

Acct ID: 541564 MTL: 093E25DD00500 Date: **9-20-24** Appr: **Luice** Prop Class: 459 RMV Prop Class: 459
 Situs: 33953 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 96997 Year: 2024
 Last Date Appraised: 04/14/2021 Appraiser: CLINT LUKE Retag: Y **N** Tag info: _____
 Owner: KITZHABER,JAMES A & KITZHABER,PATRICIA A Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 157820
 RMV Land: 248730 RMV Imp: 83390 RMV Total: 332120 MAV: 157820 MSAV: 0 SAV: 0
 Comment: LEVEL 4 4.14.21 WV06//

INPUT 1-24-25 Luice

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: 3.22 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDS Value Source: **Rural Restrictive** Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 203730 Exception: Y N
 S
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Traffic adjustment removed due to market study
 . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 56490 Stat Class: 455 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 2208 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: RMV: 45050
 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: Y/N
First Floor	5	Finished	2208	3	2	1981	1981	KIT 1	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y/N
YARD IMPROVEMENTS GOOD	5	1	1981	11550	1	Y N

Bldg: 4 Code Area: 56490 Stat Class: 107 Year Blt: Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 29390
 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: Y/N
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y/N
YARD IMPROVEMENTS GOOD	4	0	1981	29388	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56490 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: **864** % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: **36x24** RMV: 8950
 Func Obsc: 100 Econ %: 90 Other %: 100 Exception: 0 Adjust: **24x32** Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y/N
General Purpose Bldg	5	Finished	864	0	0	1998	1998	FAR AVG	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y/N
No accessory data available						

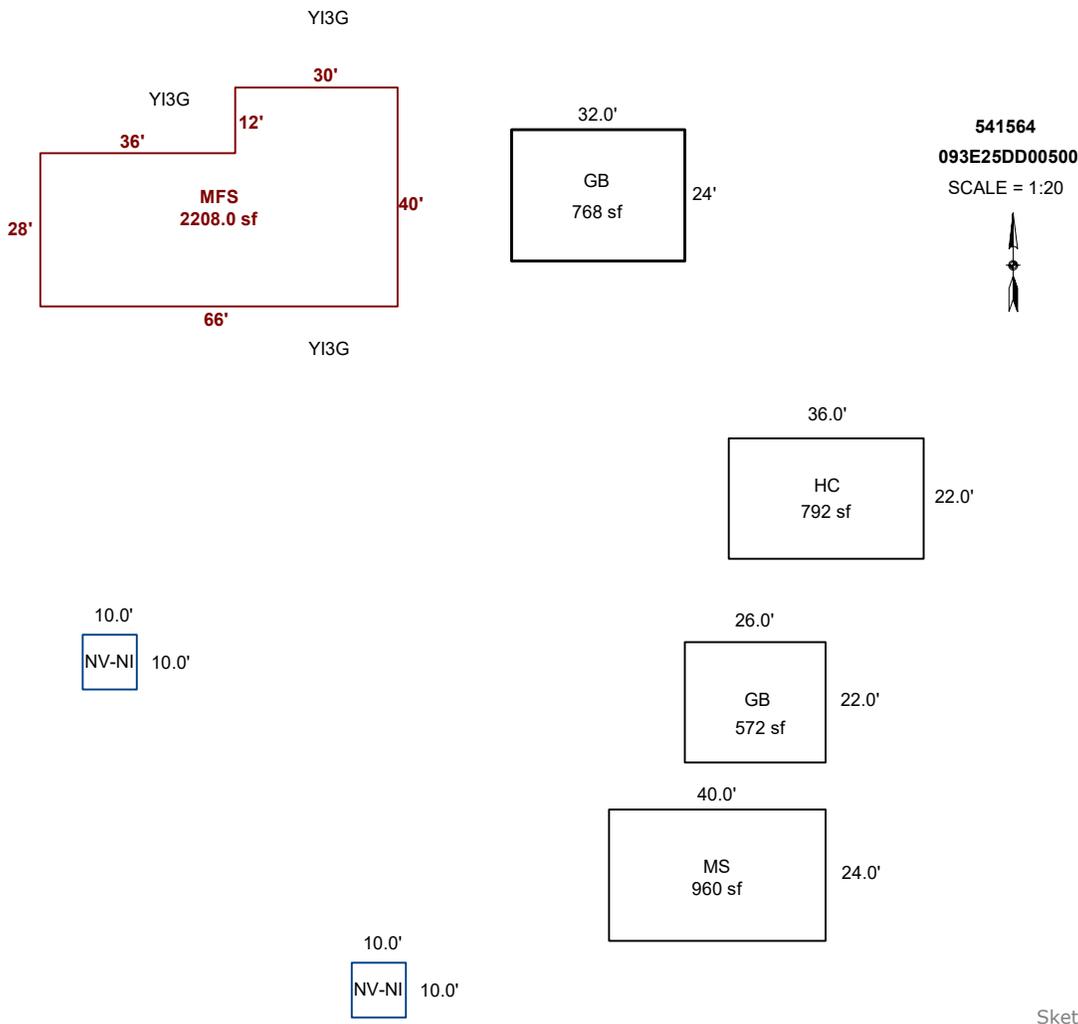
HCS 22x36 792 AVS
GBS 22x26 572 AVS
MS5 24x40 960 AVS } **2021 NEW**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541564 Parcel No.: 093E25DD00500
 Property Address: 33953 Railroad Av SE
 City: Gates County: Marion State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Dave Bernards Inspection Date: 2013

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	768.0	112.0	
	HC	1.0	792.0	116.0	
	GB	1.0	572.0	96.0	
	MS	1.0	960.0	128.0	3092.0
GLA1	MFS	1.0	2208.0	212.0	2208.0

COMMENT TABLE 1

Apex 9/24/2012 Jane
 Updated by AC 2/25/13
 UPDATED BY CJURAN 06/29/2021
 UPDATED BY CLOBERG 09/27/24

COMMENT TABLE 2

WV #06 04/14/2021
 CLUKE 09/20/24

COMMENT TABLE 3

Chgd sqft of MS and
 added MP
 CYCLE L4

Net LIVABLE	cnt	1	(rounded)		2,208
Net BUILDING	cnt	4	(rounded)		3,092