

Acct ID: 545812 MTL: 063W23AB00500 Date: 6/6/24 Appr: GPH Prop Class: 451 RMV Prop Class: 451
Situs: 8385 WHEATLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 133813 Year: 2024

Last Date Appraised: 07/29/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: LONG, JOHN & LONG, DEBORAH S Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 441620
RMV Land: 170140 RMV Imp: 445040 RMV Total: 615180 MAV: 441620 MSAV: 0 SAV: 0
Comment:

Update inv

Notations

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 0.74 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2Hd Value Source: Rural Restrictive Description: RMV: 125140 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 06-07: RECALC SETUP;#28 10-26-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 3190 % Complete: 100
Desc: One Story with basement Dimensions: RMV: 424400
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	1784	0	FB-1/ HB-1	1974	1974	BTH - 1, KIT, HVAC, FP - 1, ROOF	Y N
Basement	4	Finished	1406	4	FB-3	1974	1974	BATH - 3, HVAC	Y N
Garage Attached	4	Finished	600	0	0	1996	1996	ROOF	Y N
Garage Basement	4	Finished	568	0	0	1974	1974	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	936	1974	2312	1	Y N
DECK	4	72	1974	1204	1	Y N
PATIO	4	110	1974	460	1	Y N
PATIO	4	192	1974	803	1	Y N
PATIO	4	200	1974	836	1	Y N
PATIO	4	314	1974	1313	1	Y N
PATIO	4	542	1974	2266	1	Y N
ROOF EXTENSION OR PATIO COVER	4	192	1974	4232	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100
Desc: Residential Other Improvements Dimensions: RMV: 6350
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2350	2003	6345	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 144 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 4350
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

wlc

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	144	0	0	2003	2003	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 9940
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

wlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	720	0	0	2003	2003	FAIR	Exception: Y N

Accessories

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

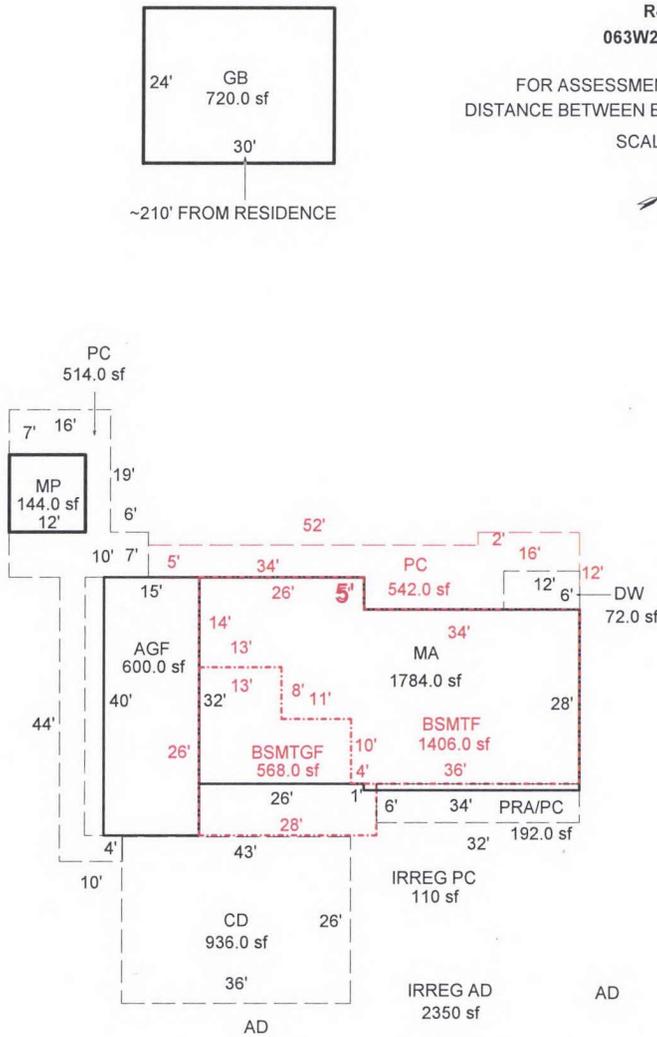
SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23AB00500

