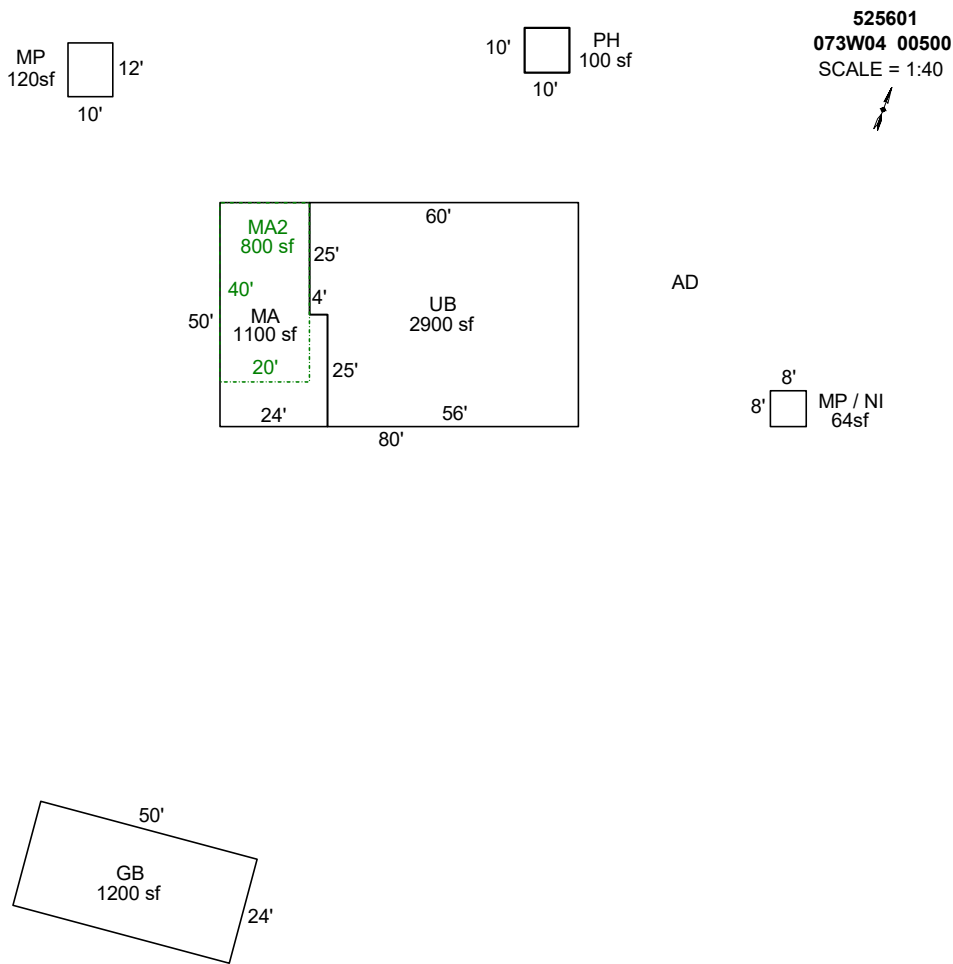
L3 03.13.24

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 525601 Parcel No.: 073W04 00500  
 Property Address: 2100 CHEMAWA RD N  
 City: SILVERTON County: MARION State: OR ZipCode: 97303  
 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 |   |  |
| GBA1                      | UB           | 1.0    | 2900.0      | 220.0     |            | Apex by RW 04/21/08<br>UPDATED BY JRONDEMA 6/7/18<br>UPDATED BY CJURAN 03/18/2024 |  |
|                           | PH           | 1.0    | 100.0       | 40.0      |            |   |  |
|                           | GB           | 1.0    | 1200.0      | 148.0     |            |   |  |
|                           | MP / NI      | 1.0    | 64.0        | 32.0      |            |   |  |
|                           | MP           | 1.0    | 120.0       | 44.0      | 4384.0     |   |  |
| GLA1                      | MA           | 1.0    | 1100.0      | 148.0     | 1100.0     | <b>COMMENT TABLE 2</b><br>GRH 03/13/2024  |  |
| GLA2                      | MA2          | 1.0    | 800.0       | 120.0     | 800.0      |   |  |
|                           | Net LIVABLE  | cnt    | 2 (rounded) |           | 1,900      |   |  |
|                           | Net BUILDING | cnt    | 5 (rounded) |           | 4,384      |   |  |

# SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04 00500

File No R25601

Property Address 2100 CHEMAWA RD N

City KEIZER

County MARION

State OR

Zip 97303

Owner

Client

Appraiser Name

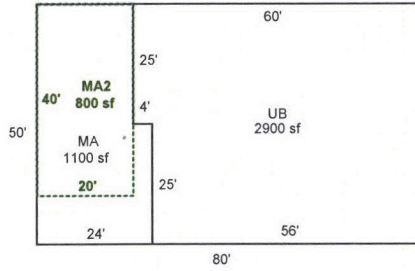
SUBJECT

IMPROVEMENTS SKETCH

10  
mp 12

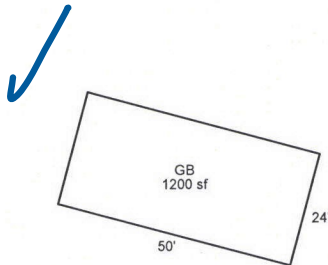


R25601  
073W04 00500  
SCALE=1:40



AD

mp 8  
N.I



GRH 3/13/24  
Cycle L3/L4

Scale: 1" = 40'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

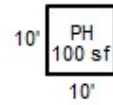
| Code                                   | Description | Factor | Net Size | Perimeter | Net Totals |
|--|-------------|--------|----------|-----------|------------|
| GLA1                                   | MA          | 1.00   | 1100     | 148       | 1100       |
| GLA2                                   | MA2         | 1.00   | 800      | 120       | 800        |
| GBA1                                   | UB          | 1.00   | 2900     | 220       |            |
|  | PH          | 1.00   | 100      | 40        |            |
|  | GB          | 1.00   | 1200     | 148       | 4200       |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 1900       |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 4200       |

#### Comment Table 1

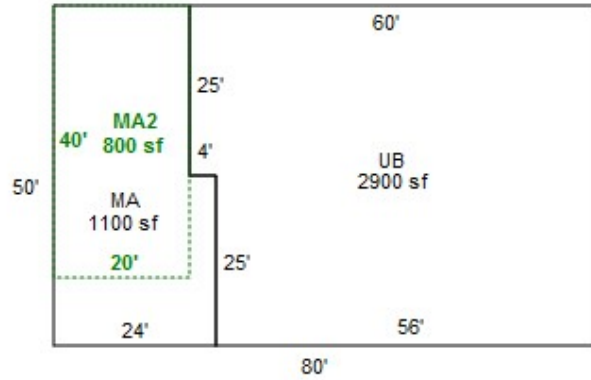
Apex by RW 04/21/08  
UPDATED BY JRONDEMA 6/7/18

