

Acct ID: 520178 MTL: 063W28B000700 Date: 1/13/24 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 7285 22ND AVE N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 77873 Year: 2024

Last Date Appraised: 12/14/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: REESE, JESSICA R Roll Type: R
 Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 209250
 RMV Land: 200650 RMV Imp: 254510 RMV Total: 455160 MAV: 174960 MSAV: 0 SAV: 0

Comment: 24-25: L2 12.14.23 MLH

6.2.10.8.24 LCB
6.3.4.10.24 cycle
 Notations

Addn 100%

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

Land

Site: 1 Code Area: 92420 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 155650 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 36, 11/2/05

Improvements - Residence / Manufactured Structures

1991

Bldg: 1 Code Area: 92420 Stat Class: 131 142 Year Blt: 1945 Eff Year Blt: 1976 Sq.Ft: 1193 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 220340

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 34290 Adjust: Adjust RMV: 0

ADDN CHANGES MA TO 4, ADDS MULTIPLE ROOF LINES ADDITIONAL WINDOWS HOUSE IS FUNCTIONAL AND APPEARENCE IS NOT SIMPLE HOUSE

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1193	3	FB-1	1945	1976	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	3	Unfinished	1074	0	0	2023	1976	<u>100%</u>	<u>Y</u> N
Garage Attached	3	Finished	1065	0	0	2023	1976	ROOF <u>100%</u>	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1976	12890	1	Y N

Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.

Improvements - Accessory Buildings

The form will calculate an updated Percent Good value for the entire structure.

Bldg: 3 Code Area: 92420 Stat Class: 301 N/C Year Blt: Eff Year Blt:
 Desc: Accessory Improvements & Misc. Dimens:
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust:

Account Number:	Sq. Ft.	% Good	% of Whole
520178	1065	100%	32%
	1065	100%	32%
	1193	76%	27%
	1193	76%	27%
	1074	100%	32%
	1074	100%	32%
	3332	100%	91% = Updated % Good

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

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

Bldg: 5 Code Area: 92420 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 888 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x37 RMV: 12670
 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	888	0	0	2004	2004	FAIR	Y N

N/C

Accessories

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

Bldg: 6 Code Area: 92420 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1369 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 37x37 RMV: 18300
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1369	0	0	2004	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 92420 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 740 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 20x37 RMV: 3200
 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	
Lean-to Heavy Duty	4	Finished	740	0	0	2005	2005		Exception: Y N

Accessories

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



10.8.24



10.8.24

Percent Complete Form

Account # _____

Additions		New Homes			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	5%	5%
4%		Plumbing Rough-In	4%	50%	3%
3%	75%	Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%	1%	1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%	4%	2%
5%	85%	Drywall (Finished)	5%	70%	4%
2%	90%	Paint Interior	2%	75%	2%
2%		Paint Exterior	2%	75%	2%
2%		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Sloop	2%	100%	2%
		Finish Grade	1%	100%	1%

APPR _____ Date _____ YR For _____ % COMP 77
 APPR 644 Date 11/3/25 YR For 25-26 % COMP 100
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



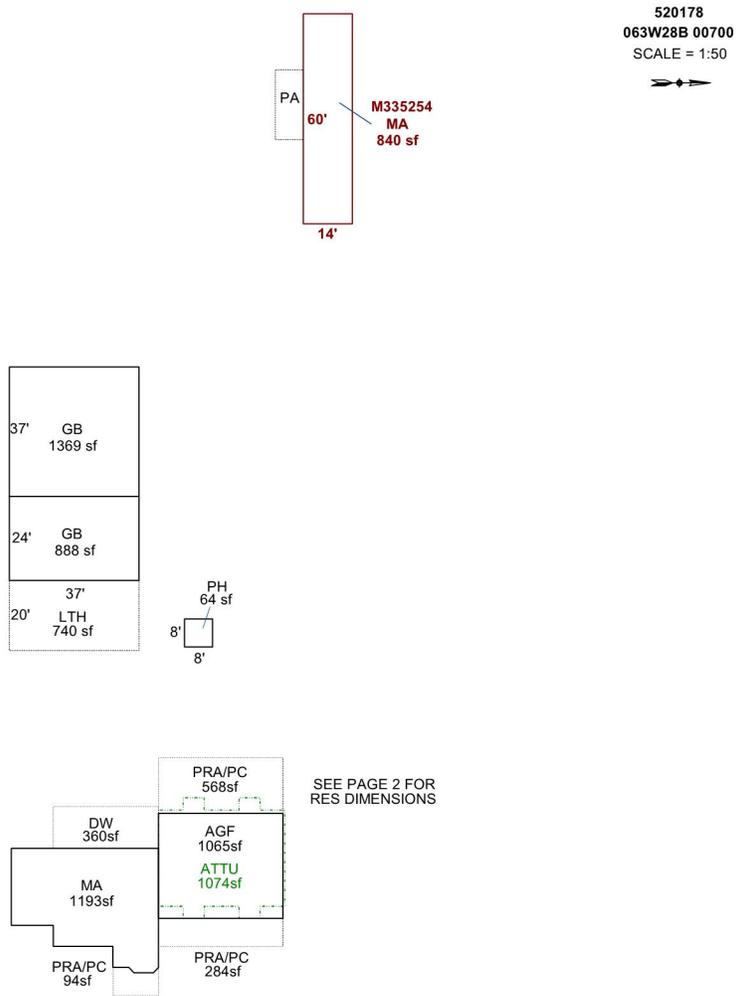
4.10.24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520178 Parcel No.: 063W28B 00700
 Property Address: 7285 22ND AVE N
 City: TURNER County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

