

Acct ID: 525626 MTL: 073W04A001100 Date: **3/13/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 1637 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 146929 Year: 2024

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

Owner: LAWSON, BRIAN L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 210810
 RMV Land: 125370 RMV Imp: 202020 RMV Total: 327390 MAV: 210810 MSAV: 0 SAV: 0

Comment: *did not feel comfortable with entering property*

update inv

Notations No notation data available. INPUT GRH 06.03.24

OSDs

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

Land
 Site: 1 Code Area: 92420 Size: 0.25 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 80370 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 02-03; F01-882: LOT LINE ADJUSTMENT BETWEEN R25627 & R25626 FROM 0.17 TO 0.18ACRES / 02-03: F01-968 LLA BETWEEN R25628 AND R25625 /03-04: BALANCE OF PROPERTY DISQ BY #87, NO BACK TAXES 07-08: RECALC SETUP; #19 8-1-06

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92420 Stat Class: 134 Year Blt: 1950 Eff Year Blt: 1963 Sq.Ft: 2040 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 179400
 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
First Floor	3	Finished	1248	1	FB-1	1950	1963	ROOF+, HVAC, FP - 1, KIT-, BATH - 1	Y N
Attic	3	Finished	792	2	0	1963	1963	HVAC	Y N
Basement	3	Unfinished	300	0	0	1950	1963		Y N

Accessories **YI's 3 Aug part of YI's**
 Description **CONCRETE DRIVEWAY** Class **3** Size SqFt **896** Eff Yr Blt **1950** RMV **1951** Quantity **1** Exception: Y N

Bldg: 2 Code Area: 92420 Stat Class: 138 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements **New Roof - GOMAR 1960** Dimensions: RMV: 19680
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 **GOMAR** Adjust: Adjust RMV: 0 **I/O**
paint

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	360	0	0	1950	1950	ROOF+	Y N

Accessories **GOMAR**
 Description _____ Class _____ Size SqFt _____ Eff Yr Blt _____ RMV _____ Quantity _____
 No accessory data available

Improvements - Accessory Buildings **2023 Aerial 1978**
 Bldg: 3 Code Area: 92420 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 638 % Complete: 100
 Desc: General Purpose Building (GB) **paint - New Roof - GOMAR** Dimensions: 29x22 RMV: 2940
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 **GOMAR** Adjust: Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	638	0	0	1970	1970	FAIR	Y N

Accessories **1978**
 Description _____ Class _____ Size SqFt _____ Eff Yr Blt _____ RMV _____ Quantity _____
 No accessory data available



