

Acct ID: 542066 MTL: 094E300001600 Date: 12-10-24 Appr: CLUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 34020 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 146998 Year: 2024

INPUT 1-24-25 CLUKE

Last Date Appraised: 01/03/2024 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: CHAURAN, CINDY & CHAURAN, MICHAEL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 0 3 4 LCB TTO INSP AV: 217270

RMV Land: 329450 RMV Imp: 261600 RMV Total: 591050 MAV: 217270 MSAV: 0 SAV: 0

Comment: 24-25 L2 10/5/23 L4 1/3/24 CLUKE
 23-24 L2 11/9/22 L3 1/12/23 CLUKE
 22-23: L2 01.06.22 CL
 LEVEL 4 11.23.20 WV06//

NC 12/24/24

ADDED AGENT FOR AGGRESSIVE DOG INSIDE FIRE HOUSE 12-10-24

Notations 21-006246 INSUL 5-13-22 ✓
 No notation data available.

OSDs 24 004136 DG NOT STIMBED YET

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56490	0

Land

Site: 1 Code Area: 56490 Size: 1.10 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 299450 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL /03-04: PART TOTAL OF R42066 W/R59776 AS NO MORE HOMESITES ARE BEING ALLOWED ON THIS ROAD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2799 % Complete: 65
 Desc: Multi Story above grade Dimensions: RMV: 261600
 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	1656	0	FB-2	2021	2021	BATH - 2, KIT-, ROOF	Exception: Y N
Second Floor	4	Finished	1143	0	FB-1	2021	2021	BATH - 1	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

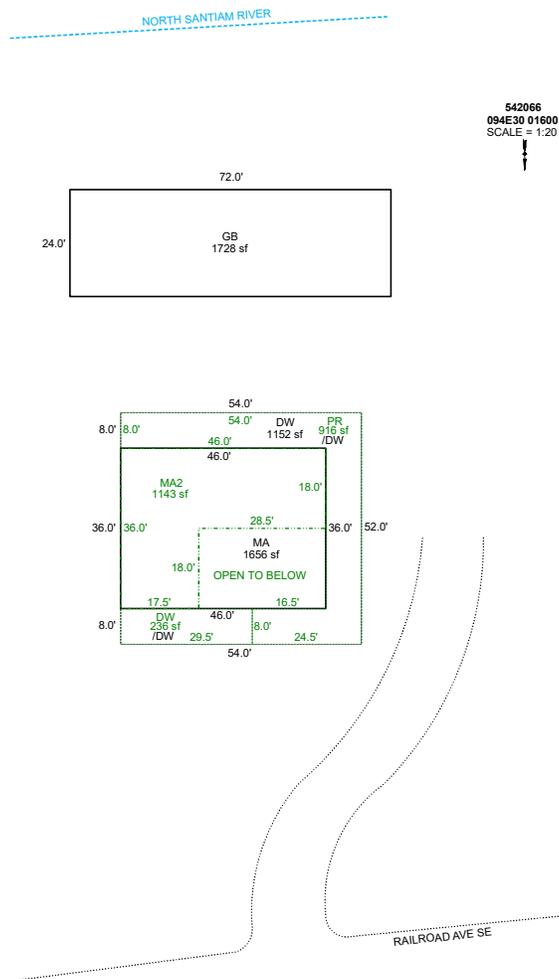
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542066 Parcel No.: 094E30 01600
 Property Address: 34020 Railroad Av SE
 City: Gates County: Marion State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1656.0	164.0	1656.0	Apex 9/10/2012 Jane UPDATED BY CJURAN 12/21/2020 UPDATED BY CJURAN 08/11/2021 555-21-006246 UPDATED BY CLOBERG 08/05/24 24-004136 GB	
GLA2	MA2	1.0	1143.0	164.0	1143.0		
GAR	GB	1.0	1728.0	192.0	1728.0		
P/P	DW	1.0	1152.0	304.0			
	PR	1.0	916.0	245.0			
	DW	1.0	236.0	75.0	2304.0		
	Net LIVABLE	cnt	2	(rounded)	2,799	COMMENT TABLE 2	COMMENT TABLE 3
						WV 06 11/02/2020 AOG	