

Acct ID: 555748 MTL: 093E25DC01500 Date: **9-20-24** Appr: **CLUKE** Prop Class: 401 RMV Prop Class: 401  
 Situs: 33633 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 97009 Year: 2024

Last Date Appraised: 11/09/2022 Appraiser: CLINT LUKE Retag: Y N Tag info:  
 Owner: CRAM, JACK H & CRAM, JUDY S Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 291050  
 RMV Land: 133340 RMV Imp: 298040 RMV Total: 431380 MAV: 291050 MSAV: 0 SAV: 0  
 Comment: 23-24 L3 11-9-22 CLUKE  
 22-23 L4 2.4.21 TS02//  
 21-22 L4 C19 5-26-20 CL10

**INPUT 10-15-24 CLUKE**

**Notations**  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	56490	0

**NU**

**Land**

Site: 1 Code Area: 56490 Size: 1.01 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 98340 Exception: Y N  
 S  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 2010-2011 CYCLE WORK #36 CHANGED MA,ATTF,GB EYB.CHANGED OSD'S.//

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56490 Stat Class: 142 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2288 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 260800  
 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	1804	2	FB-1	1979	1979	ROOF, FP - 1, BATH - 1, HVAC+, KIT+	Y N
Attic	4	Finished	484	1	FB-1	1979	1979	HVAC+, BATH - 1	Y N

**AVG**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1979	21762	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 56490 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1440 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 37240  
 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
General Purpose Bldg	6	Finished	1440	0	0	2022	2022	FAIR	Y N

**Accessories**

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

**HC 5 18x20 F 50% 1999 WILDFIRE SURVIVORS**  
**HC 5 18x20 F 50%**  
**1/0**

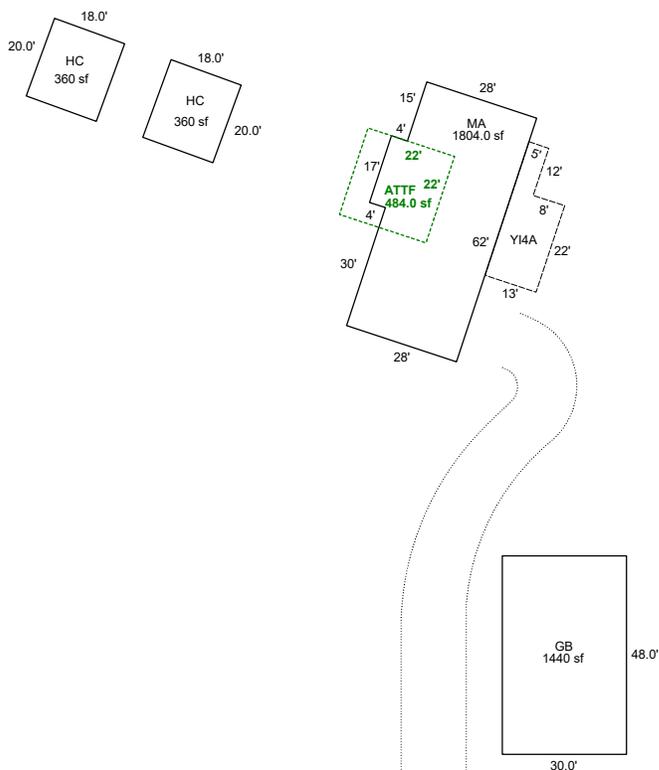
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 555748 Parcel No.: 093E25DC01500  
 Property Address: 33633 RAILROAD AVE SE  
 City: GATES County: Marion State: OR ZipCode: 97346  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

555748  
093E25DC01500  
SCALE = 1:40



RAILROAD AVE

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	156.0	
	HC	1.0	360.0	76.0	
	HC	1.0	360.0	76.0	2160.0
GLA1	MA	1.0	1804.0	188.0	1804.0
GLA2	ATTF	1.0	484.0	88.0	484.0
P/P	YI4A	1.0	346.0	94.0	346.0

### COMMENT TABLE 1

Apex 9/24/2012 Jane  
 UPDATED BY CJURAN 03/31/2021  
 UPDATED BY CJURAN 07/21/2022 555-22-002962  
 UPDATED BY CLOBERG 09/27/24

### COMMENT TABLE 2

TS #02 03/04/2021 AOG  
 CLUKE 09/20/24

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	2	(rounded)		2,288
Net BUILDING	cnt	3	(rounded)		2,160