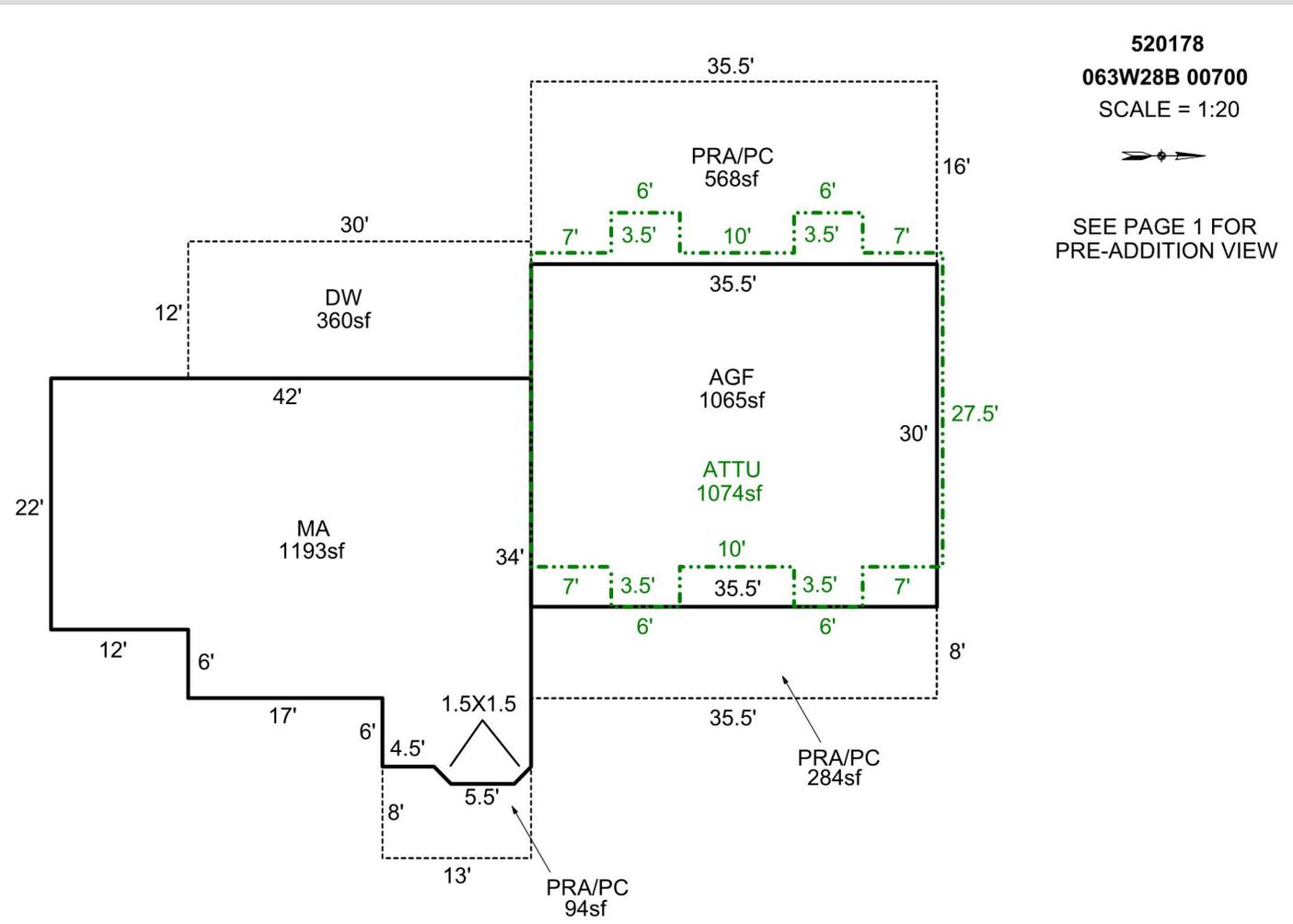
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	888.0	122.0		Apex by RW 05/29/08 UPDATED BY JRONDEMA 7/12/16 UPDATED BY CJURAN 04/17/2023 555-22-001961 UPDATED BY CJURAN 12/20/2023			
	GB	1.0	1369.0	148.0					
	LTH	1.0	740.0	114.0	2997.0				
GLA1	MA	1.0	840.0	148.0					
	MA	1.0	1192.5	153.2	2032.5				
GLA2	ATTU	1.0	1074.0	155.0	1074.0				
GAR	AGF	1.0	1065.0	131.0	1065.0				
P/P	DW	1.0	360.0	84.0					
	PRA/PC	1.0	284.0	87.0					
	PRA/PC	1.0	568.0	103.0		COMMENT TABLE 2			
	PRA/PC	1.0	93.5	43.2	1305.5	COMMENT TABLE 3			
						MLH12/14/2023	TAGS L2		
	Net LIVABLE	cnt	3 (rounded)		3,106				
	Net BUILDING	cnt	3 (rounded)		2,997				

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 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1192.5	153.2	1192.5
GLA2	ATTU	1.0	1074.0	155.0	1074.0
GAR	AGF	1.0	1065.0	131.0	1065.0
P/P	DW	1.0	360.0	84.0	
	PRA/PC	1.0	568.0	103.0	
	PRA/PC	1.0	284.0	87.0	
	PRA/PC	1.0	93.5	43.2	1305.5

COMMENT TABLE 1

Apex by RW 05/29/08
 UPDATED BY JRONDEMA 7/12/16
 UPDATED BY CJURAN 04/17/2023 555-22-001961
 UPDATED BY CJURAN 12/20/2023

COMMENT TABLE 2

MLH12/14/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 2,266