File No R45812

SUBJECT	Property Address 8385 WHEATLAND RD N	County MARION	State OR	Zip 97303
	City KEIZER			
	Owner			
	Client			
	Appraiser Name			

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1784.00	186.0	1784.00
GLA0	BSMTF	1.00	1406.00	184.0	1406.00
GBA1	MP	1.00	144.00	48.0	
	GB	1.00	720.00	108.0	864.00
GAR	AGF	1.00	600.00	110.0	600.00
BSMTGAR	BSMTGF	1.00	568.00	108.0	568.00
YI1	CD	1.00	936.00	124.0	
	PRA/PC	1.00	192.00	76.0	
	PC	1.00	542.00	160.0	
	DW	1.00	72.00	36.0	
	PC	1.00	514.00	220.0	2256.00
Net LIVABLE Area		(rounded w/ factors)			3190
Net BUILDING Area		(rounded w/ factors)			864

Comment Table 1

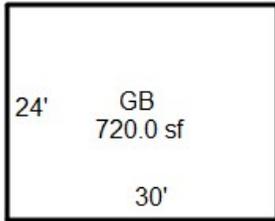
DRAWN BY SH 8-15-08
UPD BY PH 09.25.19

Comment Table 2

07.29.19 CL #10
GRH 6.6.24

Comment Table 3

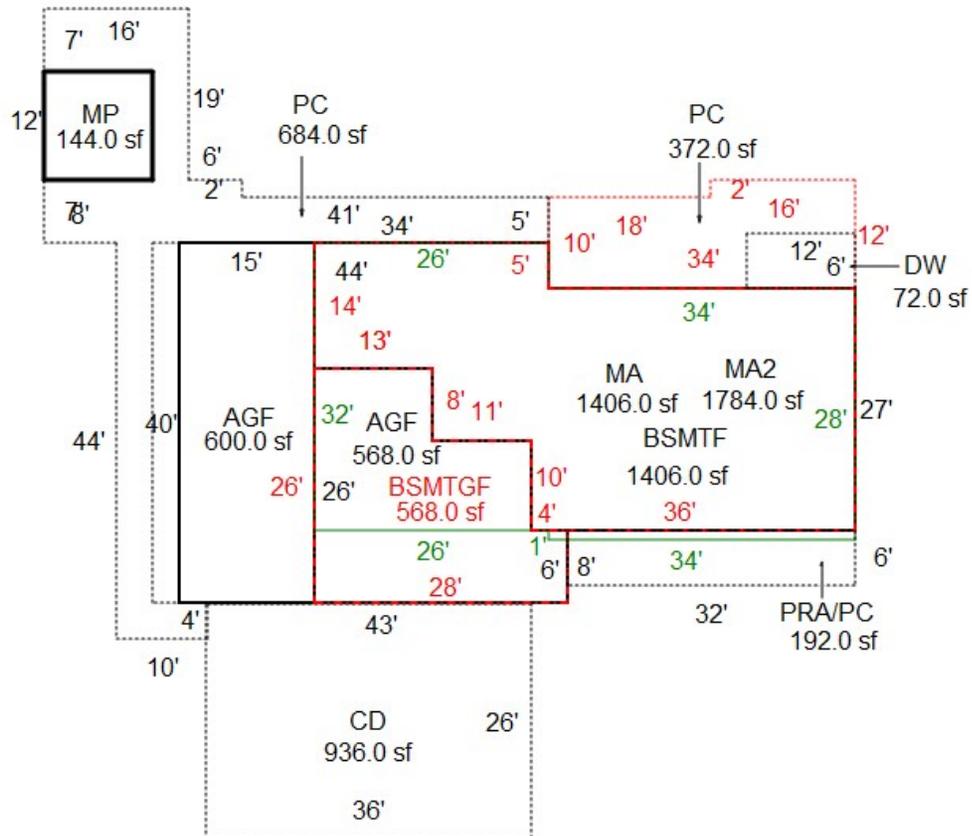
CYCLE
Cycle L3



R45812
063W23AB00500

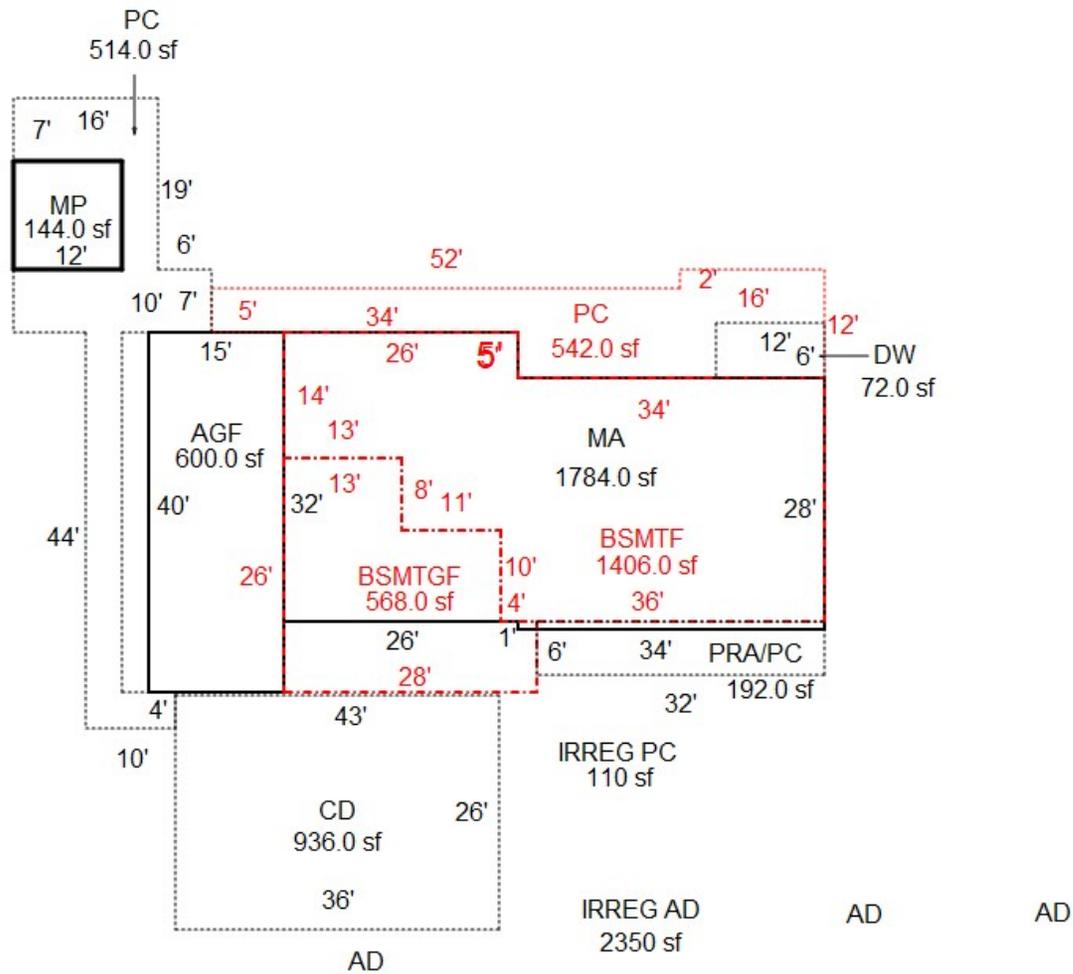
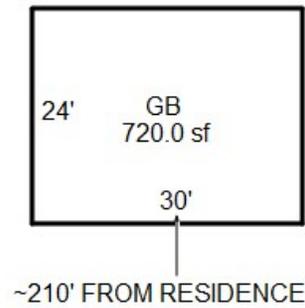
FOR ASSESSMENT PURPOSES ONLY
DISTANCE BETWEEN BUILDINGS NOT TO SCALE

