

Acct ID: 519560 MTL: 063W13C000500 Date: **5/31/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 8990 WHEATLAND RD NE KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 32276 Year: 2024

Last Date Appraised: 08/20/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: ANNIE LAPIN RLT 50% & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 260981
 RMV Land: 539110 RMV Imp: 274750 RMV Total: 813860 MAV: 221940 MSAV: 39041 SAV: 94758
 Comment: LEVEL 2 8.20.20 WV06

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

INPUT GRH 07.22.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 31470 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 06-07: RECALC SETUP;#42 10-27-05

Site: 3 Code Area: 92410 Size: 10.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 386170 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 2400210

Site: 4 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD D Value Source: Woodlot Description: FARM WOODLOT RMV: 31470 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1988 / 2400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 132 Year Blt: 1962 Eff Year Blt: 1962 Sq. Ft: 2181 % Complete: 100
 Desc: Multi Story above grade **BYB - Roof, window** Dimensions: RMV: 223960
 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	Exception
First Floor	3	Finished	1050	3	FB-1	1962	1962	BATH - 1, KIT, HVAC, ROOF, FP - 1	Y N
Second Floor	3	Finished	1131	1	FB-1	1962	1962	BATH - 1, HVAC, ROOF	Y N
Garage Basement	3	Unfinished	700	0	0	1962	1962		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	360	1962	821	1	Y N
DECK	3	320	1962	4998	1	Y N
DECK	3	408	1962	6373	1	Y N
ENCLOSED PORCH	3	120	1962	2556	1	Y N
PATIO	3	288	1962	1125	1	Y N
PATIO	3	600	1962	2343	1	Y N
ROOF EXTENSION OR PATIO COVER	3	408	1962	8401	1	Y N

Bldg: 7 Code Area: 92410 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 13540
 Func Obsc: 75 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	Exception
No accessories data available						

L3
Update inv

Farm use good - orchard.

1985

VI's 3 Average

1985

Keep -

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	7848	2007	13538	1

Bldg: 8 Code Area: 92410 Stat Class: 108 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 910
 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								

delete part of YI

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	1	232	1962	910	1

Bldg: 9 Code Area: 92410 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4760
 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								

delete

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	1802	1999	4757	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 3760
 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
Multi-Purpose Bldg	6	Finished	192	0	0	1994	1994	FAIR

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2304 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x48 RMV: 12710
 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
General Purpose Bldg	4	Finished	2304	0	0	1992	1992	FAIR

N/C

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1024 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x32 RMV: 4900
 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
General Purpose Bldg	4	Finished	1024	0	0	1992	1992	Fair

N/C

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 1000 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x20 RMV: 8460
 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
General Purpose Bldg	4	Finished	1000	0	0	1995	1999	FAIR

N/C

Accessories

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

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

Bldg: 6 Code Area: 92410 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 360 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 36x10 RMV: 1750
 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
Multi-Purpose Bldg	4	Finished	360	0	0	1985	1985	FAIR	

