

Summary Lead Appr: **WW** Clerk: **Chris 4/4/24** Lead Clerk: Appr: Print Date:

12/14/2023

Acct ID: 542062 MTL: 094E290001000 Date: **10-5-23** **1-4-24** Appr: **Gene** Prop Class: 451 RMV Prop Class: 451
Situs: 35250 NORTH SANTIAM HWY SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 105943 Year: 2024

Last Date Appraised: 11/17/2022 Appraiser: CLINT LUKE Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Residence) **WPR 1-26-24 Gene**

Owner: SHUMATE, JEFFERY ALLEN Roll Type: R

Cycle: **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 177300

RMV Land: 373900 RMV Imp: 96610 RMV Total: 470510 MAV: 177300 MSAV: 0 SAV: 0

Comment: 23-24: L2 11.17.22 CL
22-23 L4 2.7.22 CL
LEVEL 4 4.13.21 WV06

ADD MA C 6590 RSTAG

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56490	0

Land

Site: 1 Code Area: 56490 Size: 3.23 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 343900 Exception: Y N
Adjustment(s): H2OGR, GSOIL Fire Patrol: SA004 Description: FIRE PATROL
Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD

21-22: PER #06 DEL ALL IMPS, OSD / 2010-11: CYCLE WORK, CHG OF WATERG TO WATERE// 00-01: UPDATE INFO AND ADD OSD . 2003 -04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 108 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100
Desc: Residential Other Improvements Dimensions: RMV: 96610
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
Garage Detached	4	Finished	768	0	FB-1	2022	2022	HVAC, ROOF, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2022	16740	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # 542062 DATE: 1-4-24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR AKK TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 3 QLTY + - FLOOR MA
 AREA 1440 EFF AREA 1440 BED 2
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + AVB 
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 3 F G A E
 SKIRT - LIN FT _____
 COMMENT: _____
PLANS VERIFIED

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 LTH
 STAT / CLASS _____
 SIZE 12x24
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

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

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

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

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

Percent Complete Form

Account # 542062

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%	75%	Plumbing Rough-In	4%	3%	60%
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation <i>12-6-23</i>	3%	2%	
5%	85%	Drywall (Finished) <i>12-12-23</i>	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR 6/16 Date 1-4-24 YR For 24-25 % COMP 65
 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%

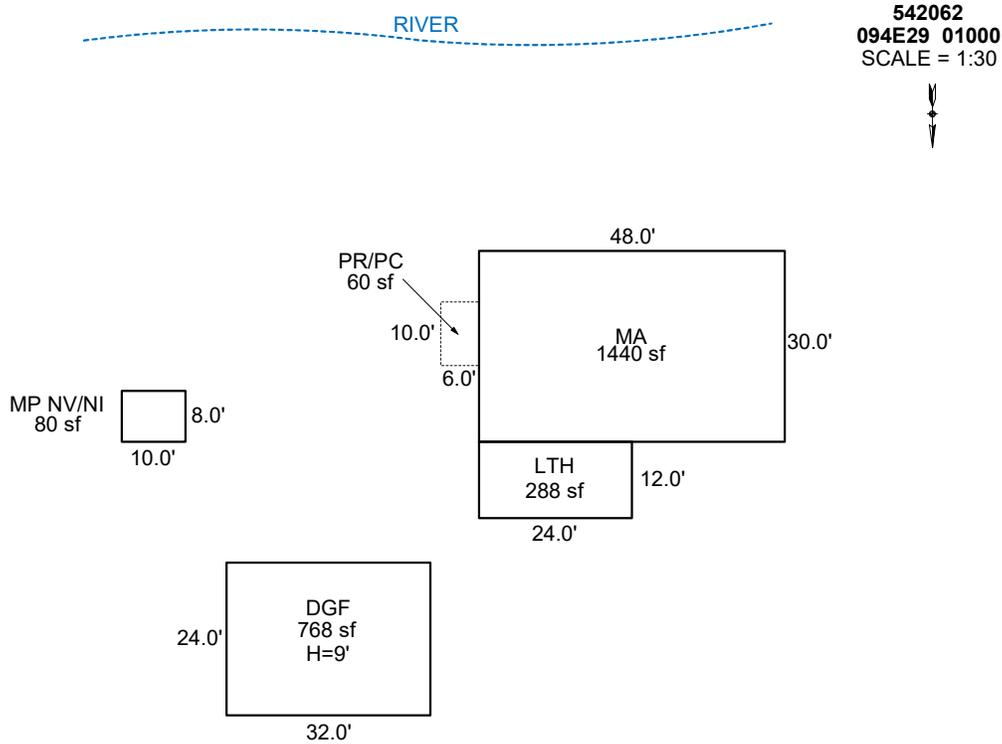
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542062 Parcel No.: 094E29 01000
 Property Address: 35250 NORTH SANTIAM HWY 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
GBA1	MP NV/NI	1.0	80.0	36.0	
	LTH	1.0	288.0	72.0	368.0
GLA1	MA	1.0	1440.0	156.0	1440.0
GAR	DGF	1.0	768.0	112.0	768.0
P/P	PR/PC	1.0	60.0	32.0	60.0

COMMENT TABLE 1

Apex 4/05/2010 Jane
 UPDATED BY CJURAN 07/26/2021
 UPDATED BY CJURAN 07/28/2022 555-22-004570
 UPDATED BY CJURAN 12/19/2022
 UPDATED BY CJURAN 08/21/2023 555-22-008721
 UPDATED BY CJURAN 01/18/2024

COMMENT TABLE 2

WV #06 04/13/2021 AOG
 #10 CL 12/19/2022
 CL 01/04/2024

COMMENT TABLE 3

2020 WILDFIRE
 TAGS L2
 TAGS L2

Net LIVABLE	cnt	1	(rounded)		1,440
Net BUILDING	cnt	2	(rounded)		368



1/4/24