SCALE:1=30



R45812
063W23AB00500

FOR ASSESSMENT PURPOSES ONLY
DISTANCE BETWEEN BUILDINGS NOT TO SCALE
SCALE: 1=30





R 45812

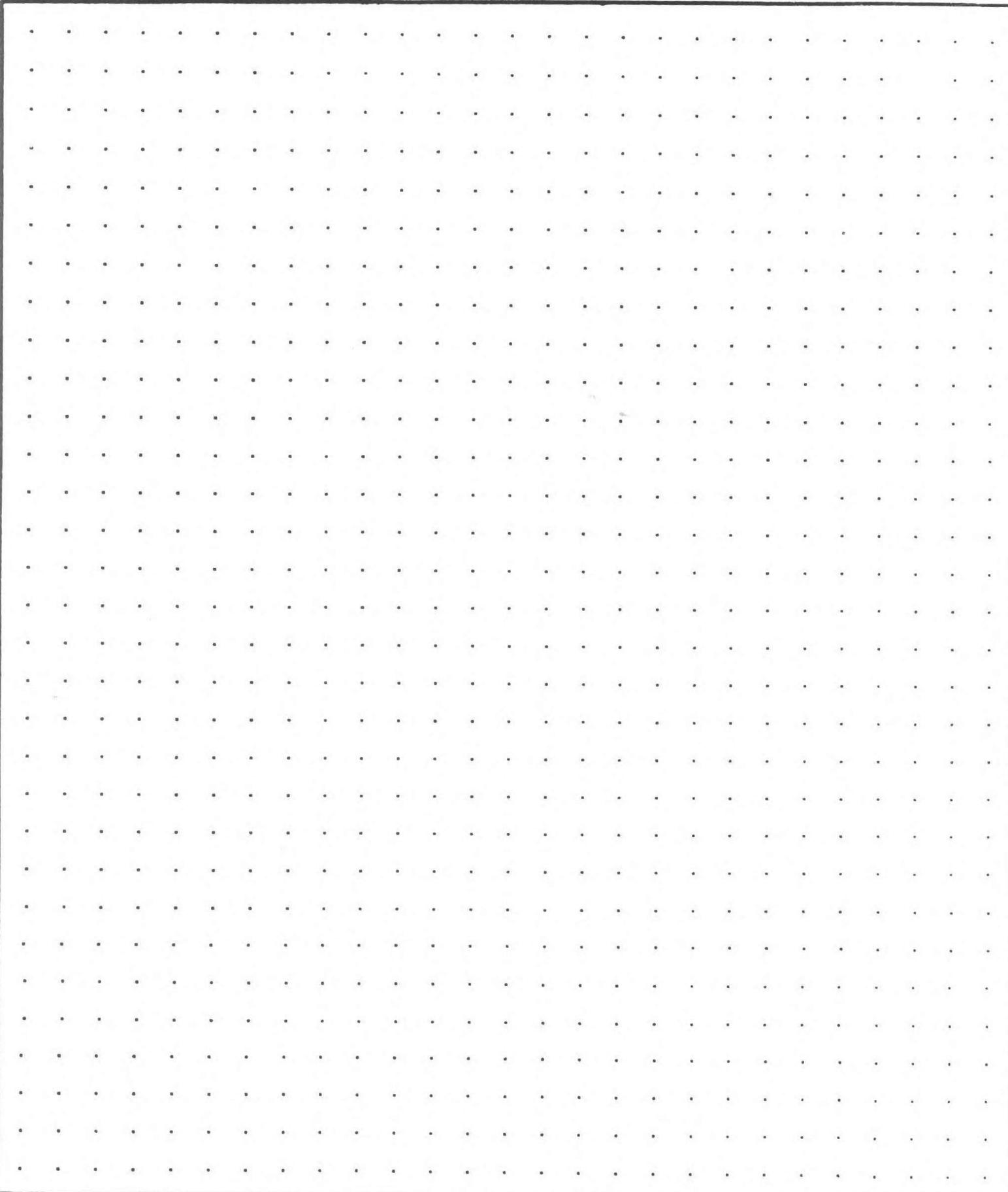
23AB063W
063W-23AB-00500
131 (451) 0-4H F55
LONG, JOHN & DEBRA S