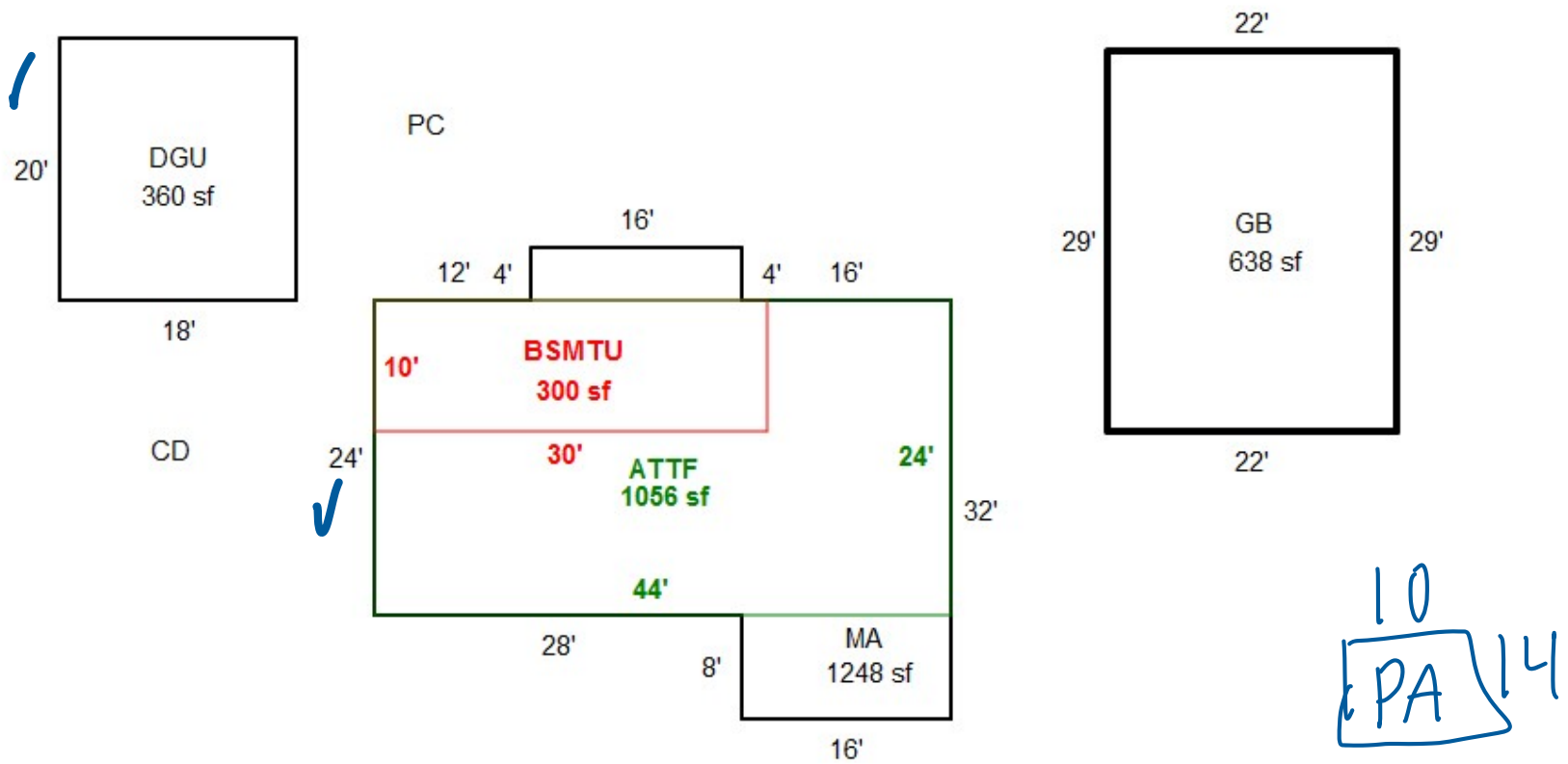
MA ATTF 03.13.24



No trespassing 03.13.24

R25626
073W04A 01100

APEX UPDATED



GRH 3/13/24
Cycle L3







R25626

04A 073W
073W-04A -01100 53636-000
131 (451) 0-4K F44 024-00-22-0
TINDER, GUY & SHARON M

.17 ACRES

1637 CHEMAWA RD N
V1190P0289RD

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					
							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

