

Acct ID: 559775 MTL: 093E25DD01700 Date: **9-20-24** Appr: **Luwe** Prop Class: 401 RMV Prop Class: 401
 Situs: 33910 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136540 Year: 2024

Last Date Appraised: 03/04/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: BENOLKEN, ERIC JON & BENOLKEN, LUCRETIA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **0** LCB TTO INSP AV: 191870
 RMV Land: 249940 RMV Imp: 222680 RMV Total: 472620 MAV: 191870 MSAV: 0 SAV: 0
 Comment: LEVEL 4 3.4.21 TS02//

INPUT 10-16-24 Luwe

Notations

No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 45000 | 56490 | 0 |

Land

Site: 1 Code Area: 56490 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: **4BDS** RMV: 204940 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: . 03-04 REAPPRAISAL. /03-04: PART TOTALED W/R59777 AS PLANNING SAID NO MORE HOMESITES ON THIS ROAD. OWNERS BOUGHT ADJACENT LOT AS A BUFFER.PER #39

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 132 + Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1800 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 222680
 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 | 1200 | 1 | FB-1 | 2002 | 2002 | BATH - 1, HVAC ROOM KIT- kn6 | Exception: Y N |
| Second Floor | 3 + | Finished | 600 | 2 | FB-1 | 2002 | 2002 | HVAC, BATH - 1 | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|--------------------------|
| YARD IMPROVEMENTS GOOD | 3 | 1 | 2002 | 25110 | 1 | Exception: Y N NU |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R59775 Parcel No.: 093E25DD01700
 Property Address: 33910 RAILROAD AVE SE
 City: GATES County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

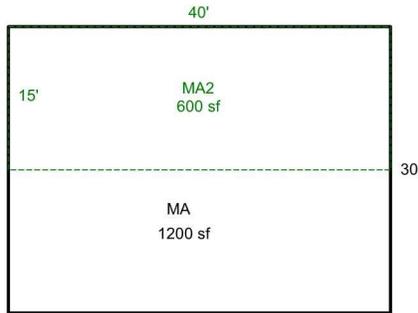
SKETCH

SANTIAM RIVER

R59775
093E25DD01700



Y13G



Y13G

Y13G

X
No Bldg

RAILROAD AVE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1200.0 | 140.0 | 1200.0 |
| GLA2 | MA2 | 1.0 | 600.0 | 110.0 | 600.0 |

APEX BY AC 11/6/08
 Add HC - CE 2/7/11
 UPDATED BY CJURAN 03/31/2021

COMMENT TABLE 2

COMMENT TABLE 3

TS #02 03/04/2021 AOG

Done 9.20.24
CYCLE L4

Net LIVABLE cnt 2 (rounded) 1,800