

Acct ID: 525620 MTL: 073W04A001300 Date: **3/13/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 1655 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 31685 Year: 2024

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

Owner: CHATFIELD, DANIAL F & CHATFIELD, TAMMY M Roll Type: R
 Circle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 237700
 RMV Land: 133890 RMV Imp: 218260 RMV Total: 352150 MAV: 237700 MSAV: 0 SAV: 0
 Comment: **Gated & no trespassing sign.**

Notations **Add 2 new mp's, update inv** INPUT GRH 03.19.24
 No notation data available.

OSDs

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

Land
 Site: 1 Code Area: 92420 Size: 13939 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 88890 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 99-2000:UPDATED INFO,NO VALUE CHANGE / 02-03: F01-967 LLA BETWEEN R25628 AND R25620 /03-04: DISQ FARM USE, NO BACK TAXES PER #87 07-08: RECALC SETUP; #19 8/01/06

Improvements - Residence / Manufactured Structures **Roof 1974 - GOMAR**
 Bldg: 1 Code Area: 92420 Stat Class: 142 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 1462 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 216530 **I/O**
 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	4	Finished	1462	2	FB-1	1961	1961	BATH - 1, ROOF, HVAC, FP - 1, KIT-	Y N
Attic	4	Unfinished	700	0	0	1961	1961		Y N
Garage Attached	4	Unfinished	330	0	0	1964	1964	ROOF	Y N

Accessories **1974**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	4	48	1961	571	0	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1961	19530	1	Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 92420 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1730
 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
Multi-Purpose Bldg	5	Finished	120	0	0	2002	2002		Y N

Accessories **GONE**

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



MA ATTU AGU 03.13.24 L3



MA ATTU AGU 03.13.24 L3



2 MP's 03.13.24 L3



AGU 03.13.24 L3

ACCOUNT # 525620 DATE: 3/13/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GHH TAG Y 0
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE MP 341/4
 STAT / CLASS 341/4
 SIZE _____
 FAIR 16x10
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2019
 EFF YR 2019
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

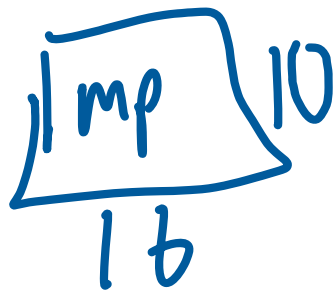
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

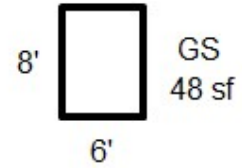
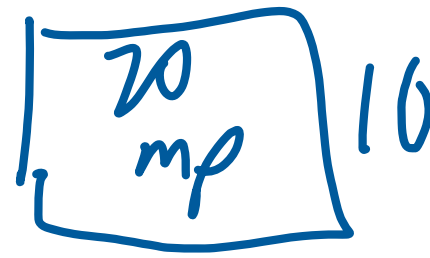
TYPE MP 341/4
 STAT / CLASS 341/4
 SIZE _____
 FAIR 20x10
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2016
 EFF YR 2016
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