#### Comment Table 2

#### Comment Table 3



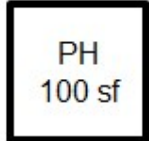
R25601  
073W04 00500  
SCALE=1:40



AD



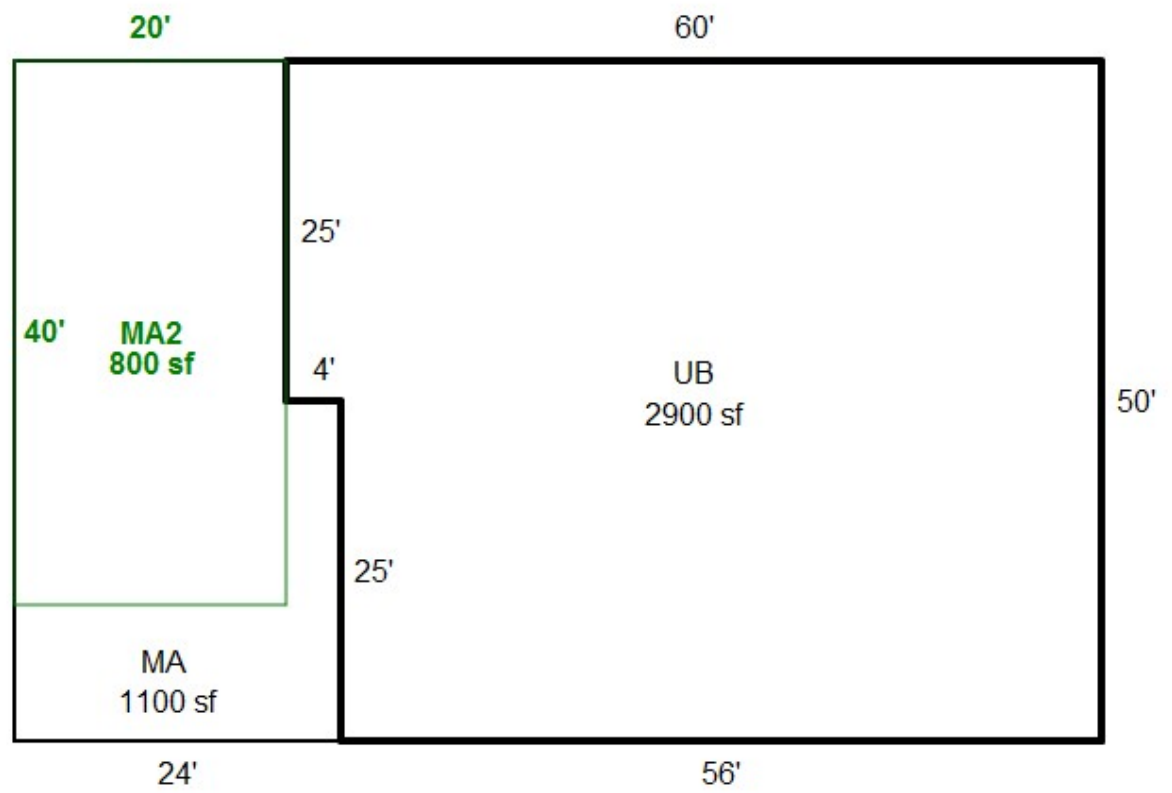
10'



10'



R25601  
073W04 00500







R25601

04 073W  
073W-04 -00500 53616-632  
131 0-4K F35 024-00-22-0  
TURNIDGE, DOUGLAS G & LINDA JO

18.18 ~~ACRES~~ ACRES  
MH X193423-P

2100 CHEMAWA RD N  
V293P0008RD V330P1132TD



ACCOUNT NUMBER

CODE AREA NO.