70810-000
024-00-21-0

.74 ACRES
CLEAR LAKE HIGHLANDS
FR LOT 1

8385 WHEATLAND RD NE
V0635P0225RD

07/27/95



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23AB00500

File No R45812

SUBJECT

Property Address 8385 WHEATLAND RD N

City KEIZER

County MARION

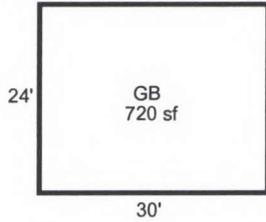
State OR

Zip 97303

Owner

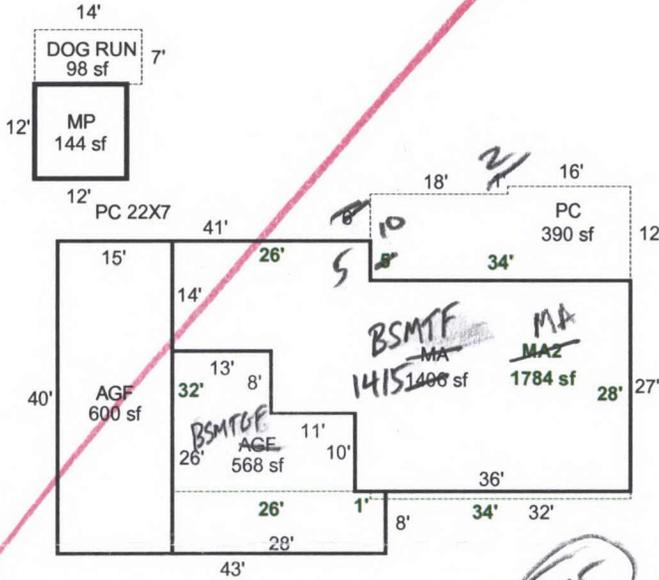
Client

Appraiser Name



R45812
063W23AB00500
SCALE:1=25'

IMPROVEMENTS SKETCH



*SEE NEW HAND DRAWN
AND FOR CORRECTIONS
MAZ SHOULD BE MA
AND MA SHOULD BE BSMTF
568 AGF SHOULD BE BSMTF*

AREA CALCULATIONS SUMMARY

75

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1406	184	1406
GLA2	MA2	1.00	1784	186	1784
GBA1	MP	1.00	144	48	144
	GB	1.00	720	108	864
P/P	PC	1.00	390	92	390
GAR	AGF	1.00	568	108	568
	AGF	1.00	600	110	1168
OTH	DOG RUN	1.00	98	42	98
Net LIVABLE Area		(Rounded w/ Factors)			3190
Net BUILDING Area		(Rounded w/ Factors)			864

Comment Table 1

DRAWN BY SH 8-15-08

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R45812 063W23AB00500 Appr #: 19 Date 8-14-08 Prop Class 451 Prop Code F45
 Situs Address 8385 WHEATLAND RD N Franchise Code 19 Year For: 2008-2009
 Owner LONG,JOHN & DEBRA S
 Notes: _____

RMV Land: 164,370 RMV Imp: 229,730 RMV Total: 394,100

Seg. Type MA Segment # 1.1 Class 4 Area 1406 Eff Area 1406 Length Width
 Roof Cover METAL Plumbing SHR;BATH.5
 Heat FA Fireplace PREFB-P Inter. Comp H&F;DW, Eng
 Bedrooms Year Built 1974 Eff. Year Built 1974 Cond. P F (A) G E
 Adj Codes RLCM4 1984 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type MA2 Segment # 1.2 Class 4 Area 1784 Eff Area 1784 Length Width
 Roof Cover Plumbing BATH3
 Heat FA Fireplace Inter. Comp
 Bedrooms 4 Year Built 1974 Eff. Year Built 1974 Cond. P F (A) G E
 Adj Codes RLCM4 1984 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type AGF Segment # 1.3 Class 4 Area 568 Eff Area 568 Length Width
 Roof Cover METAL Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1974 Eff. Year Built 1974 Cond. P F (A) G E
 Adj Codes RLCM4 1984 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type AGF Segment # 1.5 Class 4 Area 600 Eff Area 600 Length 40 Width 15
 Roof Cover METAL Plumbing 14ft
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1996 Eff. Year Built 1996 Cond. P F (A) G E
 Adj Codes RLCM4 Qty ____ % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments Height

