

Acct ID: 541655 MTL: 093E270000100 Date: 9/23/24 Appr: CL Prop Class: 660 RMV Prop Class: 500
 Situs: 10 GATES HILL RD GATES OR 97346 MaSaNh: 01 06 000 Unit: 102372 Year: 2024

Last Date Appraised: 10/16/2020 Appraiser: CLINT LUKE Retag: Y N Tag info:

Owner: HAMPTON, IRIS PATRICIA & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 14116

RMV Land: 78870 RMV Imp: 0 RMV Total: 78870 MAV: 14660 MSAV: 9916 SAV: 16963

Comment: 22-23: L4 4.11.22 CL
 LEVEL 4 10.16.20 WV06//

Notations

| RP/MS | Code | Description |
|-------|------|------------------------|
| MS | STF | SMALL TRACT FORESTLAND |
| RP | STF | SMALL TRACT FORESTLAND |

OSDs

No OSD data available.

Chris 11/19/24

TCVVT ON ALL FRAGMENTS UNTIL IMPROVED

Land LAND CORRECTED 5/15/24

Site: 1 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 1050 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 22-23: Cycle, N/C
 21-22: PER #06 DEL ALL IMPS, 2 OSD// 03-04: REAPPRAISAL

Site: 2 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 1050 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 12900090

Site: 3 Code Area: 56490 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 3150 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 2010-11 CYCLE WORK #36 CHANGED MP EYB.//

Site: 4 Code Area: 56490 Size: 37.16 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFB Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 38990 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978, STF - 2004 / 22-23: Cycle, N/C
 03-04: REAPPRAISAL //04-05: STF APPROVED_ //F07-523 ACREAGE CORRECTION

Site: 5 Code Area: 56490 Size: 32.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 33580 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978, STF - 2004 / //04-05: STF APPROVED

Site: 6 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 1050 Exception: Y N
 Adjustment(s): TCVVT Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 12900000