### VALUATION SUMMARY OF REAL PROPERTY

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

BUILDING DIAGRAM AND OUTBUILDINGS

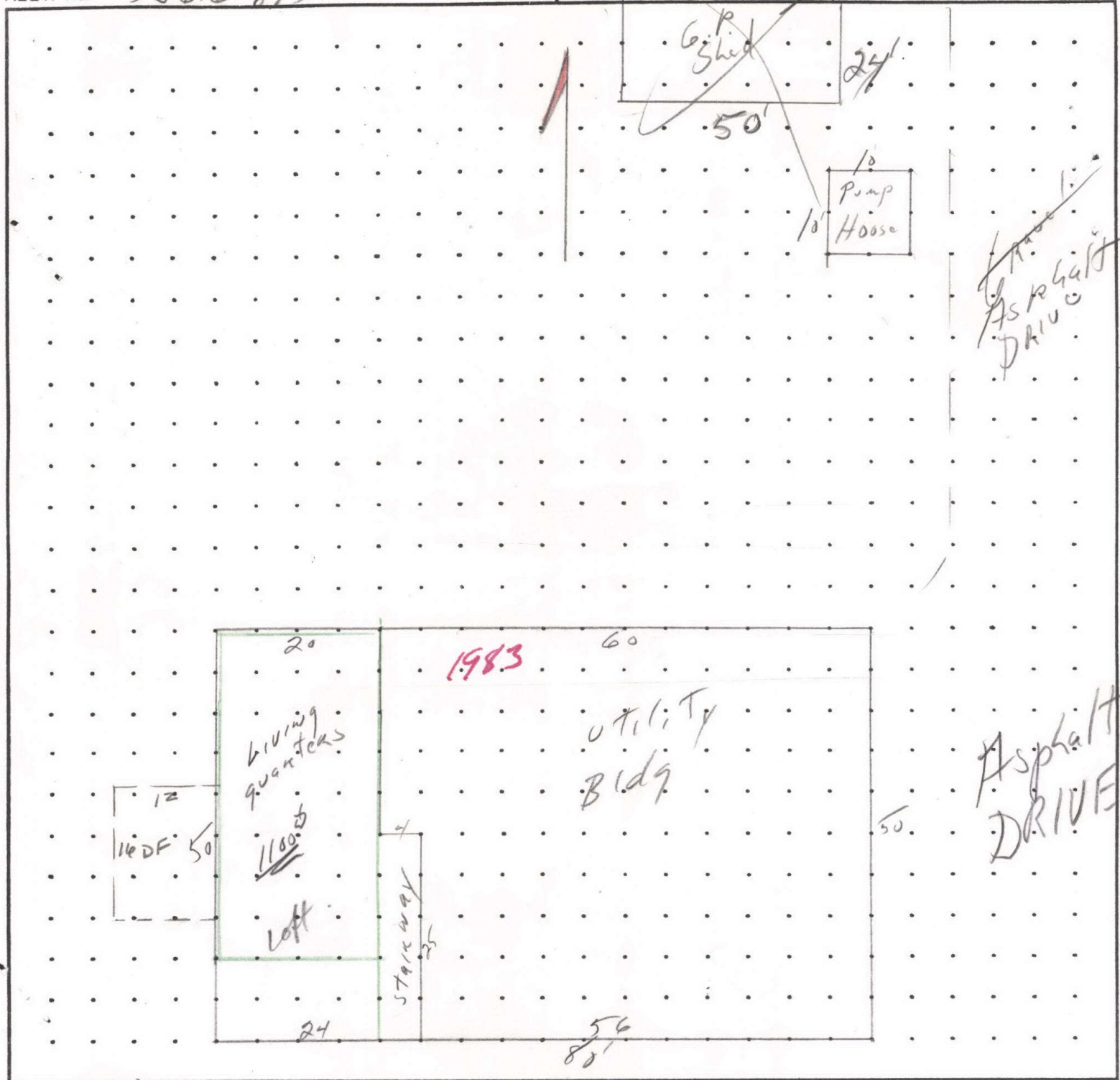
10F2

ACCT. NO.

53616-~~895~~<sup>632</sup>

MAP NO.

4-7-3W *belongs on #400*



*Asphalt Drive*

*Asphalt Drive*

<sup>1983</sup> MEASUREMENT VERIFIED

REMARKS:

2100 Chemawa Rd N.

DATE

BY

4-13-84

Allan

3-17-95

Don

*N.V.*

9-13-06

19 Sup

8-30-11

67 mis

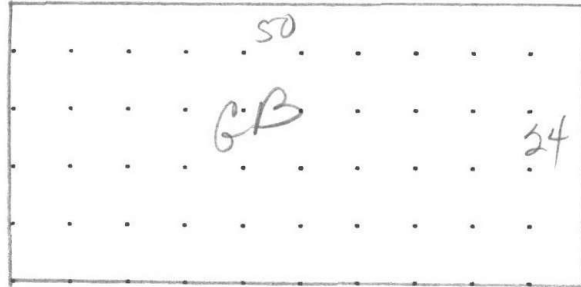
# BUILDING DIAGRAM AND OUTBUILDINGS

0500

ACCT NO: R 25601  
R 25602

MAP NO: 073W04

TAX LOT: 400



Drive way

**CALCULATIONS:**

**SCALE: 1" = 20'**

| MEASUREMENT VERIFIED |        | YR BLT:  | ADDRESS: | SALES |      |
|----------------------|--------|----------|----------|-------|------|
| DATE                 | BY     |          |          | Date  | Amt. |
| 9-13-04              | 19 Sep | REMARKS: | BUILDER: |       |      |
| 8/30/11              | 67 Mes |          |          |       |      |
|                      |        |          |          |       |      |

**CALCULATIONS:**

**SCALE: 1" = 20'**

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 51616-632

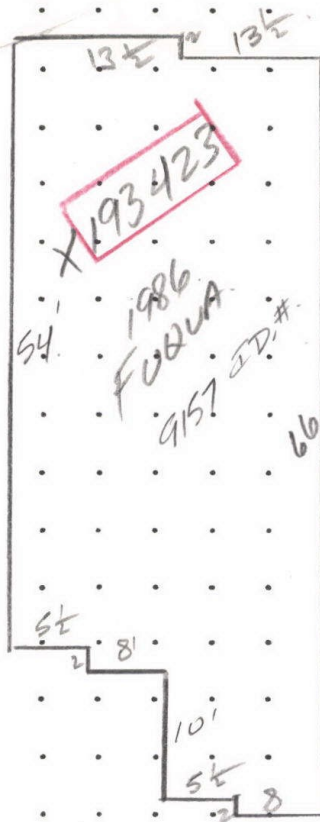
MAP NO. 4-73W

$13\frac{1}{2} \times 54 = 729$   
 $2 \times 8 = 16$   
 $13\frac{1}{2} \times 66 = 891$   
 $(2 \times 5\frac{1}{2}) = (11)$   


