

Acct ID: 541732 MTL: 093E28DA00800 Date: **9-23-24** Appr: **LUKE** Prop Class: 451 RMV Prop Class: 451  
 Situs: 30748 CENTRAL AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 97518 Year: 2024

Last Date Appraised: 07/16/2010 Appraiser: CLINT LUKE Retag: Y N Tag info: \_\_\_\_\_  
 Owner: SHARP, KENNETH W Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 169410  
 RMV Land: 241070 RMV Imp: 161090 RMV Total: 402160 MAV: 169410 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**input 10/18/24 LUKE**

**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: 3.90 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural Restrictive Description: **48055** RMV: 196070 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 2000-2001; MARKET LAND VALUES UPDATED . 03-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56490 Stat Class: 131 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 1300 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 150130  
 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	1300	3	FB-2	1960	<b>1960</b>	FP - 1, HVAC, <b>AVE</b> KITCHEN, BATH - 2	Y N
Garage Attached	3	Low Cost	520	0	0	1960	1960	ROOF	Y N
Carport Attached	3	Unfinished	520	0	0	1980	1980	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 56490 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x24 RMV: 8800  
 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	1200	0	0	1990	1990	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 56490 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 180 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x10 RMV: 2160  
 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
Multi-Purpose Bldg	5	Finished	180	0	0	1995	1995	FAIR <b>AVE</b>	Y <b>0</b>

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No R41732

File No 093E28DA00800

Property Address 30748 Central Av SE

City Gates

State OR

Zip 97346

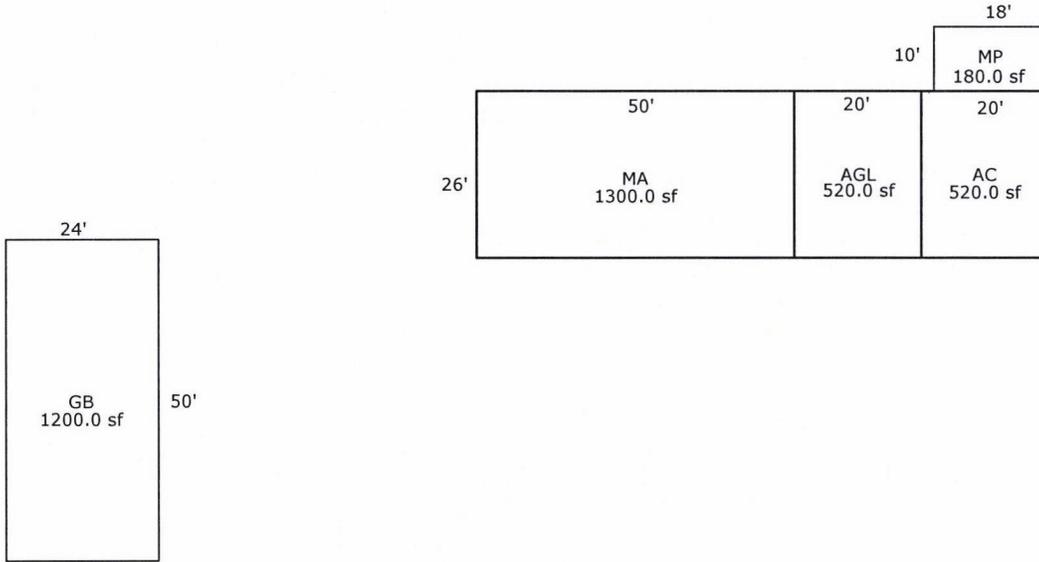
Owner

Client

Appraiser Name

SUBJECT

R41732  
093E28DA00800



Central Ave.

Scale: 1 = 30

IMPROVEMENTS SKETCH

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1300.0	152.0	1300.0
GAR	AGL	1.00	520.0	92.0	
	AC	1.00	520.0	92.0	1040.0
	MP	1.00	180.0	56.0	
OTH	GB	1.00	1200.0	148.0	1380.0

### Comment Table 1

Apex Jane 6/28/10

### Comment Table 2

### Comment Table 3

Area 9-23-24  
CYCLE 24

Net LIVABLE Area (rounded w/ factors) 1300

AREA CALCULATIONS