Improvements - Residence / Manufactured Structures

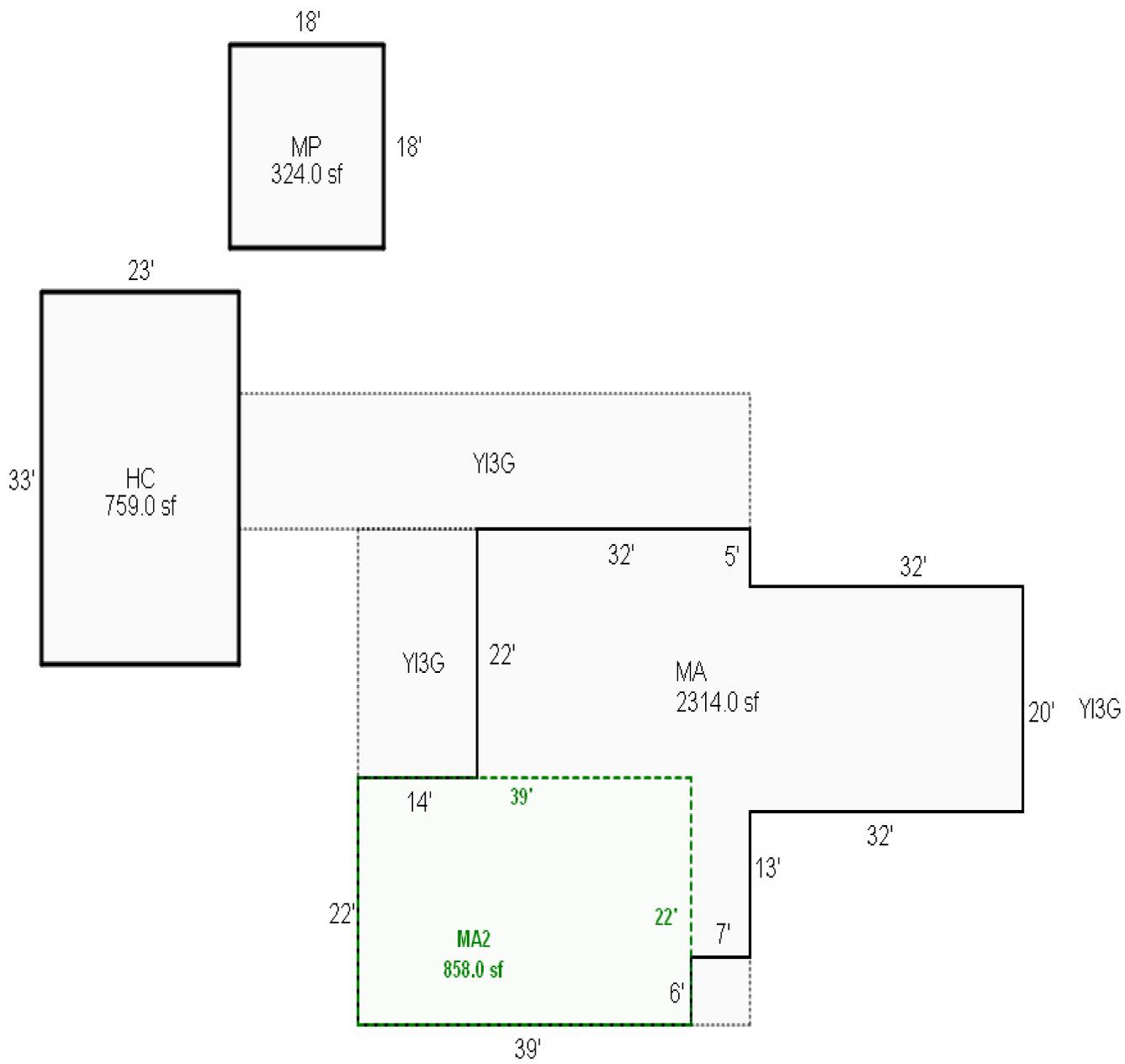
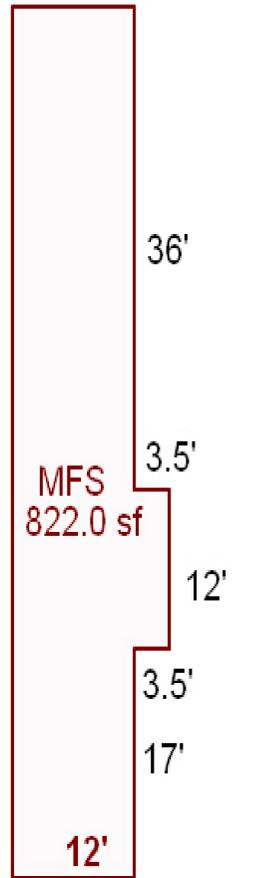
No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

R41655
093E27 00100

M328836



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

| | | | |
|-----------------------------------|--------------------------|------------------|----------------|
| File No.: R41655 | Parcel No.: 093E27 00100 | | |
| Property Address: 9 Gates Hill Rd | | | |
| City: Gates | County: | State: OR | ZipCode: 97346 |
| Owner: | | | |
| Client: | | Client Address: | |
| Appraiser Name: | | Inspection Date: | |

SKETCH

R41655
093E27 00100

Sketch by Apex Sketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|-------------|--------|----------|-----------|------------|---|-----------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| | | | | | | Apex 9/21/2012 Jane UPDATED BY CJURAN 02/03/2021 | |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | WV #06 10/16/2020 AOG | |