Accessories

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

SKETCH/AREA TABLE ADDENDUM

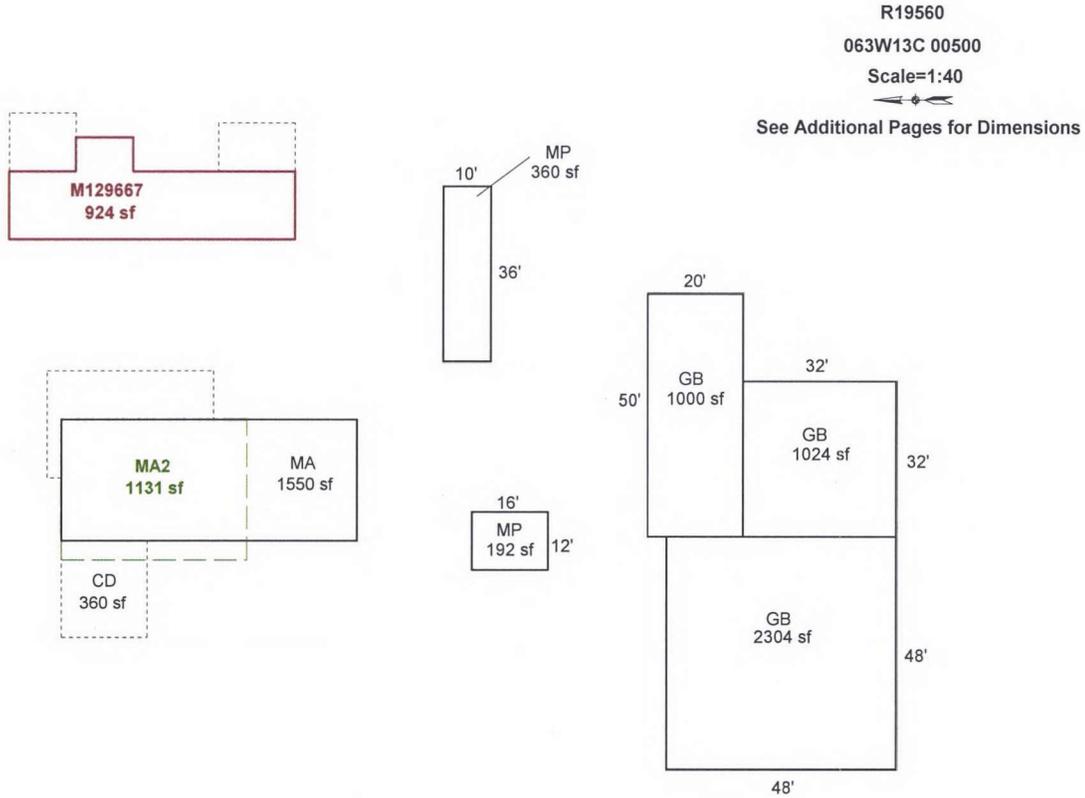
Parcel No 063W13C 00500

File No R19560

SUBJECT

Property Address	8990 WHEATLAND RD NE		
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	1550	174	1550
GLA2	MA2	1.00	1131	136	1131
GBA1	MP	1.00	360	92	
	GB	1.00	1000	140	
	GB	1.00	1024	128	
	GB	1.00	2304	192	
	MP	1.00	192	56	4880
P/P	PA	1.00	160	52	
	PA	1.00	168	52	
	EP	1.00	386	114	
	CD	1.00	360	76	1074
OTH	M129667	1.00	924	162	924
Net LIVABLE Area			(rounded w/ factors)		2681
Net BUILDING Area			(rounded w/ factors)		4880

Comment Table 1

APEX BY CE 9/22/10

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13C 00500

File No R19560

SUBJECT

Property Address 8990 WHEATLAND RD NE

City KEIZER

State OR

Zip 97303

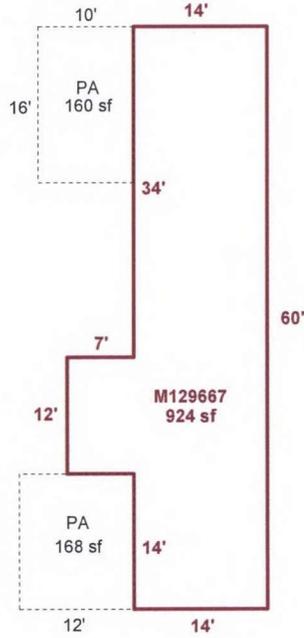
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R19560
063W13C 00500
Scale=1:20
See Page 1 for All Bldgs



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
P/P	PA	1.00	160	52	
	PA	1.00	168	52	328
OTH	M129667	1.00	924	162	924

Comment Table 1

APEX BY CE 9/22/10

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13C 00500

File No R19560

SUBJECT

Property Address 8990 WHEATLAND RD NE

City KEIZER

State OR

Zip 97303

Owner

Client

Appraiser Name

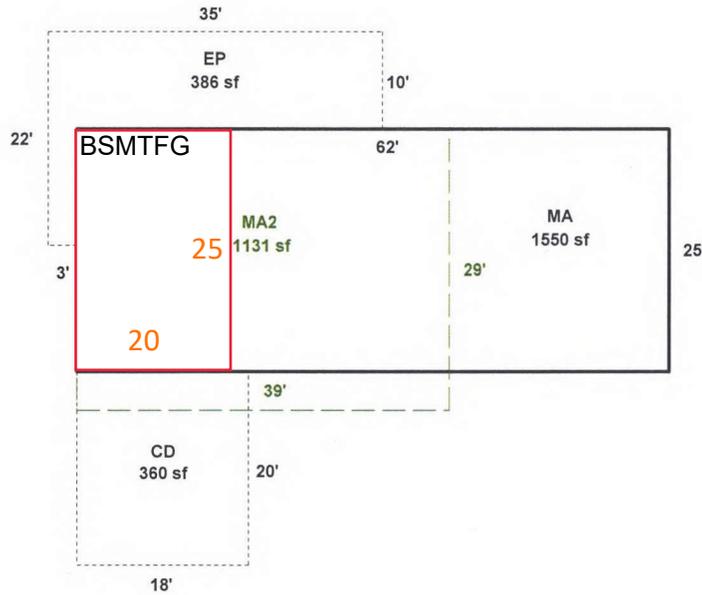
IMPROVEMENTS SKETCH

R19560
063W13C 00500
Scale=1:20



See Page 1 for All Bldgs

5/31/24 GRH L3 CYCLE



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1550	174	1550
GLA2	MA2	1.00	1131	136	1131
P/P	EP	1.00	386	114	
	CD	1.00	360	76	746

