

Summary

Lead Appr: Clerk: lak 2.20.25 Lead Clerk: Appr: ZH 2/24/25

Print Date: 12/11/2024

Acct ID: 563464 MTL: 073W02BA03400 Date: 1/16/25 Appr: ZH Prop Class: 109 RMV Prop Class: 109

Situs: 5043 TYLER LN NE KEIZER OR 97303 MaSaNh: 13 03 002 Unit: 119515 Year: 2025

Last Date Appraised: 07/12/2019 Appraiser: ZACK HARROLD Retag: N Tag info: 2025 - Tags/Permit (MS PLACEMENT)

Owner: FRAKES, LEE & FRAKES, HEATHER Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 131050

RMV Land: 102000 RMV Imp: 80560 RMV Total: 182560 MAV: 131050 MSAV: 0 SAV: 0

Comment:

UPDATE BR COUNT & ROOF + W/O EXCEPTION

Notations

No notation data available.

ADD MS SEGS @ 90% COMPLETE W/ EXCEPTION -

KEEP TAG 1-1-26 FOR POSSIBLE MS REMOVAL

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24200	0

Land

Site: 1 Code Area: 24200 Size: 6120 Sqft Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 87000 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: //2007-08: RECALC SETUP; APPR. KD 42, 08/22/06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 138 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 33950

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	
Garage Detached	3	Unfinished	280	0	0	1996	1996	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1996	9202	1

Exception: Y N

Bldg: 2 Code Area: 24200 Stat Class: 455 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1080 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: RMV: 46610

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	
First Floor	5 +	Finished	1080	2	FB-1	1995	1995	SKRT+, KIT-, ROOF + hvac bath	Exception: Y

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.

MS PLACEMENT - 24-25 - " PER REQUEST FROM TAY DEPT., THEY REC'D FUNDS FROM 21ST MTG. FOR NEW MS PLACEMENT "

- METAL ROOF ON MAIN HOME
- DIMENSIONS 11' x 35'
- NO PERMITS FOUND
- " OREGON RECREATIONAL VEHICLE "



LABEL NO. 425265
MANUFACTURER ID # : RVM - 141

MBH 2/24/25

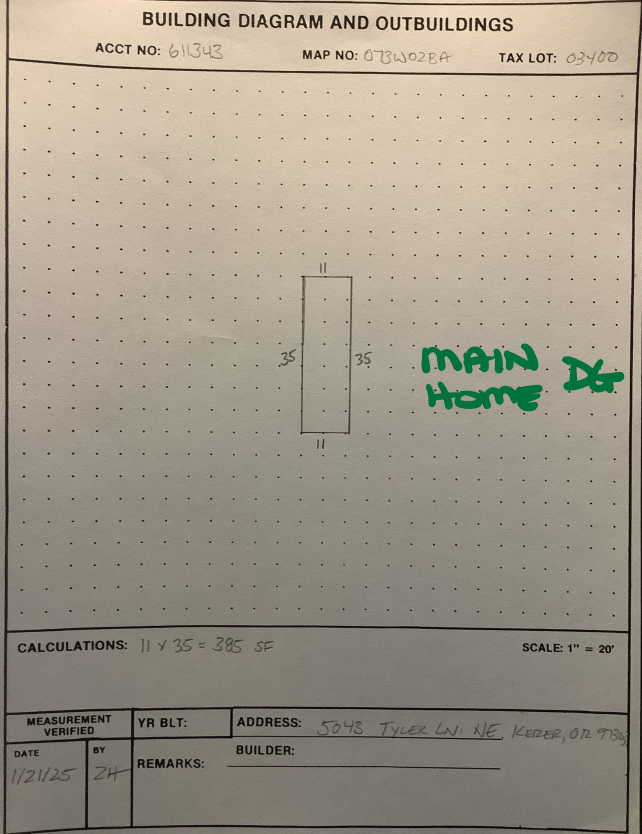
Prop ID #	611343	Prop Class	019	Prop Code	459
MTL	073W02BA03400	Situs	5043 TYLER LANE		
Appr	24	Date	1/14/25		
Comments					
	Tag?	NO	YES		
Brand:					