093E27 00100

R41655

641

02E

A93E

12900090

HAMPTON, LOUIS & BETTY

5 Acres

ACRES 5.00, MS X# X00104606, E 1/2 OF NE
1/4 INC MARY A GATES ADD GATES FR LOT
6, 7 & 8 BLK 12

093E27 00100

R41654

641

02E

A93E

12900000

HAMPTON, LOUIS & BETTY

75.00 acres

13100 GATES HILL RD

GATES, OR 97346

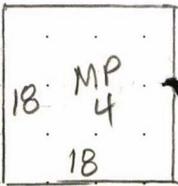
8/13/2003

05-06 12-9-04 (10)
NO CHANGES RETAG 1-1-06

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 66471-000

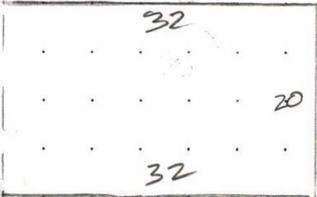
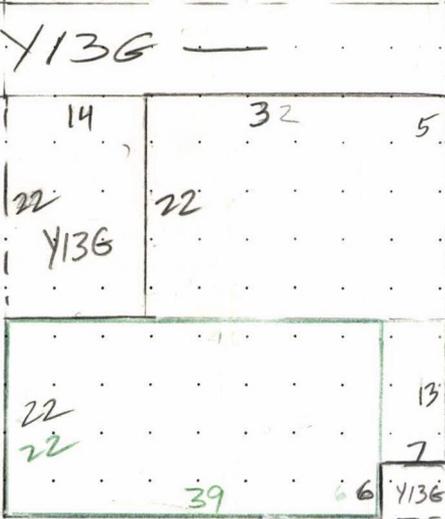
MAP NO. 27-9-3 E TL 100



1 OF 2

NV

HC 33
4



Y136

| MEASUREMENT VERIFIED | | REMARKS: |
|----------------------|-----|--|
| DATE | BY | |
| 12-19-85 | 7 | $1^{st} (22 \times 32) + (20 \times 32) + (22 \times 46) - (6 \times 7) = 2314$ $2^{nd} (22 \times 39) = 858$ |
| 10-19-93 | Rey | |
| 6-2-03 | 610 | |

ReApp NV

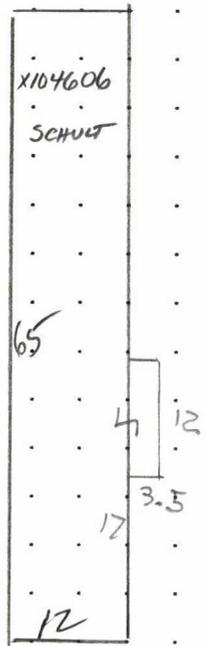
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R41655*

MAP NO: *093E 27*

TAX LOT: *0100*

CARD 2052



M328836

CALCULATIONS:

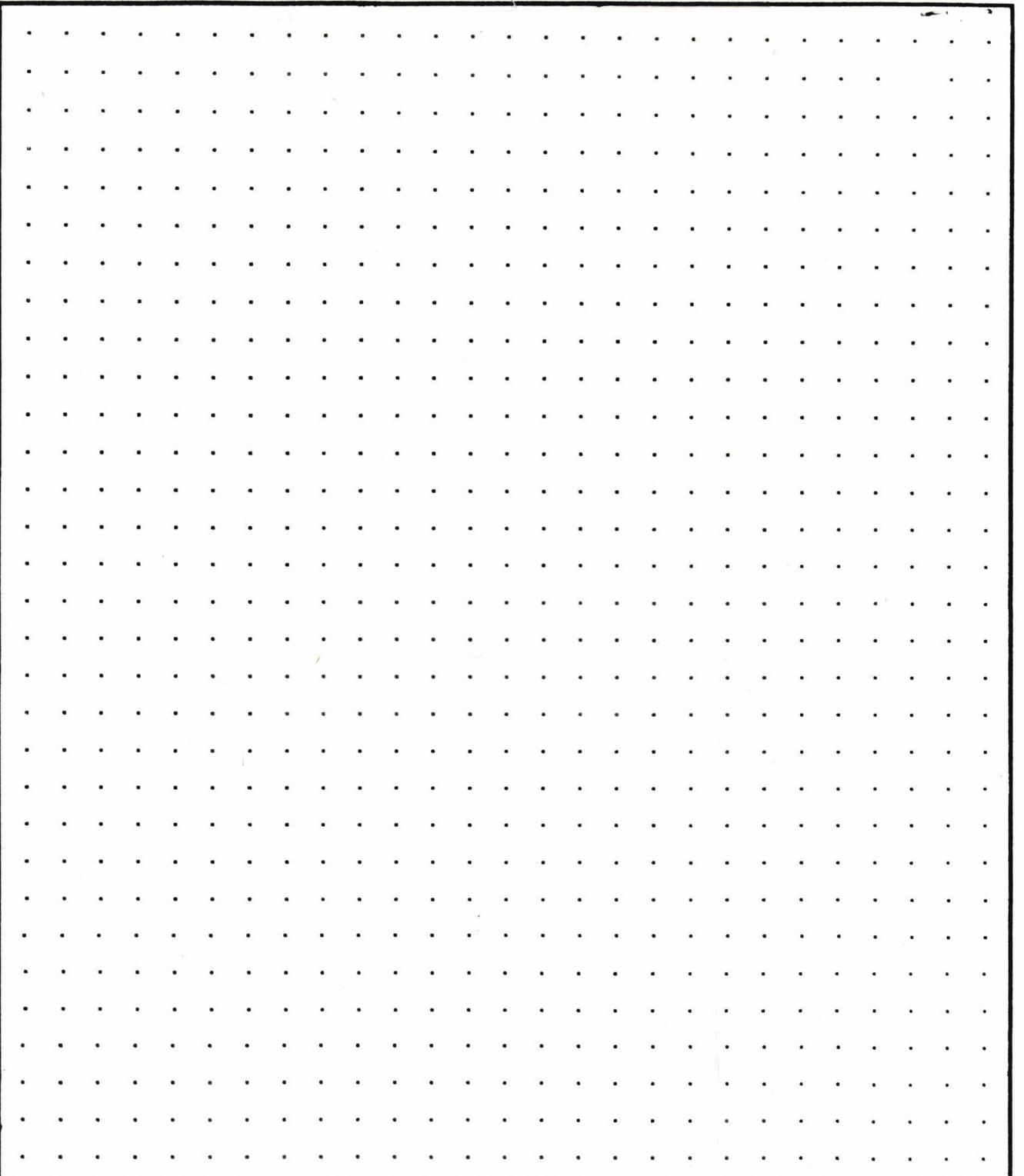
$$12 \times 65 = 780 \text{ } \text{\textcircled{A}}$$

$$780 + (3.5 \times 12) = 822 \text{ } \text{\textcircled{B}}$$

SCALE: 1" = 20'

| | | | | | |
|-----------------------------|------------|-----------------|--------------------------------------|--------------|-------------|
| MEASUREMENT VERIFIED | | YR BLT: | ADDRESS: <i>GARBS Hill Rd</i> | SALES | |
| DATE | BY | REMARKS: | BUILDER: | Date | Amt. |
| <i>3-19-02</i> | <i>E10</i> | | | | |
| | | | | | |

*THIS SITS ON EAST SIDE OF ROAD
JUST NORTH OF MAIN HOUSE*



CALCULATIONS:

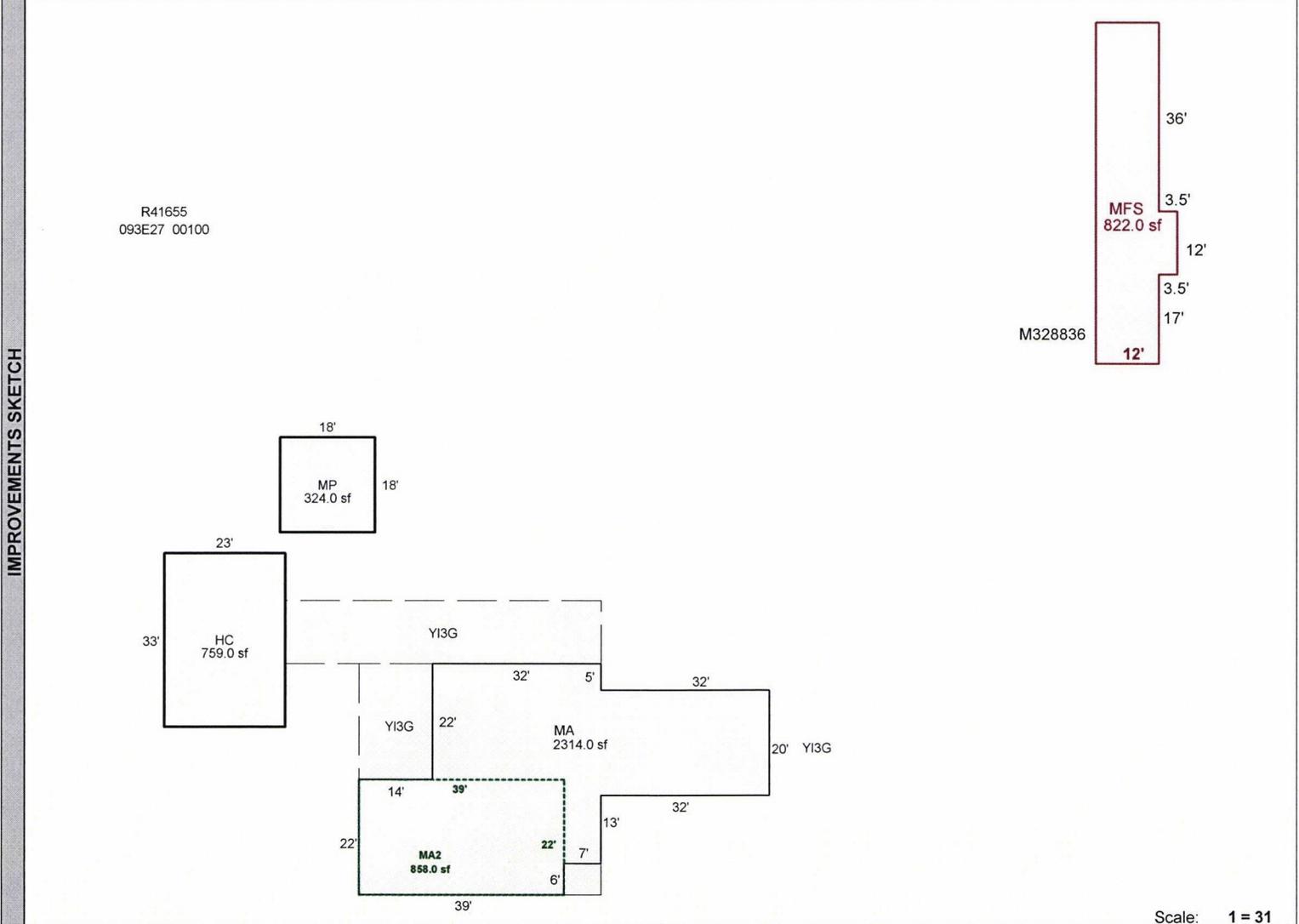
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 093E27 00100

File No R41655

| | | | |
|---------|---|-----------------|------------------|
| SUBJECT | Property Address 9 Gates Hill Rd | | |
| | City Gates | State OR | Zip 97346 |
| | Owner | | |
| | Client | | |
| | Appraiser Name | | |