Accessory Improvements

Seg. Type YI4A Segment # 1.4 Area 1 Length Width
 Cond. P F (A) G E Year Built Eff. Year Built: % Comp ____ Econ ____

Seg. Type AD Segment # 2.1 Area 1080 Length Width
 Cond. P F (A) G E Year Built Eff. Year Built: 1974 % Comp ____ Econ ____

Out Buildings

Seg. Type MP Segment # 3.1 Class 6 Area 144 Length 12 Width 12
 Foundation CONC Ex. Wall PLYWD Height
 Roof Cover COMP Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1990
 Cond. P F (A) G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type GB Segment # 4.1 Class 5 Area 720 Length 30 Width 24
 Foundation POST Ex. Wall BKENAM;10FT Height
 Roof Cover BKENAM Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1990
 Cond. P F (A) G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

R45812 063W23AB00500 Appr #: _____ Date _____ Prop Class 451 Prop Code F45
 Situs Address 8385 WHEATLAND RD N Franchise Code 19 Year For: 2008-2009
 Owner LONG,JOHN & DEBRA S
 Notes: _____

RMV Land: 164,370 RMV Imp: 229,730 RMV Total: 394,100

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	009C	0.74		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.74 Companion Accounts

Date 8/19/08 Clerk Chn's **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

Appraiser response Sue 8/20/08 _____

Reviewed by lead appraiser/comments _____

R45812 063W23AB00500 Prop Class: 451 Prop Code: F45 Fran: 11 Appr #: 10 Date: 7-29-19

Situs Address 8385 WHEATLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner LONG,JOHN & Pictom Other: _____

RMV Land: 123,200 RMV Imps: 343,580 RMV Total: 466,780 M50 Total: 380,970 For: 2019-2020

Notes: PLEASE MAKE NO ADD CHANGES

Seg: 1.1 MA RESIDENTIAL
 Method: R05 *1784* *1784* Roof Cover: METAL *BRENNAM* Int Comp: H&F;DW;RNG Adj: RLCM4
 Class: 4 Area: ~~1406~~ Eff 1406 Roof: _____
 Dimens: x Flooring: _____
 Found: Plumbing: BATH.5 Electrical: *1974* Qty: _____
 Ex Wall: Heat/AC: FA Bedrooms: _____ % Comp: _____
 AddFactor1: Fireplace: PREFB-P Year: 1974 Eff: 1984 Adj: _____
 AddFactor2: AddFactor3: RMV: 133,790 *153,810*
 Exc Code: *ENOV* Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 *BSMTF* Roof Cover: _____ Int Comp: _____ Adj: RLCM4
 Class: 4 Area: ~~1784~~ Eff 1784 Roof: _____
 Dimens: *1415* x *1415* Flooring: _____
 Found: *1406* Plumbing: BATH3 Electrical: *1974* Qty: _____
 Ex Wall: *1983* Heat/AC: FA Bedrooms: 4 % Comp: _____
 AddFactor1: *1974* Fireplace: _____ Year: 1974 Eff: 1984 Adj: _____
 AddFactor2: AddFactor3: RMV: 114,160 *107,230*
 Exc Code: *Error* Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 *BSMTF* Roof Cover: METAL Int Comp: _____ Adj: RLCM4
 Class: 4 Area: 568 Eff ~~568~~ Roof: _____
 Dimens: x *1983* Flooring: _____
 Found: *1974* Plumbing: _____ Electrical: *1974* Qty: _____
 Ex Wall: Heat/AC: _____ Bedrooms: _____ % Comp: _____
 AddFactor1: *Error* Fireplace: _____ Year: 1974 Eff: 1984 Adj: _____
 AddFactor2: AddFactor3: RMV: 34,730 *25,460*
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 AGF RESIDENTIAL
 Method: R05 Roof Cover: METAL *BRENNAM* Int Comp: _____ Adj: RLCM4
 Class: 4 Area: 600 Eff 600 Roof: _____
 Dimens: 40 x 15 Flooring: _____
 Found: Plumbing: _____ Electrical: _____ Qty: _____
 Ex Wall: *14FT 16* Heat/AC: _____ Bedrooms: _____ % Comp: _____
 AddFactor1: Fireplace: _____ Year: 1996 Eff: 1996 Adj: _____
 AddFactor2: AddFactor3: RMV: 38,830 *40,050*
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 Y1A RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: 1 Area: 1 Eff: 1 Roof Style: *ON BRICK*
 Dimens: x Flooring: _____
 Found: Plumbing: _____ Electrical: _____ % Comp: _____
 Ex Wall: Heat/AC: _____ Bedrooms: _____ Adj: _____
 AddFactor1: Fireplace: _____ Year: _____ Eff: _____ RMV: 14,250
 AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.1 AD ASPHALT DRIVEWAY
 Method: R05 *2350* *2350* Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: 1 Area: ~~1080~~ Eff: ~~1080~~ Roof Style: _____
 Dimens: x Plumbing: _____ Electrical: *2003* % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: _____ Eff: 1984 RMV: 980 *4840*
 AddFactor1: *1/0* AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: *NO CHANGE ALWAYS THE SAME - MEASURED WALK IN PAST* L/S: _____

