

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 7/16/2024

Acct ID: 541618 MTL: 093E26CC02600

Date: 12/20/24 Appr: [Signature] Prop Class: 100 RMV Prop Class: 100

Situs: 100 E CENTRAL AVE GATES OR 97346 MaSaNh: 11 03 000 Unit: 100803 Year: 2025

Last Date Appraised: 05/12/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2025 - Tags/Permit (Fire)

Owner: SEQUIM LAND II LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 26410

RMV Land: 85000 RMV Imp: 0 RMV Total: 85000 MAV: 26410 MSAV: 0 SAV: 0

Comment: 23-24: L3 05.12.23 SH

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 56090 Size: 11000 Sqft Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 85000 Exception: Y N

Adjustment(s): Fire Patrol: Description:

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

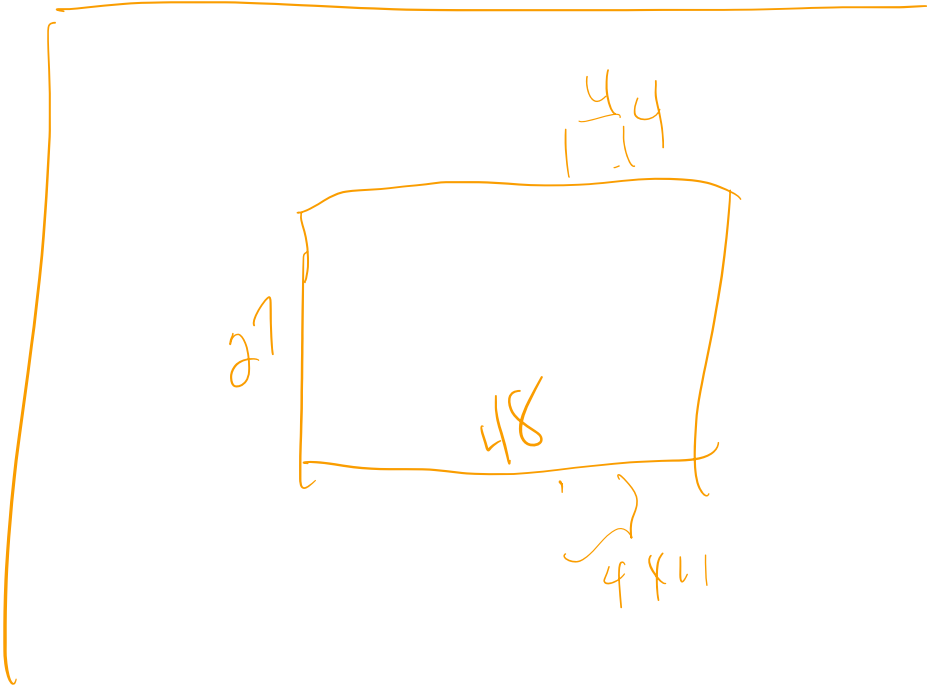
21-22 MAV REDUCTION FOR DESTROYED OR DEMOLISHED PROPERTY FOR ALL IMP & OSD DUE TO WILD FIRES, TS/02. //2004-05 TRANSFERRED TO RES 101 FROM COMM 201; NEW PERSONAL MS PLACED ON PROPERTY; ADDED OSD; REVALUED LAND DUE TO BEING IN RESIDENTIAL RECALC AREA.

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.



Prop ID #	609720			Prop Class	019			Prop Code	019		
MTL	093E26CC02600			Situs	100 E Central Ave gate						
Tag?	NO	YES	Date	7-31-24							
				Brand:	Fleetwood-284834-Pure						

Segment	MA									
Roof:	Roof	Roof +	457							
Heat:	HVAC	HVAC +	1296							
Plumbing:			Jettub	Grdntub						
# of Fireplace(s):										
Interior comp:	Cktp	Crng	Dsp	DW	Kt Ave					
H&F	Oven s/d	Micro	BIREF	Trash	Other					
Bedrooms:			Qty	5						
Yr Blt	2024	Eff Yr	2024	% Good						
% Comp	100	Func				Econ				
Except Code	New		Lump Sum							
Comments										

Segment	MHSK	Class	Lin	FT	150					
Skirting	Wood	Vinyl	Fbrgl	Metal						
Skirting +	Cinder Block	Brick								
Yr Blt	2024	Eff Yr	2024	% Good						
% Comp	100	Func				Econ				
Except Code	New		Lump Sum							
Comments										

Segment	and and/or OSD									
Class										
Dimensions/S										
Foundation										
Exterior Wall										
Interior Finish										
Roof Cover										
Roof Style										



Flooring										
Plum										
Heat										
Elect										
Misc										
Year										
Eff. Yr										
Cond										
% Co										
Lump										
Exce										

Account Number	609720	
Design	Average_plus_MS	
Siding	Beveled_MS	
Trim	Front_only_MS	
Overhang	Narrow_on_1_or_2_sides	
Windows & Doors	Residential_Steel_MS	
Entry	No_entry_MS	
Roof	Gable_MS	

BUILDING DIAGRAM AND OUTBUILDINGS					
ACCT NO: 609720		MAP NO: 093E26CC		TAX LOT: 02600	
CALCULATIONS:					
SCALE: 1" = 20'					
MEASUREMENT VERIFIED		YR BLT: 2024		ADDRESS: 100 E Central Ave gate	
DATE: 7-31-24		BY: [signature]		BUILDER: Fleetwood	



Check other side ---->



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

Appraiser Sales Verification From

Primary Acct: 541618
MTL: 093E26CC02600
MaSaNh/P.Class: 1103000/100
Appraiser: THERESA
MS Acct: SWEARINGEN