Scale: 1 = 31

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | |
|-------------------|---------------------------|-------------|----------------------|----------|-----------|------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals |
| | GLA1 | MA | 1.00 | 2314.0 | 244.0 | |
| | | MFS | 1.00 | 822.0 | 161.0 | 3136.0 |
| | GLA2 | MA2 | 1.00 | 858.0 | 122.0 | 858.0 |
| | GBA1 | HC | 1.00 | 759.0 | 112.0 | |
| | | MP | 1.00 | 324.0 | 72.0 | 1083.0 |
| | P/P | YI3G | 1.00 | 720.0 | 144.0 | |
| | | 7x6 | 1.00 | -42.0 | 26.0 | |
| | | 14x22 | 1.00 | 308.0 | 72.0 | 986.0 |
| | Net LIVABLE Area | | (rounded w/ factors) | | 3994 | |
| | Net BUILDING Area | | (rounded w/ factors) | | 1083 | |

| Comment Table 1 | |
|---------------------|-----------------|
| Apex 9/21/2012 Jane | |
| Comment Table 2 | Comment Table 3 |
| | |

R41655 093E27 00100 Appr #: 36 Date 7/9/10 Prop Class 661 Prop Code A93E
 Situs Address 9 GATES HILL RD Franchise Code 36 Year For: 2010-2011
 Owner HAMPTON, LOUIS &

Notes: Change OSD
 Tags Cycle Sales Verification Other: _____

RMV Land: 69,700 RMV Imp: 98,360 RMV Total: 168,060 M50 Total: 117,440

| Segment | | | | | | | Land |
|--------------|--|--|--|--|--|--|------|
| Class | | | | | | | |
| Dim/Size | | | | | | | |
| Foundation | | | | | | | |
| Exter Wall | | | | | | | |
| Wall Height | | | | | | | |
| Inter Finish | | | | | | | |
| Roof Cover | | | | | | | |
| Roof Style | | | | | | | |
| Flooring | | | | | | | |
| Plumbing | | | | | | | |
| Electric | | | | | | | |
| Misc. | | | | | | | |
| Yr Blt | | | | | | | |
| Eff Yr | | | | | | | |
| Cond. | | | | | | | |
| % Good | | | | | | | |
| % Comp | | | | | | | |
| Lump Sum | | | | | | | |
| Except.Code | | | | | | | |

Land Segments

| Seg. No | Description | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|-------------------|----------|-------|------------------|----------------|
| 1 | FOREST HOMESITE | 03Q | 1.00 | | |
| 2 | FOREST OSD | OSDA.RUR | 0.00 | OSDF.RUR | |
| 3 | FOREST HOMESITE2 | 03Q | 1.00 | | |
| 4 | FOREST OSD | OSDN.RUR | | | |
| 5 | RURAL RESTRICTIVE | 03Q | 3.00 | | |

Eff Acres 155.16 Companion Accounts R41654 M328836 093E27 00100;093E27 00100;093E27 00200
 R41653

ROUTING SLIP

- Date _____ Clerk _____
- Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
- Data entry reviewed by/comments _____
 - APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
 - Appraiser response _____
 - Reviewed by lead appraiser/comments _____

R41655 093E27 00100 Appr #: 36 Date 7/9/10 Prop Class 661 Prop Code A93E
 Situs Address 9 GATES HILL RD Franchise Code 36 Year For: 2010-2011
 Owner HAMPTON, LOUIS &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: **69,700** RMV Imp: **98,360** RMV Total: **168,060** M50 Total: **117,440**

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 2314 Eff Area 2314
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1930 Eff. Year Built 1918 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 68,490
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 3 Area 858 Eff Area 858
 Length Width Roof Cover Plumbing BATH1 Heat
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 1930 Eff. Year Built 1930 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 22,790
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3G Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 5,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type HC Seg. # 2.1 Method: F98 Class 4 Area 759 Eff Area 759
 Length 33 Width 23 Foundation Ex. Wall 10FT Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1972
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 3.1 Method: F98 Class 4 Area 324 Eff Area 324
 Length 18 Width 18 Foundation FRAME Ex. Wall 8FT; PLYWD Roof Cover COMP
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: ¹⁹⁸⁷ 1972
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,080
 Lump Sum _____ Except Code/Year _____ Comments _____