Out Buildings

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F09 Roof Cover: COMP Int Comp: _____ Adj: FLCM *70%*
 Class: 6 Area: 144 Eff: 144 Roof Style: GABLE
 Dimens: 12 x 12 Flooring: CONC
 Found: Plumbing: _____ Electrical: 110V *2003* % Comp: _____
 Ex Wall: PLYWD Heat/AC: _____ Bedrooms: _____ Func: _____
 AddFactor1: Fireplace: _____ Year: _____ Eff: 1990 Value: 2,670 *4380*
 AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R45812 063W23AB00500 Prop Class: 451 Prop Code: F45 Fran: 11 Appr #: _____ Date: _____

Situs Address 8385 WHEATLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner LONG,JOHN & Pictom Other: _____

RMV Land: 123,200 RMV Imps: 343,580 RMV Total: 466,780 M50 Total: 380,970 For: 2019-2020

Notes: _____

Seg: 4.1	GB	GENERAL PURPOSE BUILDING		
Method: F09		Roof Cover: BKENAM	Int Comp:	Adj: FLCM
Class: 5		Roof Style: GABLE		<i>70%</i>
Area: 720	Eff: 720	Flooring: DIRT	Electrical: 110V	% Comp: _____
Dimens: 30 x 24		Plumbing:	Bedrooms:	Func: _____
Found: POST		Heat/AC:	Year: Eff: 1990	Value: 4,170
Ex. Wall BKENAM;10FT		Fireplace:	AddFactor3:	<i>6840</i>
AddFactor1:		AddFactor2:		L/S: _____
Exc Code: _____	Comment/Adj: _____			

R45812 063W23AB00500 Prop Class: 451 Prop Code: F45 Fran: 11 Appr #: 10 Date: 7-29-16
 Situs Address 8385 WHEATLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner LONG,JOHN & Pictom Other: _____

RMV Land: 123,200 RMV Imps: 343,580 RMV Total: 466,780 M50 Total: 380,970 For: 2019-2020

Notes: _____

Segment	CD	PC	PRA	DW	Land
Class	26x36 936	① 6x32 192	6x32 192	6x12 72	
Dim/Size					
Foundation					
Exter Wall		② 110 # IRREG			
Wall Height					
Inter Finish					
Roof Cover		③ 4x10 40			
Roof Style		4x40 160			
Flooring		200			
Plumbing		④ 7x22 154			
Electric		4x12 48			
Misc.		7x16 112			
Yr Blt		314			
Eff Yr	1974	⑤ 5x34 170	1974	1974	
Cond.		10x34 340			
% Good		2x16 32			
% Comp		542			
Lump Sum		EVB 1974			
Except.Code	1/0	1/0	1/0	1/0	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.74		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