53636-000

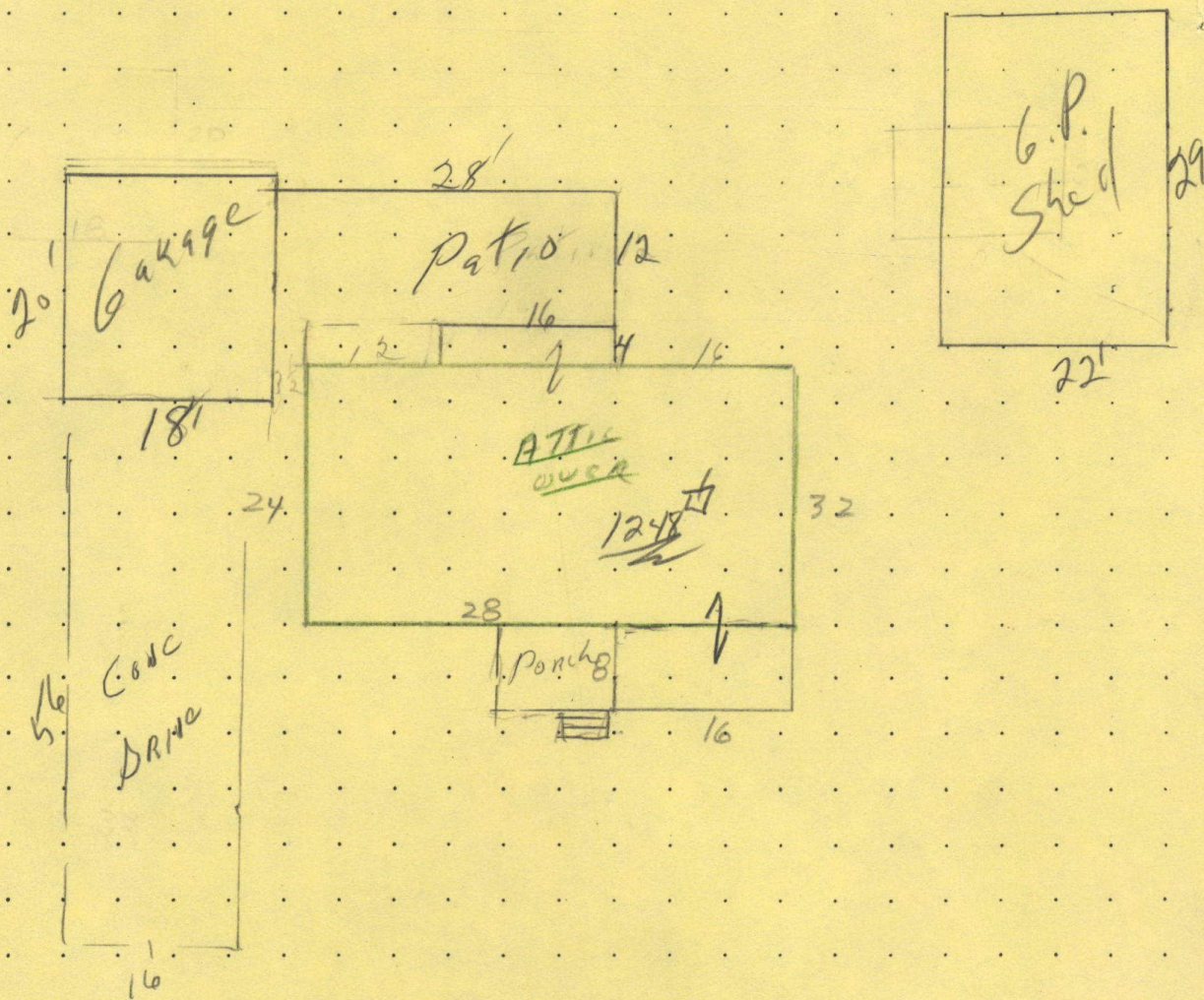
ACCT. NO.

11884-1

MAP NO.

4-7-3W

N.



1635 Chemawa Rd

MEASUREMENT VERIFIED

DATE

BY

74

46

12-8-89

Allan

2-9-95

Don

N.V.

REMARKS:

$$(24 \times 44) + (8 \times 16) = 1184 \text{ ft}^2$$

$$+ 4 \times 16 = \frac{64}{1248} \text{ ft}^2$$

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04A 01100

File No R25626

SUBJECT

Property Address 1637 Chemawa Rd N

City Keizer

State OR

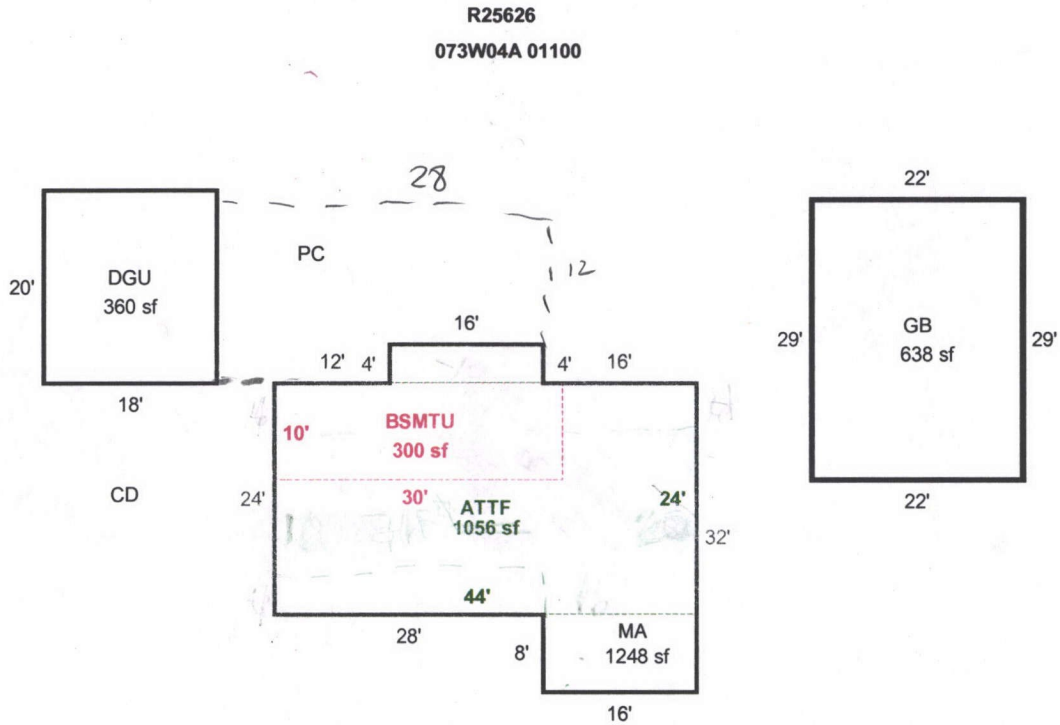
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1248	160	1248
GLA2	ATTF	1.00	1056	136	1056
GBA1	GB	1.00	638	102	638
BSMT	BSMTU	1.00	300	80	300
GAR	DGU	1.00	360	76	360