Comment Table 1

APEX BY CE 9/22/10

Comment Table 2

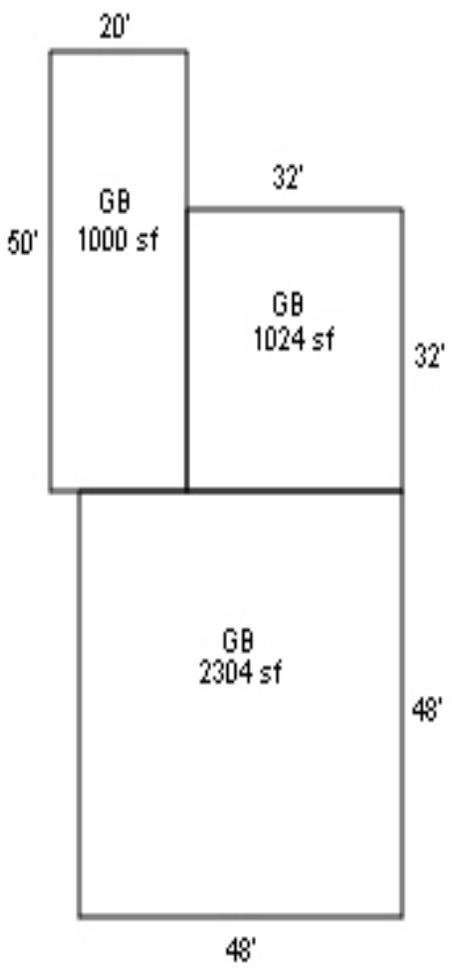
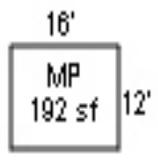
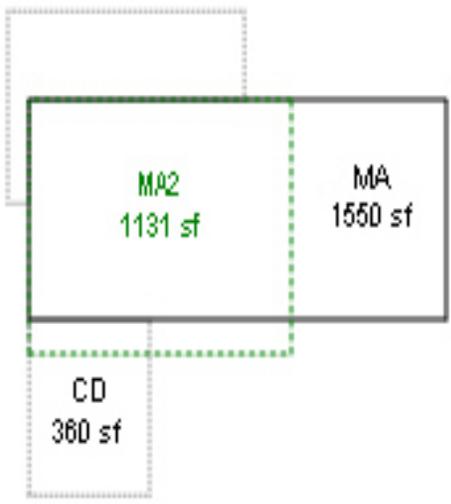
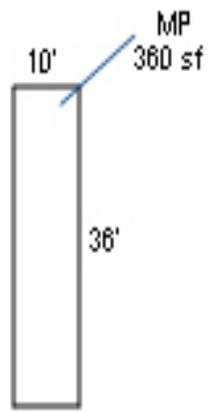
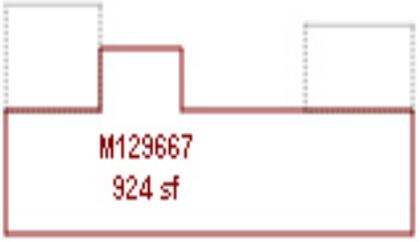
Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2681