---

 1625 #

location?



| MEASUREMENT VERIFIED |         | REMARKS: |
|----------------------|---------|----------|
| DATE                 | BY      |          |
| 4/27/87              | J.P. 68 | 1625 #   |

R25601 073W04 00500 Appr #: 67 Date 8/30/11 Prop Class 451 Prop Code F23  
 Situs Address 2100 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012

Owner NUTTBROCK, JERRY C &

Notes: NDH Tags LBC Cycle 6 Sales Verification Other: \_\_\_\_\_

RMV Land: 67,360 RMV Imp: 113,660 RMV Total: 181,020 M50 Total: 103,720  
 Seg.Type MA Seg. # 5.1 Method: R05 Class 2 Area 1100 Eff Area 1100  
 Length Width Roof Cover BKENA Plumbing BATH1 Heat ZONAL  
 Fireplace Inter. Comp: DSP;DW;H&F;RNG Bedrooms 2  
 Year Built 1983 Eff. Year Built 1983 Cond. P F A G E  
 Adj Codes RLCM2;R2+QLTY Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 48,900  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type MA2 Seg. # 5.2 Method: R05 Class 2 Area 800 Eff Area 800  
 Length 20 Width 40 Roof Cover Plumbing BATH1 Heat ZONAL  
 Fireplace Inter. Comp: DSP;DW;H&F;RNG Bedrooms 2  
 Year Built 1983 Eff. Year Built 1983 Cond. P F A G E  
 Adj Codes RLCM2;R2+QLTY Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 27,490  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type AD Seg. # 1.1 Method: R05 Class Area 6800 Eff Area 6800  
 Length Width  
 Year Built 1900 Eff. Year Built: 1900 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 6,800  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type DW Seg. # 2.1 Method: R05 Class Area 192 Eff Area 192  
 Length 16 Width 12  
 Year Built 1900 Eff. Year Built: 1900 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,630  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

**Out Buildings**

Seg.Type UB Seg. # 3.1 Method: F09 Class 5 Area 2900 Eff Area 2900  
 Length Width Foundation POST Ex. Wall 20FT;BKENA Roof Cover BKENAM  
 Roof Style GABLE Floor CONC Plumbing BATH1  
 Heat Int. Comp. Elect.220V Yr. Blt. Eff. Yr. Blt: 1995  
 Cond. P F A G E Adj. Codes FLCMUB % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 28,840  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type PH Seg. # 4.1 Method: F;N Class Area 100 Eff Area 100  
 Length 10 Width 10 Foundation CONC Ex. Wall PLYWD Roof Cover METAL  
 Roof Style SHED Floor Plumbing  
 Heat Int. Comp. Elect.220V Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R25601 073W04 00500 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F23  
 Situs Address 2100 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012  
 Owner NUTTBROCK, JERRY C &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 67,360 RMV Imp: 113,660 RMV Total: 181,020 M50 Total: 103,720

| Segment      |  |  |  |  |  |  | Land |
|--------------|--|--|--|--|--|--|------|
| Class        |  |  |  |  |  |  |      |
| Dim/Size     |  |  |  |  |  |  |      |
| Foundation   |  |  |  |  |  |  |      |
| Exter Wall   |  |  |  |  |  |  |      |
| Wall Height  |  |  |  |  |  |  |      |
| Inter Finish |  |  |  |  |  |  |      |
| Roof Cover   |  |  |  |  |  |  |      |
| Roof Style   |  |  |  |  |  |  |      |
| Flooring     |  |  |  |  |  |  |      |
| Plumbing     |  |  |  |  |  |  |      |
| Electric     |  |  |  |  |  |  |      |
| Misc.        |  |  |  |  |  |  |      |
| Yr Blt       |  |  |  |  |  |  |      |
| Eff Yr       |  |  |  |  |  |  |      |
| Cond.        |  |  |  |  |  |  |      |
| % Good       |  |  |  |  |  |  |      |
| % Comp       |  |  |  |  |  |  |      |
| Lump Sum     |  |  |  |  |  |  |      |
| Except.Code  |  |  |  |  |  |  |      |

