

lak 1.6.25

MBH 1/13/25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 9/27/2024

Acct ID: 541721 MTL: 093E27DB00200

Date: 12/20/24 Appr: 02 Prop Class: 490 RMV Prop Class: 490

Situs: 560 NORTH SANTIAM HWY GATES OR 97346 MaSaNh: 11 03 000 Unit: 97500 Year: 2024

Last Date Appraised: 05/09/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2035 MS Moving On Within County (MS PLACEMENT)

Owner: RAINES, MAKIAH S Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 45570

RMV Land: 150390 RMV Imp: 0 RMV Total: 150390 MAV: 45570 MSAV: 0 SAV: 0

Comment: 23-24: L3 05.09.23 GM

Hand & mobile

update Apex LK 1.6.24

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 56090 Size: 1.48 Acres Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 150390 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 23-24: Cycle; No change, GM

21-22 MAV REDUCTION FOR DESTROYED OR DEMOLISHED PROPERTY FOR ALL IMP & OSD DUE TO WILD FIRES, TS/02. //2006-07 GIS #2006-0033 SEG CREATES R338254 TL 201 FROM R41721 TL 200.

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.

OSD N. URB - new



lak 1.6.25

retag ✓  
land & mobile ✓

Prop ID #  
541721

610134

Prop Class  
019

491

MTL  
093E27DB00200

Situs  
560 North Santiam Hwy Gates, OR

Date  
12-20-24

Appr  
02

MBH 1/13/25

Tag?  
NO

VEG

Sign off:

Clerk:

Lead Clerk:

Appr:

Insp Level:

1

2

3

4

Segment  
MA

Stat Class:  
467

Roof:  
Roof

Roof +

SqFt:  
2226

Heat:  
HVAC

HVAC +

2214

Plumbing:

Jettub

Grdntub

# of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

6-

Yr Blt

2024

Eff Yr

2024

% Good

% Comp

90

Func

Econ

Except Code

New

Lump Sum

DC Comments

Cannot read kitchen island

measurements, plans are not clear. Double lav

Segment  
DW

Stat Class:

Roof:  
Roof

Roof +

SqFt:

34

Heat:  
HVAC

HVAC +

66

Plumbing:

Jettub

Grdntub

# of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt

2024

Eff Yr

2024

% Good

% Comp

90

Func

Econ

Except Code

Lump Sum

DC Comments

Island

6'<

6'>

=6

Pantry

No

Yes

Oversized

Ceilings

Vaulted

Trayed

Coffered

Appraiser Comments

Island

6'<

6'>

Pantry

No

Yes

Oversized

Ceilings

Vaulted

Trayed

Coffered

Appraiser Comments

Segment

Stat Class:

Roof:

Roof

Roof +

SqFt:

Heat:

HVAC

HVAC +

Plumbing:

Jettub

Grdntub

# of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt

Eff Yr

% Good

% Comp

Func

Econ

Except Code

Lump Sum

DC Comments

Island

6'<

6'>

Pantry

No

Yes

Oversized

Ceilings

Vaulted

Trayed

Coffered

Appraiser Comments

Segment

Stat Class:

Roof:

Roof

Roof +

SqFt:

54

Heat:

HVAC

HVAC +

66

Plumbing:

Jettub

Grdntub

# of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt

2024

Eff Yr

2024

% Good

% Comp

90

Func

Econ

Except Code

Lump Sum

DC Comments

Island

6'<

6'>

Pantry

No

Yes

Oversized

Ceilings

Vaulted

Trayed

Coffered

Appraiser Comments

Segment

Land and/or OSD

Class

Dimensions/Size

Foundation

Exterior Wall

Interior Finish

Roof Cover

Roof Style

Flooring

Plumbing

Heat

Electric

Misc.

Year Built

Eff. Year

Condition

Check other side ---->

% Complete

Lump Sum

Exception Code



Multiple_Gables_MS	
A	B
1 Account Number	610134
2 Design	Average_plus MS
3 Siding	Beveled_MS
4 Trim	Front_only_MS
5 Overhang	Average_on_1_or_2_sides
6 Windows & Doors	Walls_of_windows_high_end_doors_MS
7 Entry	Recessed
8 Roof	Multiple_Gables_MS
9	
10	
11 CLASS	6-
12	5.65
13	
14	
15	To use this tool select the drop down item for each category that best describes
16	the property being appraised. If the item is unknown use appraiser judgment.