R19560
063W13C 00500



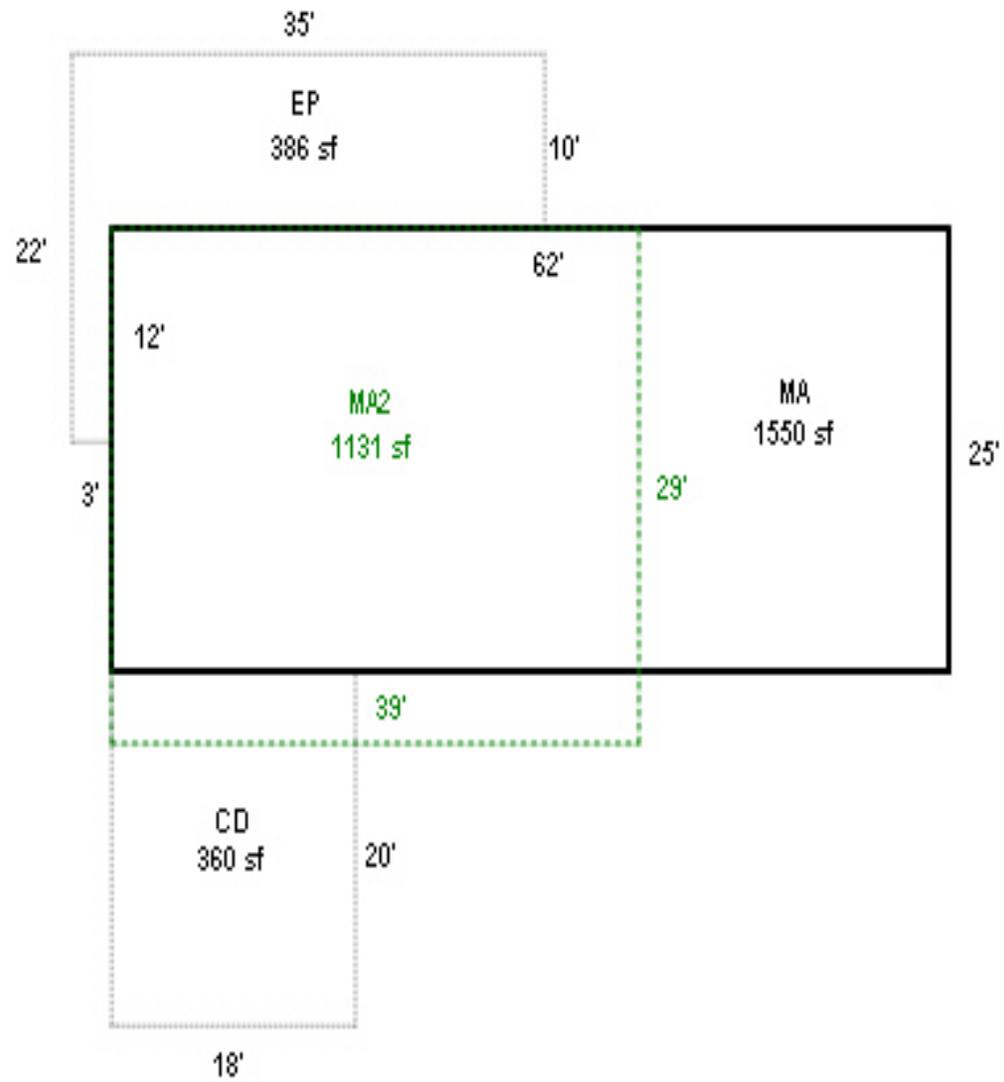
See Additional Pages for Dimensions



R19560
063W13C 00500



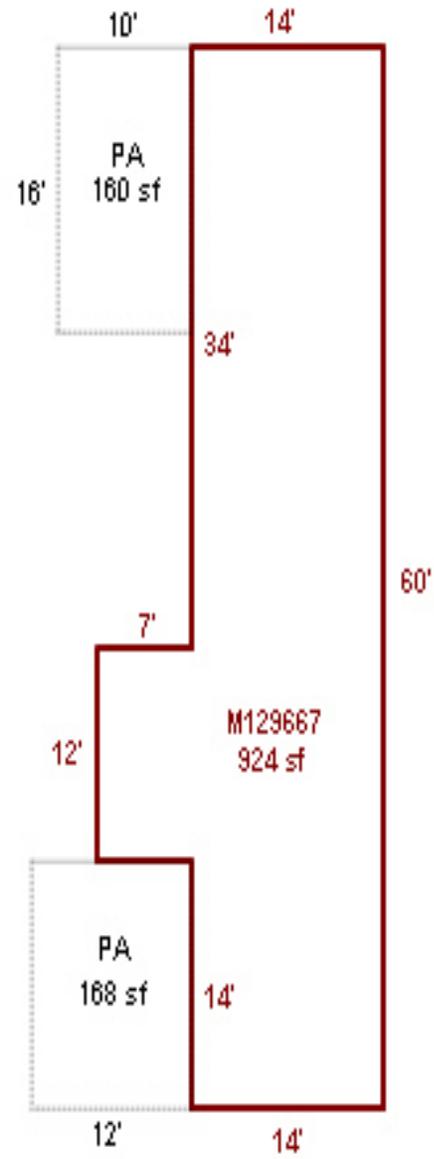
See Page 1 for All Bldgs



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063W13C 00500



See Page 1 for All Bldgs





**R19560 3 GB L2
2020-08-20**



**R19560 MA MA2 BSMTG W SIDE L2
2020-08-20**



**R19560 MP 36X10 L2
2020-08-20**



**R19560 M129667 W SIDE L2
2020-08-20**



**R19560 MA MA2 SE SIDE L2
2020-08-20**



**R19560 MP 16X12 L2
2020-08-20**



**R19560 M129667 NE SIDE L2
2020-08-20**



**R19560 MA MA2 NE SIDE L2
2020-08-20**



8990

10/04/2010



10/04/2010

R 19560

13C 063W
063W-13C -00500

502 (551) 0-4H A64E
LAPIN, ANNIE-TRUSTEE

48421-000
024-00-21-0

12.67 ACRES

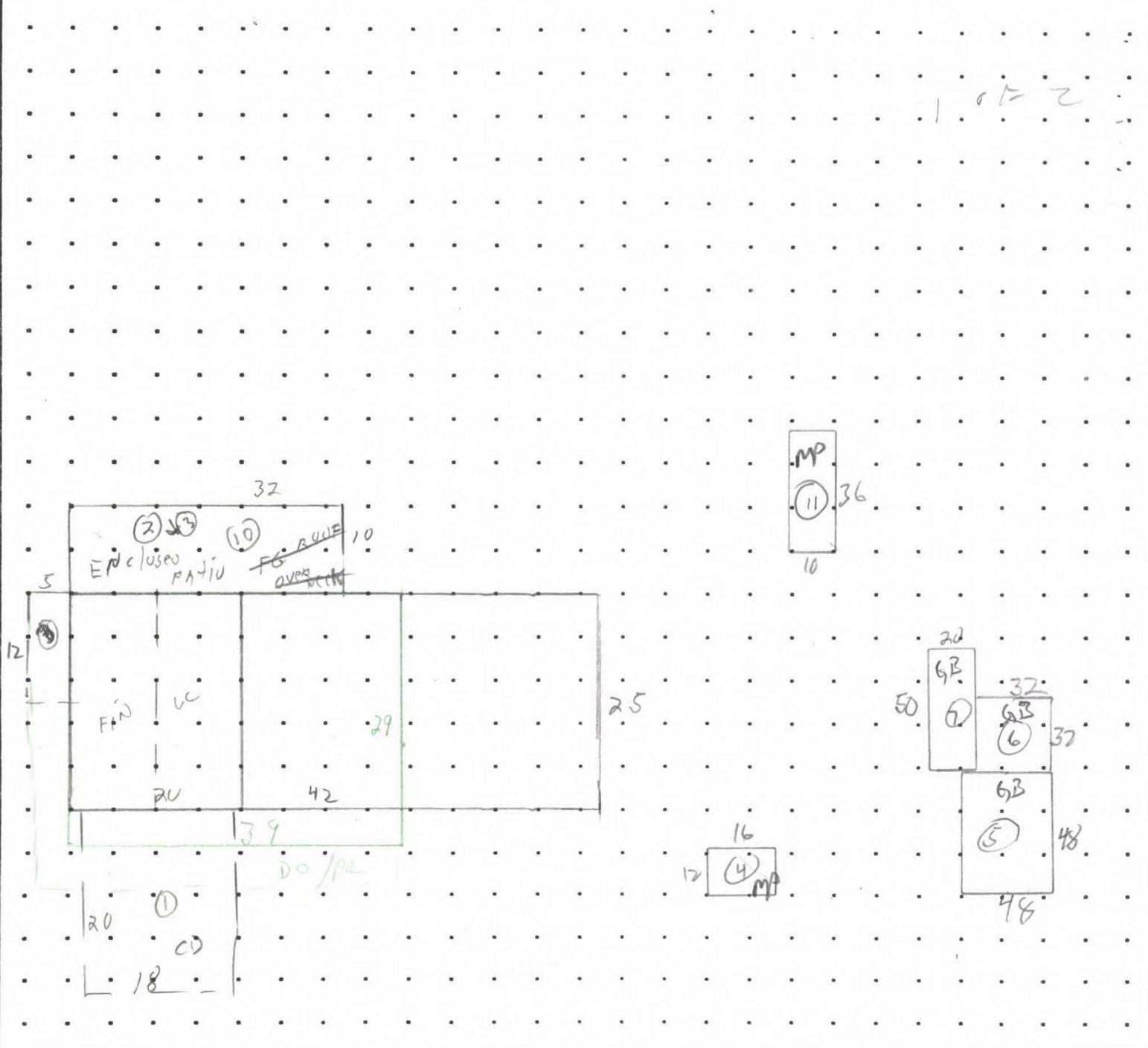
8990 WHEATLAND RD NE
V0970P0272RD V1221P0662TR 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R 19560*
48421-000