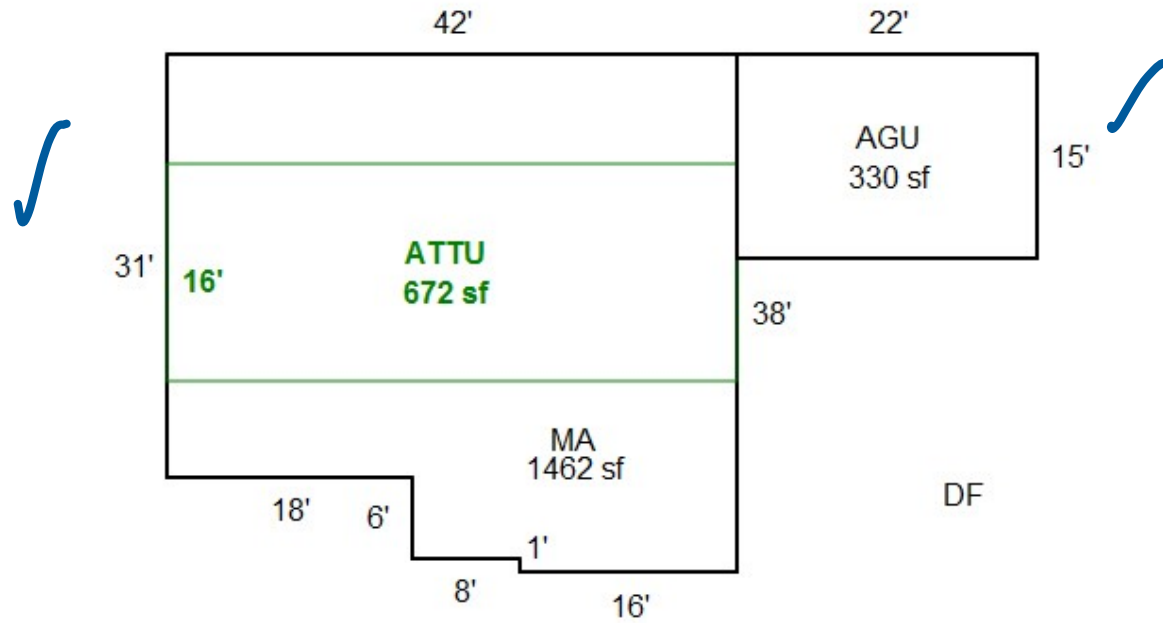


R25620
073W04A 01300



APEX UPDATED

PA/PC



GRH 3/15/24
CD Cycle L3





95

R25620

04A 073W
073W-04A -01300 53630-000
131 (451) 0-4K F42 024-00-22-0
CHATFIELD, DANIAL F & TAMMY M

.23 ACRES

1655 CHEMAWA RD N
V0843P0199RD

11/21/94

Handwritten notes:
2-1-95
No Wood



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
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		J.V., NO.
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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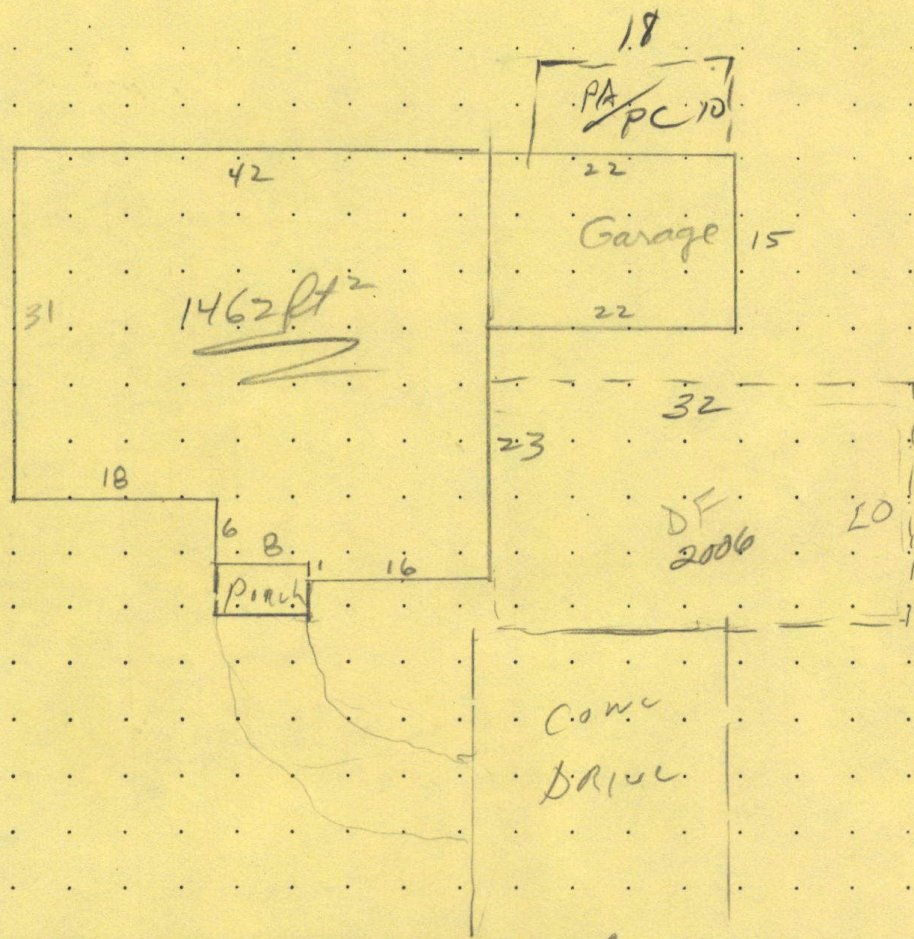
1-07-3-04-0-5459-5591-00

BUILDING DIAGRAM AND OUTBUILDINGS

53630-000

ACCT. NO. 11884-3

MAP NO. 4-7-3W



1655 Chomawa Rd N

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
74	46	N.V.
2-9-95	Don	
8-1-06	A. Sul	
8/3/11	GTMS	