# SKETCH/AREA TABLE ADDENDUM

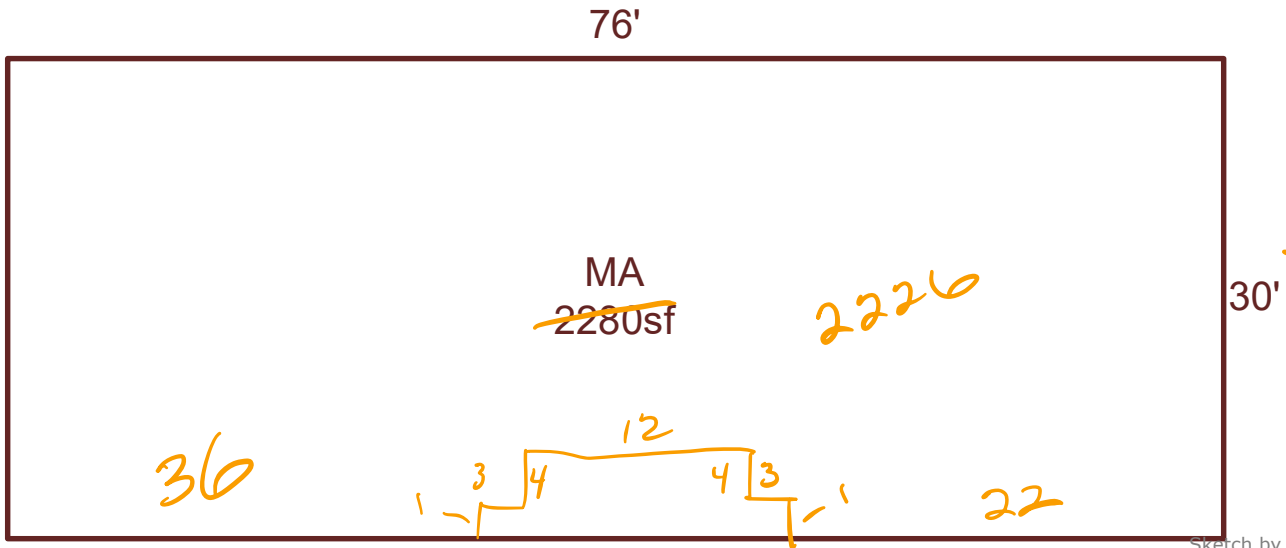
## SUBJECT INFO

File No.: 541721 Parcel No.: 093E27DB00200  
 Property Address: 560 NORTH SANTIAM HWY  
 City: GATES County: State: OR ZipCode: 97346  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

541721

093E27DB00200



Sketch by ApexSketch

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	2280.0	212.0	2280.0

## COMMENT TABLE 1

APEX BY CE 7/2/10  
 Updated by AE 9.17.24

## COMMENT TABLE 2

## COMMENT TABLE 3

12-20-24 - V #2

Net LIVABLE cnt 1 (rounded) 2,280



Manufactured home

Palm Harbor  
HD30763H  
The Savannah

Account: 610134

Tag color \_\_\_\_\_

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slider Transom Sidelights

Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins \_\_\_\_\_ Extra rooms \_\_\_\_\_

Kitchen:

Island: Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: \_\_\_\_\_

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: \_\_\_\_\_

Kitchen Class: 4 5 6 7 + -

Bath:

Number: \_\_\_\_\_

Master: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other \_\_\_\_\_

Other: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other \_\_\_\_\_

Bath Class: 4 5 6 7 + -

Utility: Cabinets Sink Other: \_\_\_\_\_

Overall Class: 4 5 6 7 + -

Purple Ultimate Utility Room

Bath - SDA km

# Assessor Monthly Issued Permit Report

## For 7/1/2024 to 7/31/2024

PERMIT#: 555-24-005554-MD  
PERMIT TYPE: Residential  
SUB-TYPE: Manufactured Dwelling  
CATEGORY: Comprehensive

STATUS: Permit Issued  
APPLIED: 7/18/2024  
ISSUED: 7/26/2024  
EXPIRES: 1/22/2025

OFFICE: MC  
PARCEL#: 093E27DB00200  
ACRES: 1.48  
SUBDIV: PP 2006-002  
LOT/BLOCK: 1 /  
ADDRESS: 560 NORTH SANTIAM HWY GATES, OR 97346

### MANUFACTURED HOME INFORMATION

LOCATION: Private Lot  
MANF DATE:  
MODEL:  
SERIAL #:

RELATIONSHIP	NAME	ADDRESS	PHONE
(MDI) MANUF DWELLING INSTALLER	JESUS G ANDRADE	1690 HARVEY ST SE JEFFERSON, OR 97352	9712183568
APPLICANT	JESUS G ANDRADE	1690 HARVEY ST SE JEFFERSON, OR 97352	9712183568
CCB	3 A CONSTRUCTION LLC	1690 HARVEY ST SE JEFFERSON, OR 97352	9712183568
OWNER	RAINES, ALAN L & RAINES, JO EDNA	PO BOX 793 MILL CITY, OR 97360	
SITE CONTACT	JESUS G ANDRADE	1690 HARVEY ST SE JEFFERSON, OR 97352	9712183568

CONST CAT: Manufactured Dwelling  
WORK TYPE: Replacement  
WORK DESC: FIRE - 3BDRM/2BTH MD TO REPL BURNED 4BDRM MD  
VALUATION: \$1.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2280 Sq Ft

Acct ID: 541721

MTL: 093E27DB00200

Date: 5-9-23

Appr: 05

Prop Class: 499

49

RMV Prop Class: 499

49

Situs: 214 NORTH SANTIAM HWY GATES OR 97346

MaSaNh: 01 03 000

Unit: 97500

Year: 2023

24

Last Date Appraised: 03/19/2021

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: RAINES, ALAN L & RAINES, JO EDNA

Roll Type: R

Cycle

Tag

Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB

TTO

INSP

WOMLS

AV: 44250

RMV Land: 150390

RMV Imp: 0

RMV Total: 150390

MAV: 44250

MSAV: 0

SAV: 0

Comment:

NLC

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 1

Code Area: 56090

Size: 1.48 Acres

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 150390

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 21-22 MAV REDUCTION FOR DESTROYED OR DEMOLISHED PROPERTY FOR ALL IMP & OSD DUE TO WILD FIRES, TS/02. //2006-07 GIS #2006-0033 SEG CREATES R338254 TL 201 FROM R41721 TL 200.

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.

land only