MAP NO: 13c-6-3w

TAX LOT: 500



CALCULATIONS:

1) $25 \times 42 = 1050$
2) $29 \times 39 = 1131$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <i>62</i> <i>83</i>	ADDRESS: <i>8990 WHEATLAND</i>	SALES	
DATE	BY	BUILDER:		Date	Amt.
<i>4/14/96</i>	<i>52</i>	REMARKS: <i>2ND FLOOR ADDED 1983</i>			
<i>7-8-08</i>	<i>19 Jul</i>				

CALCULATIONS:

SCALE: 1" = 20'

R19560

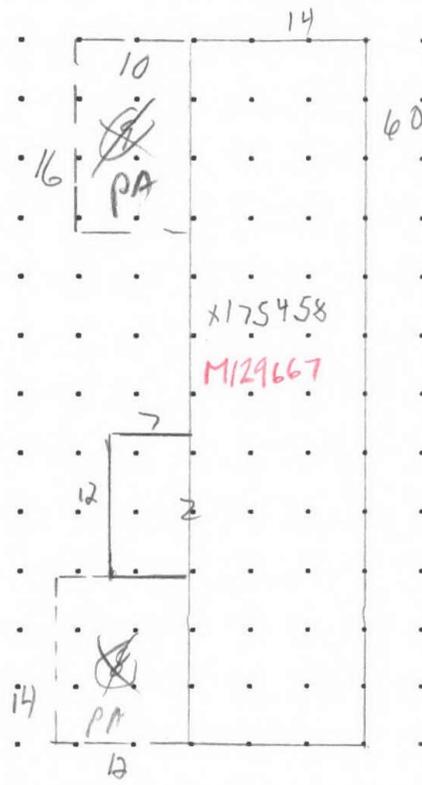
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48421-200

MAP NO: 13C-6-3W

TAX LOT: 500

2002



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 81	ADDRESS: 8990 WINDLAND RD NE	SALES			
DATE	BY	REMARKS:	BUILDER:	Date	Amt.		
4/18/96	52						
7-8-08	14 Sup						

CALCULATIONS:

SCALE: 1" = 20'

R19560 063W13C 00500 Appr # 19 Date 7-8-08 Prop Class 551 Prop Code A63E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007

Owner LAPIN, ANNIE-TRUSTEE

Notes: add AD, garage now part of house

Seg. Type MA Segment # 1.1 Class 3 Area ¹⁵⁵⁰ 1050 Eff Area ¹⁵⁵⁰ 1050 Length Width
 Roof Cover COMP Plumbing BATH1
 Heat FA Fireplace SGL-P Inter. Comp Rng, H & F, SW
 Bedrooms 3 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty % Comp Func Econ
 Lump Sum Except Code/Year 08 R Maj/min Comments

Seg. Type MA2 Segment # 1.2 Class 3 Area 1131 Eff Area 1131 Length Width
 Roof Cover Plumbing BATH1
 Heat FA Fireplace Inter. Comp
 Bedrooms 2 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty % Comp Func Econ
 Lump Sum Except Code/Year Comments

Seg. Type AGF Segment # 1.3 Class 3 Area 500 Eff Area 500 Length 25 Width 20
 Roof Cover Plumbing incorporated into MA
 Heat Fireplace Inter. Comp 15,140
 Bedrooms Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty % Comp Func Econ
 Lump Sum Except Code/Year 08 R Maj/min Comments Part of House

Seg. Type EP Deck Segment # 1.5 Class Area 320 Eff Area 320 Length 32 Width 10
 Roof Cover upstairs Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built Eff. Year Built 1962 Cond. P F A G E
 Adj Codes Qty % Comp Func Econ
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg. Type YI3G Segment # 1.4 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built % Comp Econ
 Exception Code/Year Comments

Out Buildings

Seg. Type MP Segment # 2.1 Class 6 Area 192 Length 16 Width 12
 Foundation Conc Ex. Wall SHAKE;8FT Height
 Roof Cover ARCOMP Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt. 1994
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ
 Lump Sum Except Code/Year Comments pump house

Seg. Type GB Segment # 3.1 Class 4 Area 2304 Length 48 Width 48
 Foundation FRAME Ex. Wall METAL;10FT Height
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt. 1992
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ
 Lump Sum Except Code/Year Comments

Seg. Type GB Segment # 4.1 Class 4 Area 1024 Length 32 Width 32
 Foundation POST Ex. Wall METAL;8FT Height
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt. 1992
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ
 Lump Sum Except Code/Year Comments