**Land Segments**

| Seg. No | Description         | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1       | RURAL RESTRICTIVE   | 008C     | 1.00  |                  |                |
| 2       | ON SITE DEVELOPMENT | OSDA.RUR |       |                  |                |

Eff Acres 5.01 Companion Accounts R25602 073W04 00400

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_



R25602 073W04 00400 9/13/06



67 R25602 GB 8/30/11

5346-632

4-7-3W

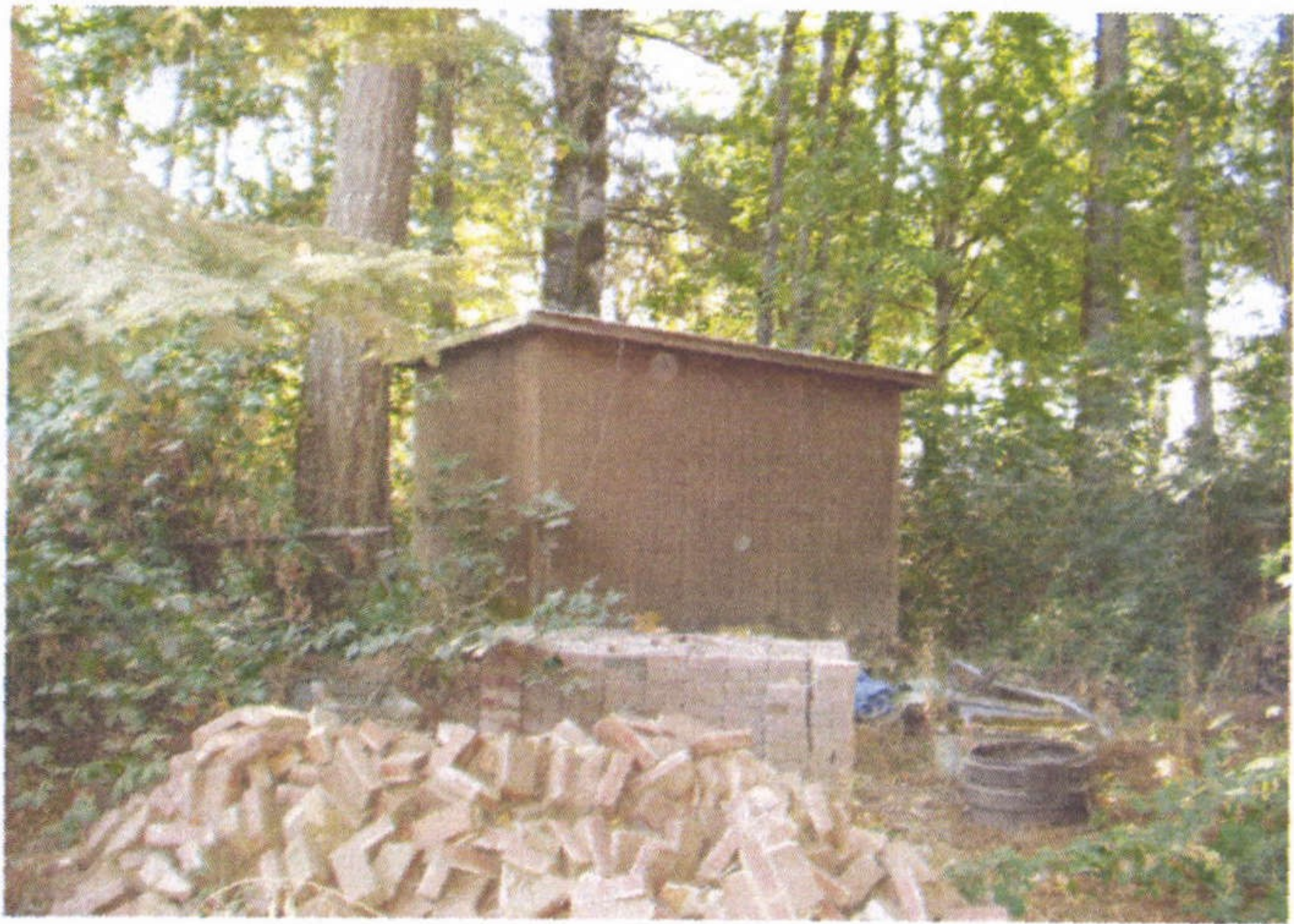


Doug & Linda Turnidge





R25601 073W04 00500 9/13/06



R25601 073W04 00500 9/13/06



67

R25601MA

8/30/11