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04A 01300

File No R25620

SUBJECT

Property Address 1655 Chemawa Rd N

City Keizer

State OR

Zip 97303

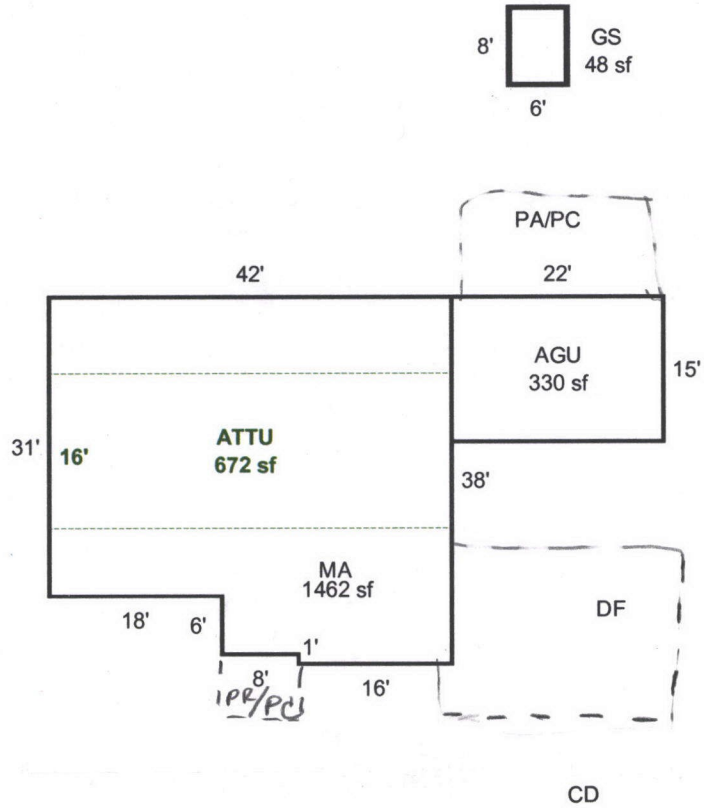
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R25620
073W04A 01300



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1462	160	1462
GBA1	GS	1.00	48	28	48
GAR	AGU	1.00	330	74	330
<p>Net LIVABLE Area (Rounded w/ Factors) 1462</p> <p>Net BUILDING Area (Rounded w/ Factors) 48</p>					

Comment Table 1

Apex by RW 04/11/08

Comment Table 2

Comment Table 3

R25620 073W04A 01300 Appr #: 607 Date 8/30/11 Prop Class 451 Prop Code F42
 Situs Address 1655 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner CHATFIELD, DANIAL F & TAMMY M

Notes: NOH Tags Cycle Sales Verification Estimated Δ's Other: make Δ's as noted

RMV Land: 89,380 RMV Imp: 116,770 RMV Total: 206,150 M50 Total: 171,760
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1462 Eff Area 1462
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat FA
 Fireplace SGL-P Inter. Comp: RNG;DW Bedrooms 2
 Year Built 1961 Eff. Year Built 1961 Cond. P (F) A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 82,430
 Lump Sum ___ Except Code/Year INV Comments ___

Seg.Type ATTU Seg. # 1.2 Method: R05 Class 4 Area 700 Eff Area 700
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1961 Eff. Year Built 1961 Cond. P (F) A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 13,460
 Lump Sum ___ Except Code/Year INV Comments ___

Seg.Type AGU Seg. # 1.3 Method: R05 Class 4 Area 330 Eff Area 330
 Length 22 Width 15 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1964 Eff. Year Built 1964 Cond. P (A) G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 12,920
 Lump Sum ___ Except Code/Year INV Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P (A) G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year N/C Comments ___

Out Buildings

Seg.Type GS Seg. # 1.5 Method: F;N Class Area 48 Eff Area 48
 Length 6 Width 8 Foundation Ex. Wall 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 ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MP Seg. # 2.1 Method: F09 Class 5 Area 120 Eff Area 120
 Length 12 Width 10 Foundation PIERS Ex. Wall WOOD Roof Cover ROLL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 2002
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,960
 Lump Sum ___ Except Code/Year N/C Comments ___

R25620 073W04A 01300 Appr #: _____ Date _____ Prop Class 451 Prop Code F42
 Situs Address 1655 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner CHATFIELD,DANIAL F & TAMMY M

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 89,380 RMV Imp: 116,770 RMV Total: 206,150 M50 Total: 171,760

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	0.32		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

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 _____





R25620 073W04A 01300 8/1/06



R25620 073W04A 01300 8/1/06



R25620 073W04A 01300 8/1/06



R25620 073W04A 01300 8/1/06



R25620 073W04A 01300 8/1/06



R 25620 MA