Net LIVABLE Area (Rounded w/ Factors) 2304
 Net BUILDING Area (Rounded w/ Factors) 638

Comment Table 1

Apex by RW 04/11/08

Comment Table 2

Comment Table 3

R25626 073W04A 01100 Appr #: 67 Date 8/30/14 Prop Class 451 Prop Code F31
 Situs Address 1637 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012

Owner LAWSON, BRIAN L & AMY

Notes: NOH Tags LBC Cycle make A's as noted Sales Verification Other: _____

RMV Land: 71,590 RMV Imp: 109,850 RMV Total: 181,440 M50 Total: 143,610
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1248 Eff Area 1248
 Length Width Roof Cover T/CONC Plumbing BATH1 Heat FA
 Fireplace SGL-P Inter. Comp: RNG;DW Bedrooms 1
 Year Built 1950 Eff. Year Built 1963 Cond. P F (A) G E
 Adj Codes RLCM3 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 58,110
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type BSMTU Seg. # 1.2 Method: R05 Class 3 Area 300 Eff Area 300
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1950 Eff. Year Built 1963 Cond. P F (A) G E
 Adj Codes RLCM3 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 12,000
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type ATTF Seg. # 1.4 Method: R05 Class 3 Area 792 Eff Area 792
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built Eff. Year Built 1963 Cond. P F (A) G E
 Adj Codes RLCM3 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 23,760
 Lump Sum _____ Except Code/Year N/C Comments _____

Accessory Improvements

Seg.Type CD Seg. # 1.3 Method: R05 Class Area 896 Eff Area 896
 Length 56 Width 16
 Year Built Eff. Year Built: 1950 Cond. P F (A) G E % Comp ___ Econ ___ RMV: 2,820
 Lump Sum _____ Except Code/Year N/C Comments _____

Out Buildings

Seg.Type DGU Seg. # 2.1 Method: R05 Class 3 Area 360 Eff Area 360
 Length 20 Width 18 Foundation CONC Ex. Wall SHAKE Roof Cover T/CONC
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1950 Eff. Yr. Blt: 1950
 Cond. P F (A) G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 10,680
 Lump Sum _____ Except Code/Year N/C Comments _____

Seg.Type GB Seg. # 3.1 Method: F09 Class 5 Area 638 Eff Area 638
 Length 29 Width 22 Foundation FRAME Ex. Wall 8FT;BEVEL Roof Cover ~~COMP~~ ARCMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1970
 Cond. P F (A) G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,480
 Lump Sum _____ Except Code/Year INU Comments _____

R25626 073W04A 01100 Appr #: _____ Date _____ Prop Class 451 Prop Code F31
 Situs Address 1637 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner LAWSON,BRIAN L & AMY

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 71,590 RMV Imp: 109,850 RMV Total: 181,440 M50 Total: 143,610

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	0.25		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.61 Companion Accounts R25627 073W04A 01000

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 _____





R25626 073W04A 01100 8/1/06



R25626 073W04A 01100 8/1/06



R25626 073W04A 01100 8/1/06



le 7

R25624 AGU 8/30/4



67

R25626mm

8/30/11