

Acct ID: 541729 MTL: 093E28D000600 Date: **92324** Appr: **Gene** Prop Class: 451 RMV Prop Class: 451  
 Situs: 30668 CENTRAL AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 97516 Year: 2024  
 Last Date Appraised: 04/18/2022 Appraiser: CLINT LUKE Retag: Y N Tag info: \_\_\_\_\_  
 Owner: JACKSON, JERRY M & JACKSON, DEEANN Roll Type: R  
 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 331730  
 RMV Land: 401800 RMV Imp: 313670 RMV Total: 715470 MAV: 331730 MSAV: 0 SAV: 0  
 Comment: 22-23: L4 4.18.22 CL

**INPUT 11-15-24 Gene**

**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: 5.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: **4B055** RMV: 356800 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 22-23: Cycle, new AD, chg MS to GB  
 2003-04 REAPPRAISAL. //03-04: CHOOSING TO NOT CREATE A FIRE PATROL ACCOUNT

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56490 Stat Class: 141 Year Blt: 1956 Eff Year Blt: 1996 Sq.Ft: 1807 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 294220  
 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	1807	1	FB-2	1956	1996	ROOF, FP - 1, KIT, BATH - 2, HVAC+	Y N
Garage Attached	4	Finished	460	0	0	1996	1996	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	1975	2012	5629	0	Y N
YARD IMPROVEMENTS GOOD	4	1	1996	32364	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 56490 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 2000 Sq.Ft: 1728 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 19450  
 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	1728	0	0	1990	2000	FAIR	Y N

**Accessories**

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

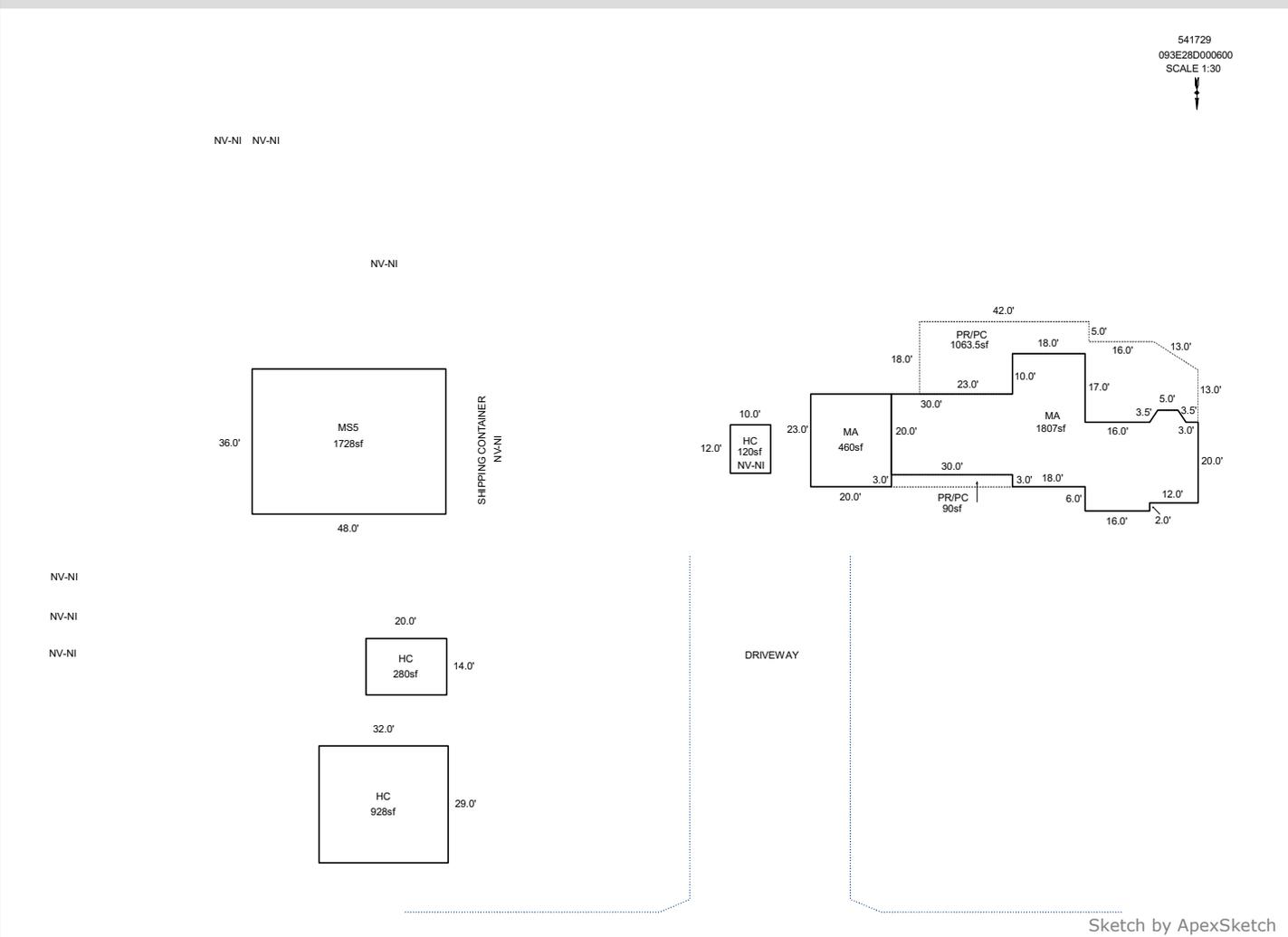
**70%**  
**2009** **AVS**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541729 Parcel No.: 093E28D000600  
 Property Address: 30668 CENTRAL AVE SE  
 City: GATES County: Marion State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	HC	1.0	120.0	44.0		APEX BY CLOBERG 10/15/24			
	MS5	1.0	1728.0	168.0					
	HC	1.0	280.0	68.0					
GLA1	HC	1.0	928.0	122.0	3056.0				
	MA	1.0	1807.0	233.2					
P/P	MA	1.0	460.0	86.0	2267.0				
	PR/PC	1.0	1063.5	206.2					
	PR/PC	1.0	90.0	66.0	1153.5				
						COMMENT TABLE 2	COMMENT TABLE 3		
						CLUKE 04/18/24 CLUKE 09/23/24	CYCLE L4 CYCLE L4		
		Net LIVABLE	cnt	2 (rounded)	2,267				
		Net BUILDING	cnt	4 (rounded)	3,056				