


Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 1/25/2024

Acct ID: 525625 MTL: 073W04A001200 Date: 3/13/24 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 1625 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 31690 Year: 2024

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

Owner: MAHAR, COLLEEN A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 262980
 RMV Land: 133890 RMV Imp: 293290 RMV Total: 427180 MAV: 262980 MSAV: 0 SAV: 0
 Comment:

Notations No changes 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: 5/2/11 #19 CORRECTING ACREAGE SIZE. SHOULD HAVE BEEN CORRECTED WITH W/O 20010968//76X135 /03-04: DQS FROM FARM BY #87, VALUE BY #87 07-08: RECALC SETUP; #19 8-1-06

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92420 Stat Class: 142 Year Blt: 1959 Eff Year Blt: 1978 Sq.Ft: 2136 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 293290
 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	4	Finished	<u>1448</u>	3	FB-2	1959	1978	KIT+, FP - 1, HVAC, ROOF, BATH - 2	Y N
Second Floor	4	Finished	676	1	0	1959	1978	HVAC	Y N
Garage Attached	4	Low Cost	624	0	0	1981	1978	ROOF	Y N

Accessories

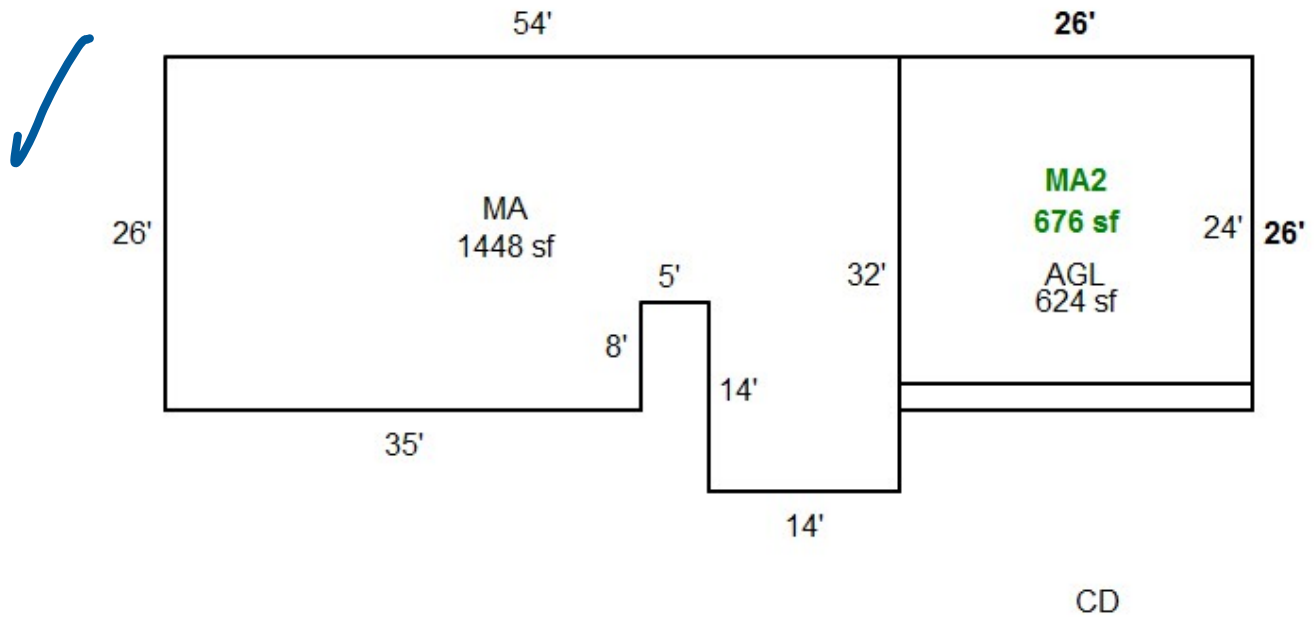
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1978	21762	1	Y N

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



MA MA2 AGL 03.13.24 L3

R25625
073W04A 01200



GRH 03.13.24
CYCLE L3



R25625

04A 073W
073W-04A -01200 53635-000
131 (451) 0-4K F55 024-00-22-0
MAHAR, GARY OWEN & COLLEEN A

.23 ACRES

1625 CHEMAWA RD N
V0145P0256RD

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					
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BUILDING DIAGRAM AND OUTBUILDINGS

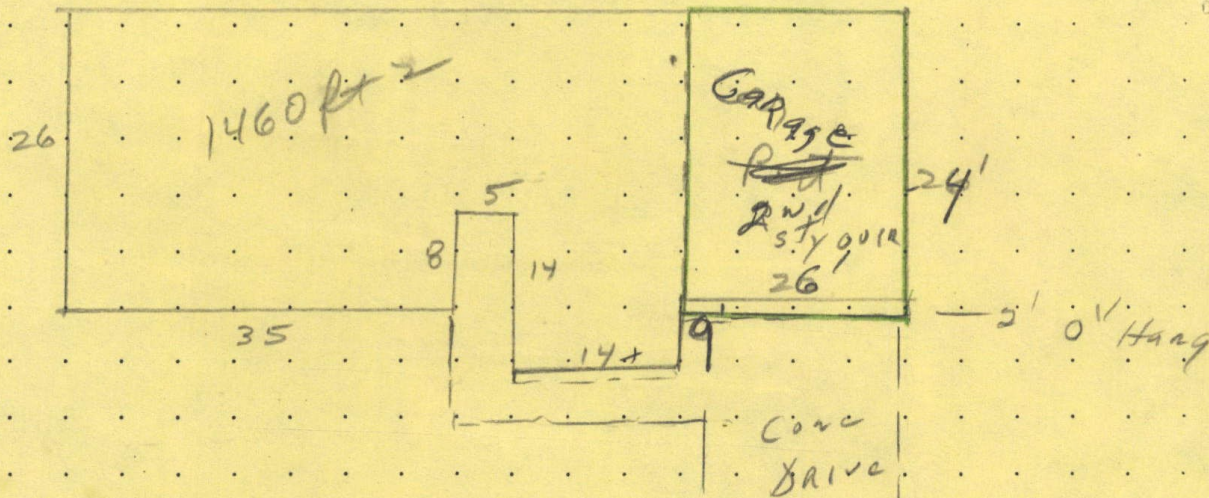
53635-000

ACCT. NO.