R19560 063W13C 00500 Appr # _____ Date _____ Prop Class 551 Prop Code A63E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007
 Owner LAPIN,ANNIE-TRUSTEE
 Notes: _____

Seg. Type GB Segment # 5.1 Class 4 Area 1000 Length 50 Width 20
 Foundation POST Ex. Wall METAL;14FT Height
 Roof Cover METAL Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1995 Eff. Yr. Blt. 1999
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type MP Segment # 6.1 Class 4 Area 360 Length 36 Width 10
 Foundation POST Ex. Wall BKENAM;12FT Height
 Roof Cover METAL Roof Style GABLE Floor WOOD, Dart Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt. 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

AD

7848 \$

Func: 80

E4B 2007
 4B 2007

08RNEW

R19560 063W13C 00500 Appr # _____ Date _____ Prop Class 551 Prop Code A63E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007
 Owner LAPIN,ANNIE-TRUSTEE
 Notes: _____

Land Segments

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	1001	EFU HMSTD INCREMENT	0.00		
2	1021	EFU HOMESITE	1.00		
3	1040	EFU NHSTD INCREMENT	0.00		
4	3220	TWO BENCH IRR	10.67		
5	3220	TWO BENCH IRR	1.00		

Eff Acres Companion Accounts M129667 063W13C 00500

ROUTING SLIP

Date 7/11/08 Clerk Chris

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

Data entry reviewed by/comments Need EYB for DW + AD

Appraiser response Sue 7/14/08

Reviewed by lead appraiser/comments _____

R19560 063W13C 00500 Appr # 42 Date 10/27/05 Prop Class 551 Prop Code A73E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007
 Owner LAPIN,ANNIE-TRUSTEE
 Notes: _____

Seg. Type GB Segment # 3.1 Class 4 Area 2304 Length 48 Width 48
 Foundation FRAME Ex. Wall METAL;10FT Height
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. YES Yr. Blt. Eff. Yr. Blt. 1983
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type GB Segment # 4.1 Class 4 Area 1024 Length 32 Width 32
 Foundation POST Ex. Wall METAL;8FT Height
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt. 1983
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type GB Segment # 5.1 Class 4 Area 1000 Length 50 Width 20
 Foundation POST Ex. Wall METAL;14FT Height
 Roof Cover METAL Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1995 Eff. Yr. Blt. 1999
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type MP Segment # 6.1 Class 4 Area 160 Length 16 Width 10
 Foundation POST Ex. Wall PLYWD Height
 Roof Cover METAL Roof Style gone Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt. ____
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____ (\$631)

Seg. Type MP Segment # 7.1 Class 4 Area 360 Length 36 Width 10
 Foundation POST Ex. Wall BKENAM 12' Height
 Roof Cover METAL Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. YES Yr. Blt. Eff. Yr. Blt. 1983
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

R19560 063W13C 00500 Appr # 42 Date 10/27/05 Prop Class 551 Prop Code A73E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007
 Owner LAPIN,ANNIE-TRUSTEE
 Notes: _____

Seg. Type MA Segment # 1.1 Class 3 Area 1050 Eff Area 1050 Length Width
 Roof Cover COMP Plumbing BATH1
 Heat FA Fireplace SGL-P Inter. Comp
 Bedrooms 3 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type MA2 Segment # 1.2 Class 3 Area 1131 Eff Area 1131 Length Width
 Roof Cover Plumbing BATH1
 Heat FA Fireplace Inter. Comp
 Bedrooms 2 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type AGF Segment # 1.3 Class 3 Area 500 Eff Area 500 Length 25 Width 20
 Roof Cover Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg. Type CD Segment # 1.4 Area 360 Length 20 Width 18
 Cond. P F A G E Year Built Eff. Year Built % Comp ___ Econ ___
 Exception Code/Year _____ Comments _____

Seg. Type PF Segment # 1.6 Area 380 Length 32 Width 10
 Cond. P F A G E Year Built Eff. Year Built % Comp ___ Econ ___
 Exception Code/Year _____ Comments _____ \$1292

Seg. Type DF Segment # 1.7 Area 168 Length 14 Width 12
 Cond. P F A G E Year Built Eff. Year Built % Comp ___ Econ ___
 Exception Code/Year _____ Comments _____ \$1107

Seg. Type DF Segment # 1.8 Area 380 Length 32 Width 10
 Cond. P F A G E Year Built Eff. Year Built % Comp ___ Econ ___
 Exception Code/Year _____ Comments _____ \$2505

Out Buildings

Seg. Type EP Segment # 1.5 Class Area 320 Length 32 Width 10
 Foundation Ex. Wall Height
 Roof Cover Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt. _____
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___
 Lump Sum 2805 Except Code/Year _____ Comments _____ \$3010

Seg. Type MP Segment # 2.1 Class 6 Area 192 Length 16 Width 12
 Foundation Ex. Wall SHAKE, 8' Height
 Roof Cover ARCMP Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Y03 Yr. Blt. Eff. Yr. Blt. 1983
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum _____ Except Code/Year _____ Comments _____

R19560 063W13C 00500 Appr # 42 Date 10/22/05 Prop Class 551 Prop Code A73E
 Situs Address 8990 WHEATLAND RD NE Franchise Code 19 Year For: 2006-2007
 Owner LAPIN,ANNIE-TRUSTEE
 Notes: 06-07 bench

