

Acct ID: 541656 MTL: 093E270000600 Date: **1-29-25** Appr: **CLINT** Prop Class: 451 RMV Prop Class: 451
 Situs: 13506 CARR RD GATES OR 97346 MaSaNh: 01 06 000 Unit: 102378 Year: 2024
 Last Date Appraised: 03/05/2021 Appraiser: CLINT LUKE Retag: Y **N** Tag info: **INPUT 1-31-25 CLINT**
 Owner: OHRT, NATHAN L & OHRT, SHAYNA M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 278080
 RMV Land: 223500 RMV Imp: 459530 RMV Total: 683030 MAV: 278080 MSAV: 0 SAV: 0
 Comment: LEVEL 4 3.5.21 TS02//

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	56490	0

Land

Site: 1 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: **Rural Restrictive** Description: RMV: 188500 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: . 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 56490 Stat Class: 144 + Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1869 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 457520
 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	1196	2	FB-1	2006	2006	HVAC, ROOF, PATIO	Exception: Y N
Second Floor	4 +	Finished	673	1	FB-1	2006	2006	HVAC, BATH	Exception: Y N
Basement	4 +	Unfinished	1196	0	0	2006	2006		Exception: Y N
Garage Attached	4	Finished	814	0	0	2006	2006	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2006	34224	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56490 Stat Class: 341 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 440 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x20 RMV: 2010
 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
Multi-Purpose Bldg	5	Finished	440	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

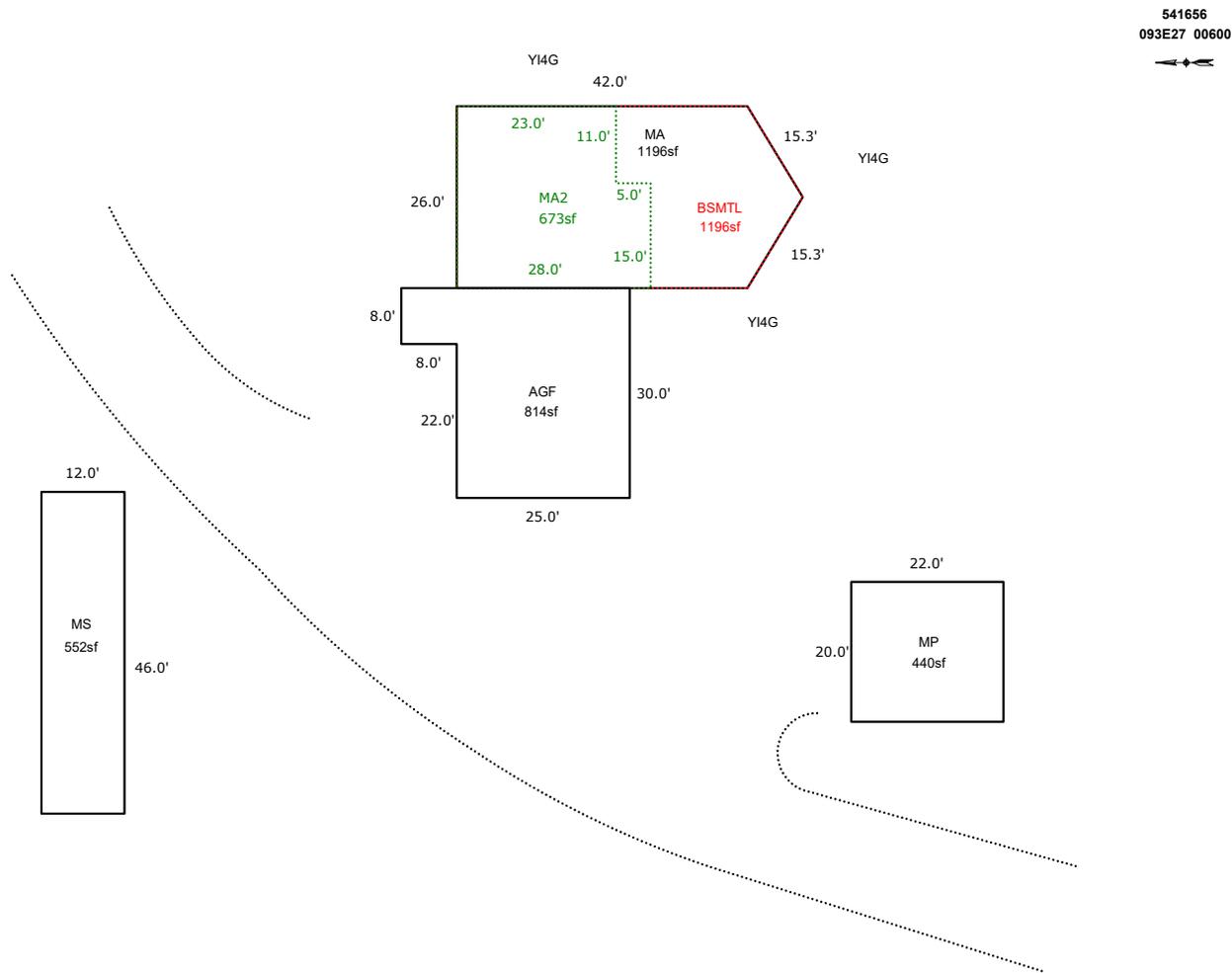
MS 5 12x46 ~~FAIR~~ 2022 1/0

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541656 Parcel No.: 093E27 00600
 Property Address: 13506 CARR RD
 City: GATES County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	440.0	84.0	
	MS	1.0	552.0	116.0	992.0
GLA1	MA	1.0	1196.0	140.5	1196.0
GLA2	MA2	1.0	673.0	108.0	673.0
BSMT	BSMTL	1.0	1196.0	140.5	1196.0
GAR	AGF	1.0	814.0	126.0	814.0

COMMENT TABLE 1

DRAWN BY AC 7/20/10
 UPDATED BY CLOBERG 01/28/25

COMMENT TABLE 2

CLUKE 01/27/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,869
 Net BUILDING cnt 2 (rounded) 992