R41654 093E27 00100

Appr #: 36 Date 7/9/10

Prop Class 661

Prop Code A90

Situs Address

Franchise Code 36 Year For: 2010-2011

Owner HAMPTON, LOUIS &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 192,300

RMV Imp: 0

RMV Total: 192,300

M50 Total: 6,870

Accessory Improvements

Out Buildings

R41654 093E27 00100 Appr #: _____ Date _____ Prop Class 661 Prop Code A90
 Situs Address Franchise Code 36 Year For: 2010-2011

Owner HAMPTON, LOUIS &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 192,300 RMV Imp: 0 RMV Total: 192,300 M50 Total: 6,870

| Segment | | | | | | | Land |
|--------------|--|--|--|--|--|--|------|
| Class | | | | | | | |
| Dim/Size | | | | | | | |
| Foundation | | | | | | | |
| Exter Wall | | | | | | | |
| Wall Height | | | | | | | |
| Inter Finish | | | | | | | |
| Roof Cover | | | | | | | |
| Roof Style | | | | | | | |
| Flooring | | | | | | | |
| Plumbing | | | | | | | |
| Electric | | | | | | | |
| Misc. | | | | | | | |
| Yr Blt | | | | | | | |
| Eff Yr | | | | | | | |
| Cond. | | | | | | | |
| % Good | | | | | | | |
| % Comp | | | | | | | |
| Lump Sum | | | | | | | |
| Except.Code | | | | | | | |

Land Segments

| Seg. No | Description | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|------------------------|----------|-------|------------------|----------------|
| 1 | SMALL TRACT FORESTLAND | 03Q | 35.16 | | |
| 2 | SMALL TRACT FORESTLAND | 03Q | 34.00 | | |
| 3 | RURAL RESTRICTIVE | 03Q | 1.00 | | |

Eff Acres 155.16 Companion Accounts R41655 M126082 093E27 00100;093E2700100;093E27 00200
 R41653

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____



R41655

7/9/10





M328836

7/9/10

SPECIALLY ASSESSED LAND APPRAISAL CARD

Page ____ of ____

Input Date: 8/13/03 By Sue

Print Date: 2/25/2003

Account # **R41654** Code Area 12900000

Map Tax Lot: 093E27 00100

Additional Accounts: (/) Fire Patrol (Y/N) Fire Patrol Acres 75.0 Inside UGB? (Y/N)

Date Appraised 6/21/03 Appraiser 410 Year For 2002-03 Account # Acres 75.00

Property Class 640 Prop Code A93E Maint. Area 02E Zoning TC

641

Prop Situs Addr: 13100 GATES HILL RD SE
GATES, OR 97346

LAND REAL MARKET VALUE FOR ACREAGE:

| Land Seg # | Yr. of Liab. | Land Type | Soil Class/Land Description | Acres | Land Schedule | Land Adjustments |
|------------|--------------|-----------|-----------------------------|------------------|---------------|------------------|
| R41654.1 | 78 | 4005 | DESIG FOREST FB0 <u>STF</u> | 40.00 | 039 | <u>34.86</u> |
| R41654.2 | 78 | 4010 | DESIG FOREST FC0 <u>STF</u> | 34.00 | 039 | |
| R41654.3 | | 8430 | MARKET NON-FOREST | 1.00 | 030 | |

70.16 ac

GIS # 20070523 for 07-08 corrects acreage.
8/21/07 #36

of Farm Related Homesites _____

Remarks TIMBER // Check 03/08. Northern 8 ac. clearcut. Check
for replanting #36 DB. 3/18/08 8 ac. replanted F/U
OK. Pull tag #36.

| Companion Accounts | Part Total: | Account # | Map/Taxlot | Acres |
|--------------------|-------------|-----------|------------|-------|
| M328836;R41655 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

See "Over" for Farm Use Info

Effective Acres: 80.00
(Basis of Market Value)