

Acct ID: 519731 MTL: 063W24C004101 Date: **9/26/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 1715 BLACK SHEEP WAY N KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 43040 Year: 2024

Last Date Appraised: 06/14/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: HUMBERT, JERALD R & HUMBERT, KATHLEEN M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 494800
 RMV Land: 212410 RMV Imp: 576740 RMV Total: 789150 MAV: 494800 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/14/22 CLUKE

Notations

No notation data available.

Update inv

OSDs

MLS 785903 2021

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

Land

Site: 1 Code Area: 92410 Size: 1.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 167410 Exception: Y N
 Adjustment(s): Fire Patrol: Description: **4BI 0.56 AC**
 Comments: 09-10: CYCLE WORK PER #19 ADD LDSCPE// 06-07: RECALC SETUP;#10 10-24-05 **2 BI 0.95 AC**

Improvements - Residence / Manufactured Structures

2BI 0.54 4BI 0.97

Bldg: 1 Code Area: 92410 Stat Class: 151 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2527 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 501430
 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	5	Finished	2527	4	FB-2	2000	2000	BATH - 2, KIT+, ROOF, HVAC, FP - 2	Y N
Garage Attached	5	Finished	925	0	0	2000	2000	ROOF	Y N

Accessories

YI 5 good size of AD and cd.

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	7330	2005	16676	1	Y N
CONCRETE DRIVEWAY	5	1931	2000	5585	1	Y N
DECK	5	290	2000	5678	1	Y N
PATIO	5	258	2000	1263	1	Y N
PATIO	5	380	2000	1860	1	Y N
ROOF EXTENSION OR PATIO COVER	5	108	2000	2787	1	Y N

EXCELLENT

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 352 Year Blt: 2000 Eff Year Blt: 2008 Sq.Ft: 4500 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 50x90 RMV: 75310
 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
Utility Building	6	Finished	4500	0	FB-1	2000	2008	BATH - 1, FAIR	Y N

/ Avg

Accessories

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

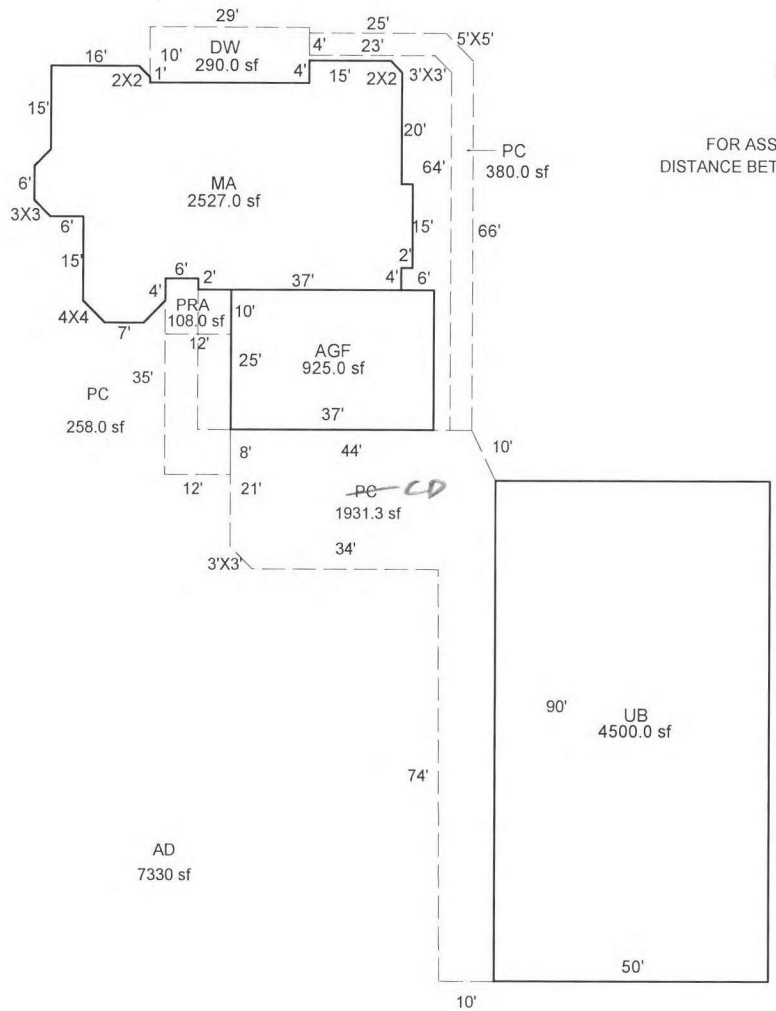
SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 04101

File No R19731

SUBJECT	Property Address 1715 BLACK SHEEP WY N
	City KEIZER County MARION State OR Zip 97303
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 35'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2527.00	231.5	2527.00
GBA1	UB	1.00	4500.00	280.0	4500.00
GAR	AGF	1.00	925.00	124.0	925.00
YI1	DW	1.00	290.00	78.0	
	PC	1.00	380.00	197.3	
	PC	1.00	258.00	94.0	
	PC	1.00	1931.25	288.6	
	PRA	1.00	108.00	44.0	2967.25
Net LIVABLE Area		(rounded w/ factors)			2527
Net BUILDING Area		(rounded w/ factors)			4500

Comment Table 1

DRAWN BY JRONDEMA 10/19/17
 UPD BY PH 09.03.19

Comment Table 2

Comment Table 3