11884-002

MAP NO.

4-7-3W



1625 Chemawa Rd

MEASUREMENT VERIFIED

REMARKS: $(26 \times 54) - (5 \times 8) + (6 \times 16) = 1460$

DATE

BY

73

46

9-30-81

Allan

12-8-87

Allan

2-9-95

Don NV.

8-1-04

8-30-11

67M

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04A 01200

File No R25625

SUBJECT

Property Address 1625 Chemawa Rd N

City Keizer

State OR

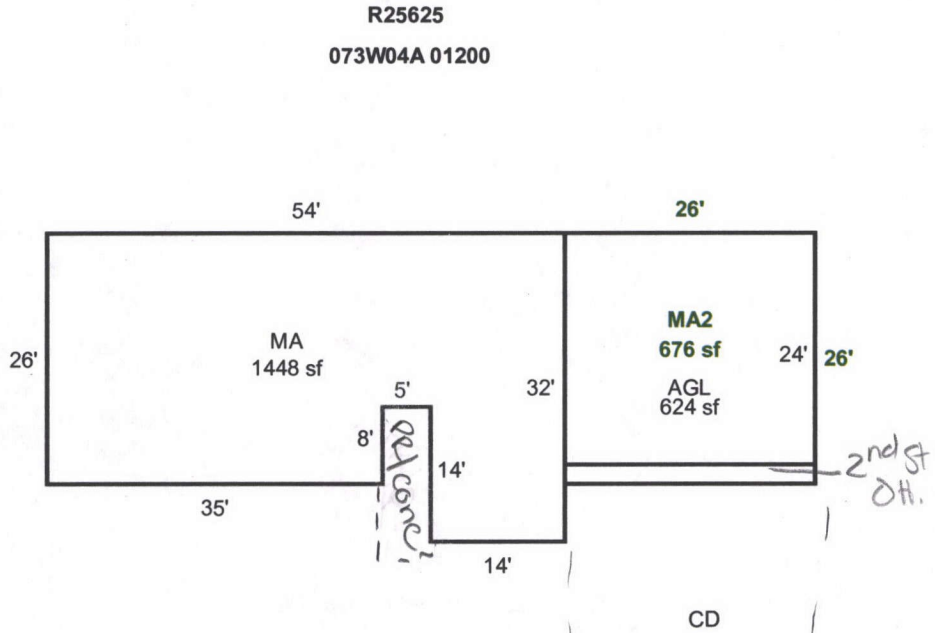
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1448	188	1448
GLA2	MA2	1.00	676	104	676
GAR	AGL	1.00	624	100	624

Net LIVABLE Area (Rounded w/ Factors) 2124

Comment Table 1

Apex by RW 04/11/08

Comment Table 2

Comment Table 3

R25625 073W04A 01200 Appr #: 67 Date 8/30/11 Prop Class 451 Prop Code F42
 Situs Address 1625 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner MAHAR,GARY O &

Notes: NOH Tags LBC Cycle Sales Verification Other: _____

RMV Land:	75,540	RMV Imp:	147,050	RMV Total:	222,590	M50 Total:	179,130
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1460	Eff Area 1460		
Length	Width	Roof Cover <u>ARCMP</u> COMP	Plumbing BATH2	Heat BB <u>FA</u>			
Fireplace SGL-E		Inter. Comp: DW;H&F;DSP;RNG		Bedrooms 3			
Year Built 1959	Eff. Year Built 1978		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty ___ % Comp ___ Func ___ Econ ___		RMV: 88,160			
Lump Sum _____	Except Code/Year <u>INV</u>	Comments _____					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 676	Eff Area 676		
Length	Width	Roof Cover	Plumbing	Heat BB <u>FA</u>			
Fireplace		Inter. Comp:		Bedrooms 1			
Year Built 1959	Eff. Year Built 1978		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty ___ % Comp ___ Func ___ Econ ___		RMV: 30,470			
Lump Sum _____	Except Code/Year <u>INV</u>	Comments _____					
Seg.Type AGL	Seg. # 1.3	Method: R05	Class 4	Area 624	Eff Area 624		
Length 26	Width 24	Roof Cover <u>ARCMP</u> COMP	Plumbing	Heat			
Fireplace		Inter. Comp:		Bedrooms			
Year Built 1981	Eff. Year Built 1978		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty ___ % Comp ___ Func ___ Econ ___		RMV: 22,420			
Lump Sum _____	Except Code/Year <u>INV</u>	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 F <u>A</u> G E	% Comp ___ Econ ___	RMV: 6,000			
Lump Sum _____	Except Code/Year <u>N/C</u>	Comments _____					

Out Buildings

R25625 073W04A 01200 Appr #: _____ Date _____ Prop Class 451 Prop Code F42
 Situs Address 1625 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner MAHAR,GARY O &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 75,540 RMV Imp: 147,050 RMV Total: 222,590 M50 Total: 179,130

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	0.24		
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 _____



11884-2.



R25625 073W04A 01200 8/1/06



R25625 073W04A 01200 8/1/06



R25625 073W04A 01200 8/1/06



R25625 073W04A 01200 8/1/06



67 R25625MA 8/30/11