Routing Slip

Date: 9/17/19 Clerk: Chui Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

620 9/19/19



6 25 '96



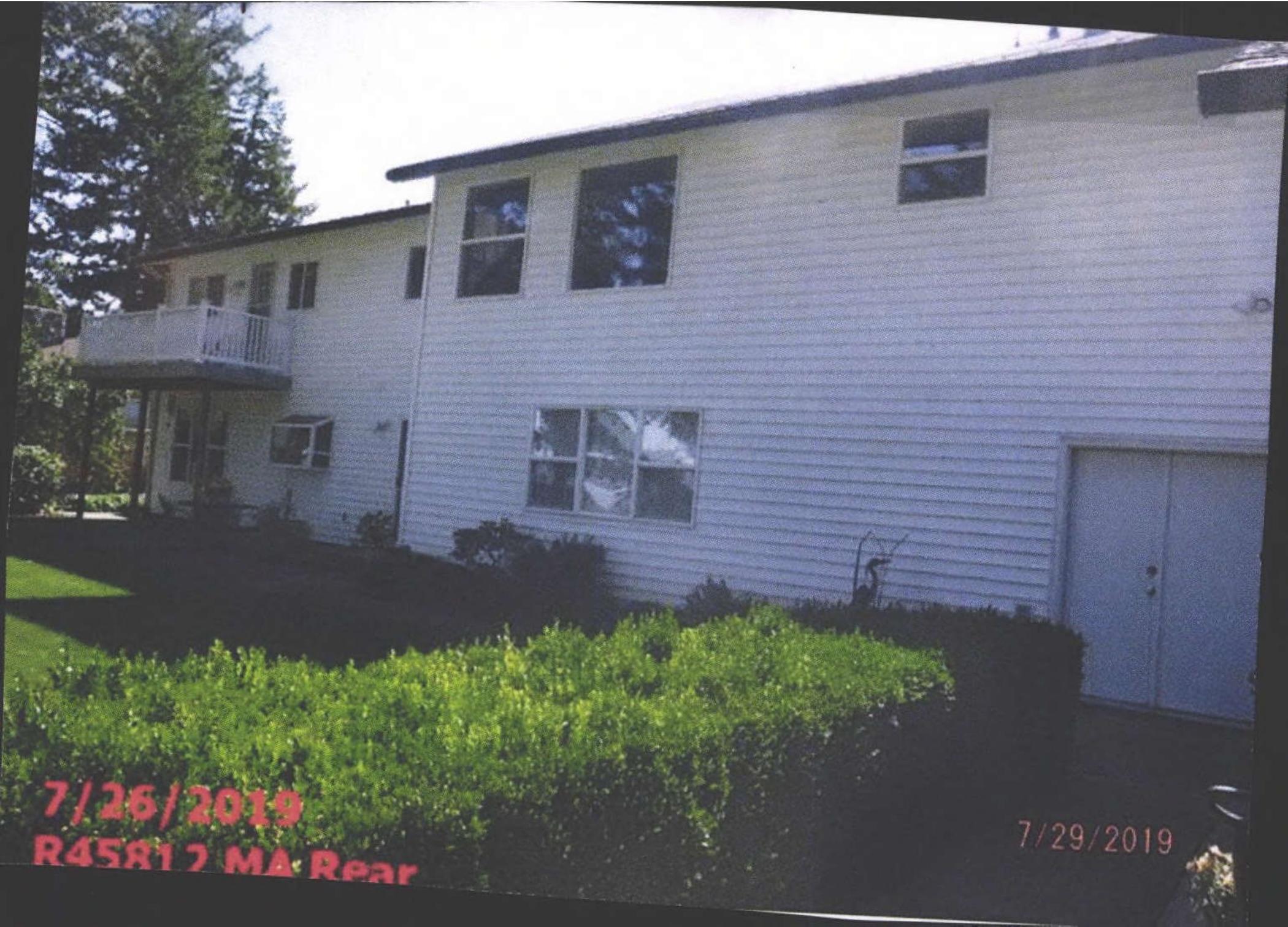


LONG

7/29/2019

7/26/2019

R45812 12x12 MP & Dog Kennel



7/26/2019
R45812 MA Rear

7/29/2019



7/26/2019

R45812 MA Front-2

7/29/2019



7/26/2019
R45812 MA Front-1

7/29/2019