Situs: 100 E CENTRAL AVE GATES OR 97346

Grantor:
715 NW RIVER ROAD LLC

Grantee:
SEQUIM LAND II LLC

Deed:
Accts In Sale: 1
Sale Date: 4/10/2024
Sale Price: 100000
Code: 00
Ratio: 85
Total Sale RMV:
Land: 85000
OSD:
Imp: 0
Grand Total: 85000

Attempt	Date/Time	Reason
1 st	12/29/24	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: _____ Y N
2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
3. Did the seller pay closing costs or make other concessions? \$ _____ Y N
4. Was the sale between related parties? (business or family) Y N
5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

7. Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

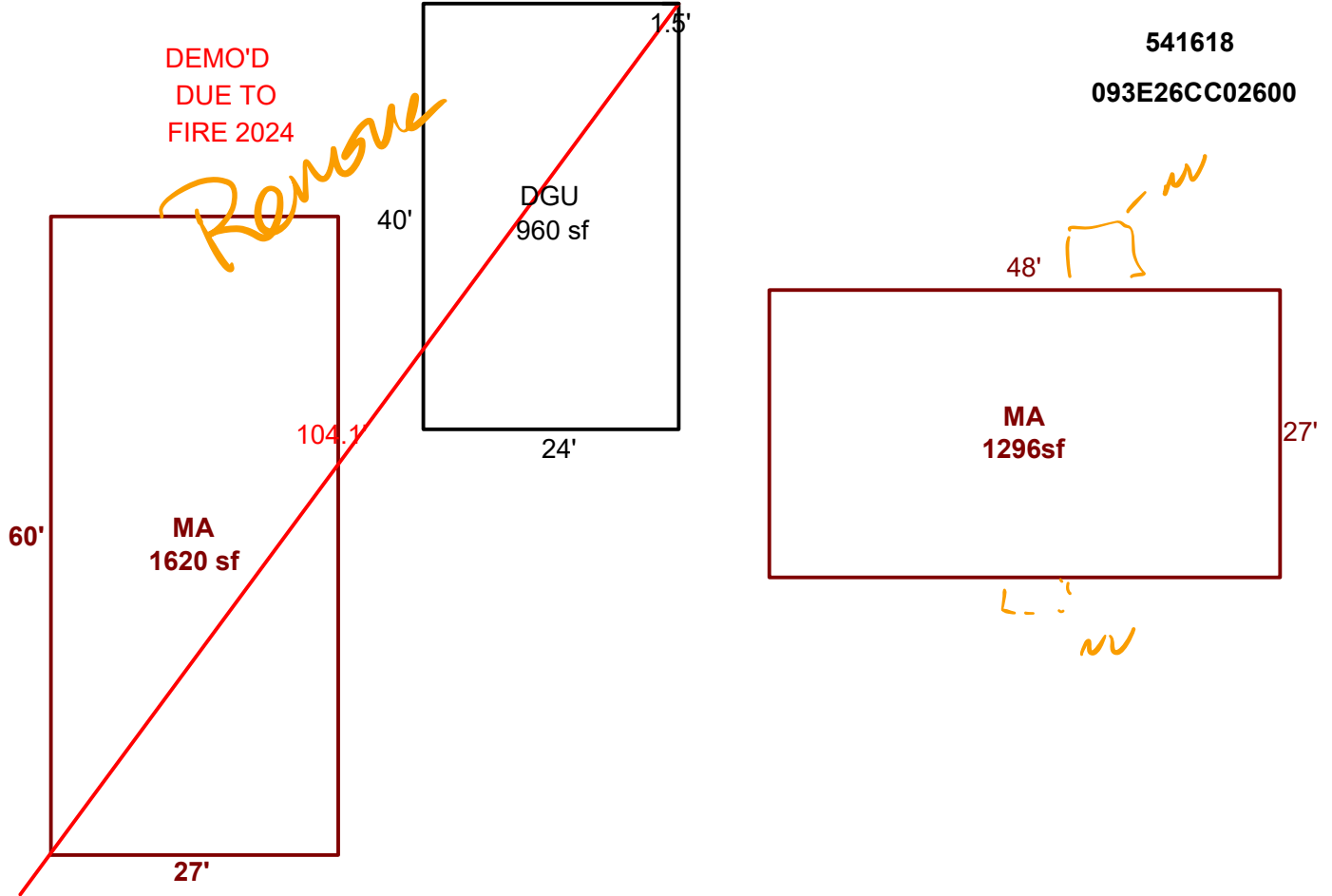
Appraiser: _____ Date: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541618 Parcel No.: 093E26CC02600
 Property Address: 100E CENTRAL AVE
 City: GATES County: MARION 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
GLA1	MA	1.0	1620.0	174.0	1620.0
GAR	DGU	1.0	960.0	128.0	960.0
MFH	MA	1.0	1296.0	150.0	1296.0

COMMENT TABLE 1

DRAWN BY RESTILL 7/11/16
 Updated by AElwood 8.22.24

COMMENT TABLE 2

4-25-16 42 CYCLE NV

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,916

OR# 563791

Manufactured home

Account: 609720

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 + -

LAK

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

Acct ID: 541618 MTL: 093E26CC02600 Date: 5/12/23 Appr: 72 Prop Class: 100 RMV Prop Class: 100

Situs: 100 E CENTRAL AVE GATES OR 97346 MaSaNh: 01 03 000 Unit: 100803 Year: 2023

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Owner: 715 NW RIVER ROAD LLC Roll Type: R

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RMV Land: 85000 RMV Imp: 0 RMV Total: 85000 MAV: 25650 MSAV: 0 SAV: 0

Comment: N/C

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