Land Segments

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	1001	EFU HMSTD INCREMENT	0.00		
2	1021	EFU HOMESITE	1.00		
3	1040	EFU NHSTD INCREMENT	0.00		
4	3220	TWO BENCH IRR	10.67		
5	3220	TWO BENCH IRR	1.00		
		<i>OSDA, RVR OSD, SEPTIC OSD, UTIL</i>			
Eff Acres	12.67	Companion Accounts	M129667		063W13C 00500

ROUTING SLIP

Date 12-07-05 Clerk mi'kw

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

Data entry reviewed by/comments AB

Appraiser response _____

Reviewed by lead appraiser/comments _____

R19560 063W13C 00500 Prop Class: 551 Prop Code: A93E Fran: 06 Appr #: 29 Date: 4-21-20
 Situs Address 8990 WHEATLAND RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ANNIE LAPIN RLT 50% & Pictom Other: _____

RMV Land: 428,220 RMV Imps: 226,100 RMV Total: 654,320 M50 Total: 231,880 For: 2020-2021

Notes: Noel size - (tag) for on-site Review 1-1-21
Potential MA additions, -

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: RNG;H&F;DW Adj: RLCM3
 Class: 3 Roof Style: _____
 Area: 1550 Eff 1550 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1962 Eff: 1962 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 104,820
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3
 Class: 3 Roof Style: _____
 Area: 1131 Eff 1131 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: _____ Year: 1962 Eff: 1962 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 56,760
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI3G 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: Eff: 1962 RMV: 15,750
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 DW RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 320 Eff: 320 Flooring: _____
 Dimens: 32 x 10 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: Eff: 1962 RMV: 5,320
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 7.1 AD ASPHALT DRIVE
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: FUNC
 Class: _____ Roof Style: _____
 Area: 7848 Eff: 7848 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: Eff: 2007 RMV: 13,900
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F09 Roof Cover: ARCOMP Int Comp: _____ Adj: FLCMCP
 Class: 6 Roof Style: GABLE
 Area: 192 Eff: 192 Flooring: _____
 Dimens: 16 x 12 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall SHAKE;8FT Fireplace: _____ Year: Eff: 1994 Value: 3,860
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCMMP
 Class: 4 Roof Style: GABLE
 Area: 2304 Eff: 2304 Flooring: DIRT
 Dimens: 48 x 48 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: FRAME Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall METAL;10FT Fireplace: _____ Year: Eff: 1992 Value: 9,710
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R19560 063W13C 00500 Prop Class: 551 Prop Code: A93E Fran: 06 Appr #: _____ Date: _____

Situs Address 8990 WHEATLAND RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner ANNIE LAPIN RLT 50% & Pictom Other: _____

RMV Land: 428,220 RMV Imps: 226,100 RMV Total: 654,320 M50 Total: 231,880 For: 2020-2021

Notes: _____

Seg: 4.1 GB GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 4 Roof Style: GABLE
 Area: 1024 Eff: 1024 Flooring: DIRT
 Dimens: 32 x 32 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall METAL;8FT Fireplace: Year: Eff: 1992 Value: 4,610
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 5.1 GB GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 4 Roof Style: GABLE
 Area: 1000 Eff: 1000 Flooring: CONC
 Dimens: 50 x 20 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall METAL;14FT Fireplace: Year: 1995 Eff: 1999 Value: 9,620
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 6.1 MP MULTI/MISC PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
 Class: 4 Roof Style: GABLE
 Area: 360 Eff: 360 Flooring: WOOD;DIRT
 Dimens: 36 x 10 Plumbing: Electrical: 110V % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall BKENAM;12FT Fireplace: Year: Eff: 1985 Value: 1,750
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Situs Address 8990 WHEATLAND RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner ANNIE LAPIN RLT 50% & Pictom Sales Verif Other: _____

RMV Land: 428,220 RMV Imps: 206,730 RMV Total: 634,950 M50 Total: 232,360 For: 2021-2022

Notes: _____

Segment	CD /	BSMTG	EP /	PR /	DW /	PC	Land
Class		3	3				AD ✓
Dim/Size	20x18	20x25	10x12	408 #	408#	① 288#	
Foundation						1962 /	1802#
Exter Wall			WOOD			1/0	
Wall Height			10				
Inter Finish							
Roof Cover						② 600 #	
Roof Style			flat			1962 /	
Flooring		conc	conc			e of ma	
Plumbing						1/0	
Electric		110					
Misc.						③ 232#	
Yr Blt	1962	1962	1962	1962	1962	1962	1999
Eff Yr	1962	1962	1962	1962	1962	S of MA	1999
Cond.						1/0	
% Good							
% Comp							
Lump Sum							
Except. Code	1/0	1/0	1/0	1/0	1/0		1/0

always there

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	ON SITE DEVELOPMENT	OSDA.RUR	0.00		
4	TWO BENCH IRR	008CGI	10.67		
5	WOODLOT-M	008C	1.00		

Eff Acres Companion Accounts M129667 063W13C 00500

Zone: EFU

Routing Slip

Date: 10/9/20 Clerk: *Chen* Clerk Comments: *Keep Y13G?*

Appraiser Response: *Sorry delete add BSMTG above* *OK*

Return to appraiser after input Review by lead appraiser

R19560 063W13C 00500 Prop Class: 551 Prop Code: A93E Fran: 06 Appr #: 06 Date: 8-20-20

