

Acct ID: 541731 MTL: 093E28DA00900 Date: **9-23-24** Appr: **Clint** Prop Class: 451 RMV Prop Class: 451
 Situs: 30868 CENTRAL AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 97520 Year: 2024
 Last Date Appraised: 10/01/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: DOWNEY, CHRISTOPHER L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 238640
 RMV Land: 213500 RMV Imp: 368430 RMV Total: 581930 MAV: 238640 MSAV: 0 SAV: 0
 Comment: _____

INPUT 10/18/24 CLINT

Notations
 No notation data available.

OSDs

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

Land
 Site: 1 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: **4B DSS** RMV: 178500 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 18-19: UPDATE PART TOTALS / 2000-2001; MARKET LAND VALUES UPDATED . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 56490 Stat Class: 141 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2284 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 350130
 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	2284	3	FB-2/ HB-1	2018	2018	HVAC, ROOF, BATH+, KH, BATH - 2, BTH - 1	Y N
Garage Attached	4	Finished	508	0	0	2018	2018	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	512	2019	10035	1	Y N
PATIO	4	108	2018	582	1	Y N
ROOF EXTENSION OR PATIO COVER	4	108	2018	3069	1	Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 56490 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 18300
 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	5	Finished	864	0	0	2019	2019	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W28DA00900**

File No **R41731**

SUBJECT

Property Address **30868 CENTRAL AV SE**

City **GATES**

County **MARION**

State **OR**

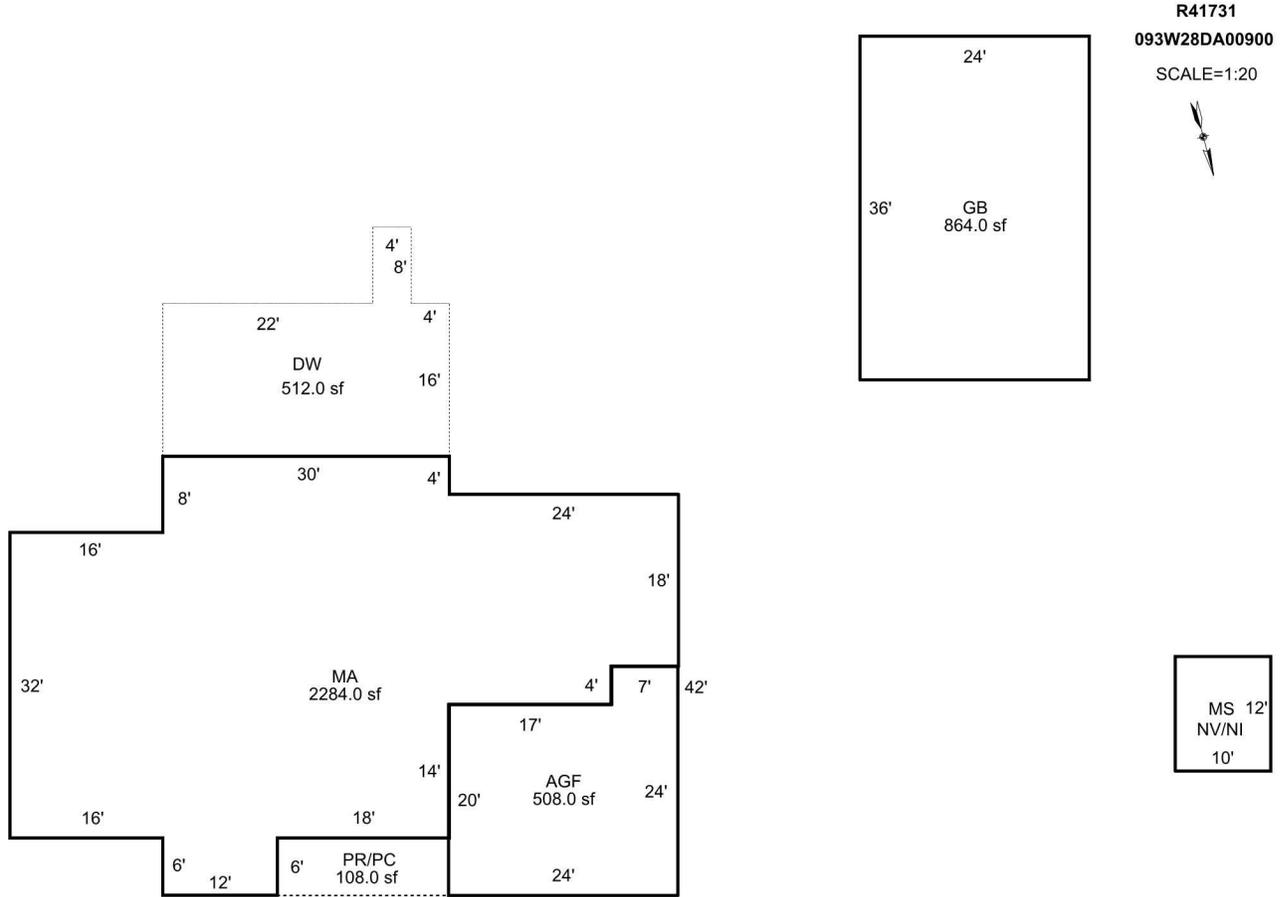
Zip **97346**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 25'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2284.00	232.0	2284.00
GBA1	MS	1.00	120.00	44.0	
	GB	1.00	864.00	120.0	984.00
GAR	AGF	1.00	508.00	96.0	508.00
YI1	DW	1.00	512.00	108.0	512.00

Net LIVABLE Area (rounded w/ factors) **2284**
 Net BUILDING Area (rounded w/ factors) **984**

Comment Table 1

DRAWN BY JRONDEMA 12/7/17
 UPDATED BY JRONDEMA 1/11/19
 UPD BY PH 01.08.20

Comment Table 2

10.01.19 CL #10

*Area 9-23-21
Call 14*

Comment Table 3

TAGS