

Acct ID: 541581 MTL: 093E260000700 Date: **1-4-24** Appr: **Gene** Prop Class: 451 RMV Prop Class: 451
Situs: 13303 SCHROEDER RD GATES OR 97346 MaSaNh: 01 06 000 Unit: 146995 Year: 2024
Last Date Appraised: 03/04/2021 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2024 - NEW CONSTRUCTION (Residence)
Owner: PEAK, ROBERT E Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 18950
RMV Land: 18950 RMV Imp: 0 RMV Total: 18950 MAV: 81850 MSAV: 0 SAV: 0
Comment: LEVEL 4 3.4.21 SH72// **ADD MA @ 35% RETAS**

Notations
No notation data available.

OSDs
No OSD data available. **OSD N. level +**

Land
Site: 1 Code Area: 56490 Size: 1.19 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 18950 Exception: Y N
Adjustment(s): TCVVT **REMOVE TCVVT FSOIL** Fire Patrol: Description:
Comments: 22-23: Traffic adjustment removed due to market study
21-22: PER #72 DEL ALL IMPS, OSD// 19-20: PER #10 CHG OSD / 2010-2011 CYCLE WORK #36 CHANGED MFS EYB//

Improvements - Residence / Manufactured Structures
No residence or manufactured structure improvement data available.

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



1/4/24

ACCOUNT # 541581 DATE: 1-4-24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR LUKE TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 3 QLTY + - FLOOR MA
 AREA 936 EFF AREA 936 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT 0 N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 541581

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR CEJLE Date 1-4-24 YR For 24-25 % COMP 35
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

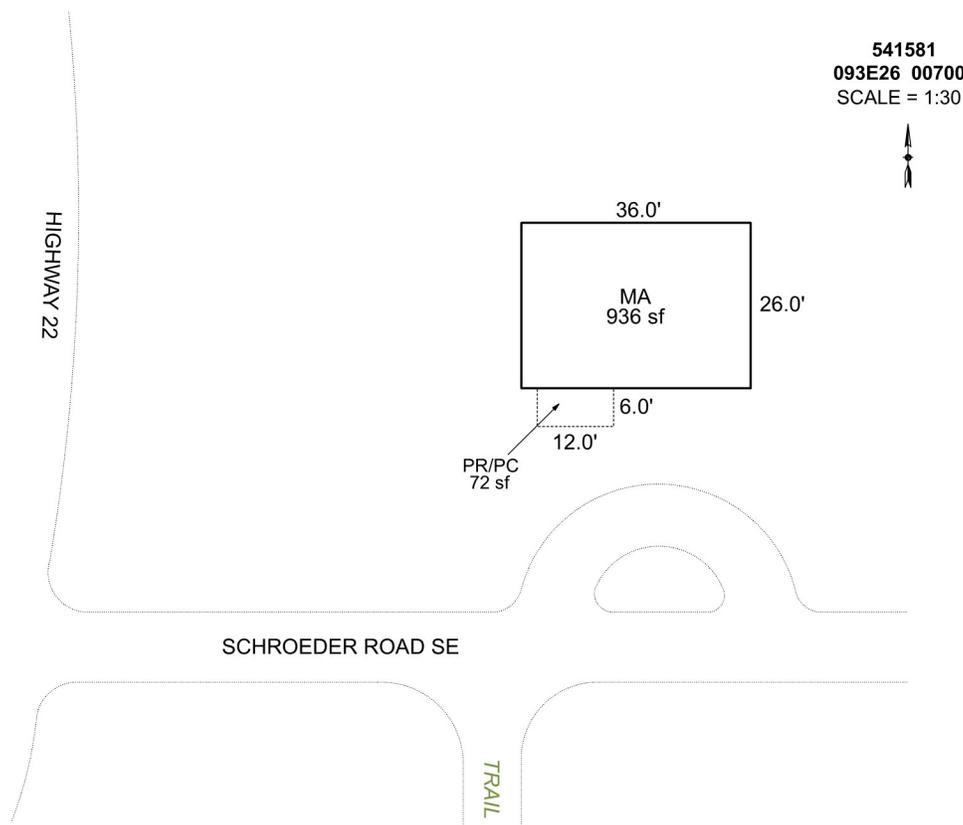
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541581 Parcel No.: 093E26 00700
 Property Address: 13303 SCHROEDER ROAD SE
 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	936.0	124.0	936.0
P/P	PR/PC	1.0	72.0	36.0	72.0

COMMENT TABLE 1

Apex 9/24/2012 Jane
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CJURAN 08/14/2023 555-23-004023

COMMENT TABLE 2

#72 SH 03/04/2021 AOG

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 936