Situs Address 8990 WHEATLAND RD NE TTO LCB Insp: 1 (2) 3 4 Cycle Tags Farm Forest
Owner ANNIE LAPIN RLT 50% & Pictom Sales Verif Other: _____

RMV Land: 428,220 RMV Imps: 206,730 RMV Total: 634,950 M50 Total: 232,360 For: 2021-2022

Notes: changes as noted close tag

farm: grapes, seeds or orchards, pasture

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Arccomp Int Comp: RNG;H&F;DW Adj: RLCM3
Class: 3 1050 1050 Roof Style: _____
Area: 1550 Eff 1550 Flooring: _____
Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: lap Fireplace: SGL-P Year: 1962 Eff: 1962 Adj: _____
AddFactor1: 1/0 AddFactor2: _____ AddFactor3: _____ RMV: 95,840
Exc Code: _____ Comment/Adj: Correction due to BSMTG - Always there L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Arcomp Int Comp: _____ Adj: RLCM3
Class: 3 Roof Style: _____
Area: 1131 Eff 1131 Flooring: _____
Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
Ex Wall: lap Fireplace: _____ Year: 1962 Eff: 1962 Adj: _____
AddFactor1: 1/0 AddFactor2: _____ AddFactor3: _____ RMV: 51,890
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI3G RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: delete Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 14,400
AddFactor1: AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 DW RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 320 Eff: 320 Flooring: _____
Dimens: 32 x 10 Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: 1962 RMV: 4,870
AddFactor1: AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 7.1 AD ASPHALT DRIVE
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: FUNC
Class: _____ Roof Style: _____
Area: 7848 Eff: 7848 Flooring: _____
Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: 2007 RMV: 12,710
AddFactor1: AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: ARCOMP Int Comp: _____ Adj: FLCMCP
Class: 6 Roof Style: GABLE
Area: 192 Eff: 192 Flooring: _____
Dimens: 16 x 12 Plumbing: _____ Electrical: 110V % Comp: _____
Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall SHAKE;8FT Fireplace: _____ Year: _____ Eff: 1994 Value: 3,530
AddFactor1: AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCMMP
Class: 4 Roof Style: GABLE
Area: 2304 Eff: 2304 Flooring: DIRT
Dimens: 48 x 48 Plumbing: _____ Electrical: 110V % Comp: _____
Found: FRAME Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall METAL;10FT Fireplace: _____ Year: _____ Eff: 1992 Value: 8,880
AddFactor1: AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

R19560 063W13C 00500 Prop Class: 551 Prop Code: A93E Fran: 06 Appr #: _____ Date: _____

Situs Address 8990 WHEATLAND RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner ANNIE LAPIN RLT 50% & Pictom Sales Verif Other: _____

RMV Land: 428,220 RMV Imps: 206,730 RMV Total: 634,950 M50 Total: 232,360 For: 2021-2022

Notes: _____

Seg: 4.1 GB GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
Class: 4 Roof Style: GABLE
Area: 1024 Eff: 1024 Flooring: DIRT
Dimens: 32 x 32 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex. Wall METAL;8FT Fireplace: Year: Eff: 1992 Value: 4,210
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 5.1 GB GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
Class: 4 Roof Style: GABLE
Area: 1000 Eff: 1000 Flooring: CONC
Dimens: 50 x 20 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex. Wall METAL;14FT Fireplace: Year: 1995 Eff: 1999 Value: 8,800
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 6.1 MP MULTI/MISC PURPOSE BUILDING

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
Class: 4 Roof Style: GABLE
Area: 360 Eff: 360 Flooring: WOOD;DIRT
Dimens: 36 x 10 Plumbing: Electrical: 110V % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex. Wall BKENAM;12FT Fireplace: Year: Eff: 1985 Value: 1,600
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

SPECIALY ASSESSED LAND APPRAISAL CARD

Page ____ of ____

Input Date: ____/____/____ By _____

Print Date: 4/7/2006

Account # **R19560** Code Area 02400210

Map Tax Lot: 063W13C 00500

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
(That make up this tax lot)

Date Appraised ____/____/____ Appraiser _____ Year For 2007-08 Account # Acres 12.67

Property Class 551 Prop Code ¹⁰A73E Maint. Area 04H Zoning EFU

Prop Situs Addr: 8990 WHEATLAND RD NE
KEIZER, OR 97303

LAND REAL MARKET VALUE FOR ACREAGE:

Land Seg #	Yr. of Liab.	Land Type	Soil Class/Land Description	Acres	Land Sched.	Land Adj.	Exception Codes
R19560.1	99	1001	EFU HMSTD INCREMENT	0.00	_____	_____	_____
R19560.2		1021	EFU HOMESITE	1.00	_____	_____	_____
R19560.3	99	1040	EFU NHSTD INCREMENT	0.00	_____	_____	_____
R19560.4	82	3220	TWO BENCH IRR	10.67	_____	_____	_____
R19560.5	88	3220	TWO BENCH IRR	1.00	_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
M129667	063W13C 00500	_____	_____	_____
		_____	_____	_____
		_____	_____	_____
		_____	_____	_____
		_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 12.67
(Basis of Market Value)

APPR INITIALS & #: (10) DATE: 6-21-06 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

*CHANGE PROP CODE
GRAPES*

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

APPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION





48421-000

63W13C-500







R19560 063W13C 00500 7/2/08 12x16 MP



R19560 063W13C 00500 7/2/08

10x36 MP



10/04/2010

R19560



10/04/2010

R19560



8990

10/04/2010

R19560