Segment	MA	Class	459	Area	385
Deduct					
Inter Finish	ROOF+	Panel	Gypsum	Drywall	
Roof:	Arcmp	Blup	Comp	I/Shake	Metal
Roll	Shake	T/Clay	T/Conc	Wood	Other
Plumbing:				Jettub	Grdntub
Heat:	AC	BB	Ceil	FA	H-wtr
	HP	SC	ST	Zonal	HVAC
Fireplace:		Dbl-e/p	Hearth-e/p		
	Prefb- e/p	Sgl- e/p	Zerocl		
Interior comp:	Cktp E	Crng	Dsp	DW	
H&F	Oven s/d	Micro	Range	Trash	Other
Bedrooms:			Qty	5	
Yr Blt	2011	Eff Yr	2011	% Good	
% Comp	90%	Func		Econ	
Except Code			Lump Sum		
Comments					

Segment	MHSK	Class		Lin FT	92
Ext Wall					
	Metal	Wood	Vinyl	Fbrgl	Cblock
	Brick				
Yr Blt	2011	Eff Yr	2011	% Good	
% Comp	100	Func		Econ	
Except Code		NEW	Lump Sum		
Comments					

AVG. SKIRTING

Segment					Land and/or OSD
Class					
D	A	B			
F	Account Number	611343			
E	Design	Average_plus_MS			
	Siding	T111_or_metal_MS			
Ir	Trim	Front_only_MS			
R	Overhang	Narrow_on_1_or_2_sides			
R	Windows & Doors	Transom_or_Sidelights_average_windows_MS			
F	Entry	No_entry_MS			
P	Roof	Multiple_Gables_MS			
H	CLASS	5			
E	To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.				
M	To Save: Select the file tab and select print. Select PDFcreator as the printer and select print a non-up will come up select				
Year Built					
Eff. Year					
Condition					
% Complete					
Lump Sum					
Exception Code					



Segment	Class	Area	Eff Area
Roof:	Arcmp	Blup	Comp
Roll	Shake	T/Clay	T/Conc
Plumbing:			Jettub
Heat:	AC	BB	Ceil
	HP	SC	ST
Fireplace:		Dbl-e/p	Hearth-e/p
	Prefb- e/p	Sgl- e/p	Zerocl
Interior comp:	Cktp E	Crng	Dsp
H&F	Oven s/d	Micro	Range
Bedrooms:			Qty
Yr Blt	Eff Yr	% Good	
% Comp	Func	Econ	
Except Code		Lump Sum	
Comments			

Account Notes / Instrutions to Clerk:



ACCT. NUMBER FOR TINY HOME ASSIGNED BY MINDY

Manufactured home

Account: 611343 ✓

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:

Ceiling: Flat Trayed Coffered Skylights Vaulted

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Accent Wall _____ Crown Molding _____

Kitchen:

Island: Y N Separate dining area 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 Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Other: Sinks: 1 2 Shower Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Bath Class: 4 5 6 7 + -

Other:

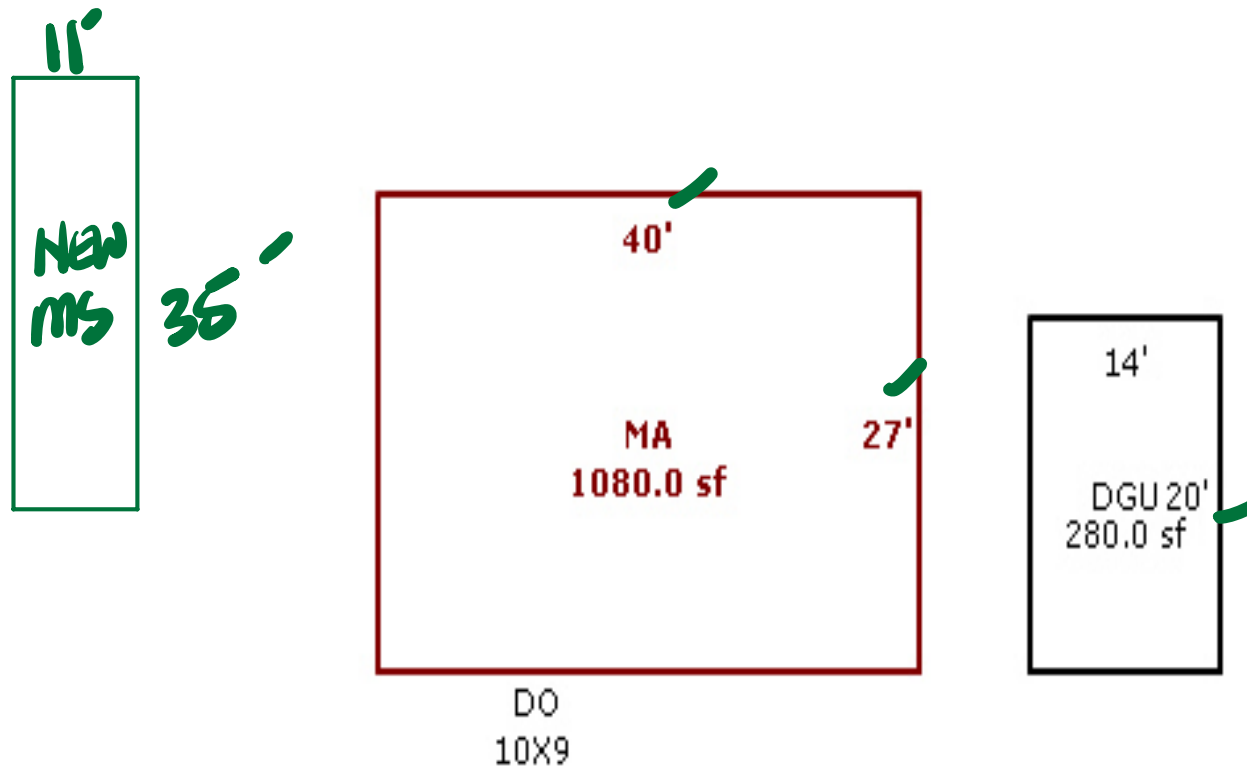
Utility: Cabinets Sink Other: _____

Overall Class: 4 5 6 7 + -

- AVERAGE SKIRTING PER THERESA
- CLASS 5/5+ ACCORDING TO THERESA - + $\frac{1}{2}$ CLASS FOR LOFT
- ESTIMATING AGE AT 2011 @ 90% GOOD

R63464

073W02BA03400



PER DAD OF OWNER - WHEELS STILL ATTACHED. SON DOESN'T PLAN TO KEEP HOME IN KEIZER FOR LONG - PLAN IS TO MOVE UNIT LIKELY TO MC MINNVILLE IN 2025

- 503-798-3361 - # FOR LEE FRANKS



- SHEET METAL SKIRTING
24 INCH'
- VINYL WINDOWS
- ARCH. COMP ROOFING
- AGE? UNKNOWN
- HOOKED UP TO UTILITIES ?
ONLY WATER - 90% COMPLETE
- WHERE DID IT COME FROM? DEALER IN PORTLAND
- IT WAS LICENSED/REGISTERED WITH DMV

R63464

073W02BA03400

Appr #: 02

Date 7/12/19

Prop Class 109

Prop Code R09R

Situs Address 5043 TYLER LN NE

Owner FRAKES,LEE &

Year For: 2019-2020

Tags Cycle

Sales Verification

Other:

☐ TTO

☐ LCB

☐ Insp.

☐ Pictom.

☐ MLS

Notes: update and Add y

RMV Land: 90,000

RMV Imp: 94,940

RMV Total: 184,940

M50 Total: 109,780

NBHD Code: KEIZ.MS

Seg.Type MA

MANUFACTURED

Seg. # 2.1

Method: M04

Class 5D

Area 1080

Eff Area 1080

Length

Width

Roof Cover COMP

Plumbing BATH1

Heat FA

Fireplace

Inter. Comp: DSP;DW;H&F

Bedrooms 2

Year Built 1995

Eff. Year Built 1997/1995

Cond. P F A G E

Adj Codes MSLCMD

Qty 54

% Comp

Func

Econ

RMV: 61,070

Lump Sum

Except Code/Year

Comments A

Accessory Improvements

Seg.Type DF

RESIDENTIAL

Seg. # 1.1

Method: R05

Class

Area 90

Eff Area 90

Length 10

Width 9

Foundation

Ex. Wall

Roof Cover

Roof Style

Floor

Plumbing

Year Built 1995

Eff. Year Built: 1995

Cond. P F A G E

%Comp

Econ

RMV: 1,630

Lump Sum

Except Code/Year

Comments w y

Out Buildings

Seg.Type DGU

RESIDENTIAL

Seg. # 1.2

Method: R05

Class 3

Area 280

Eff Area 280

Length 20

Width 14

Foundation

Ex. Wall

Roof Cover COMP

Roof Style GABLE

Floor

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1996

Eff. Yr. Blt: 1996

Cond. P F A G E

Adj. Codes RLCM3

% Comp

Func

Econ

RMV: 30,670

Lump Sum

Except Code/Year

Comments

Seg.Type MHSK

MANUFACTURED

Seg. # 2.2

Method: M04

Class

Area 135

Eff Area 135

Length

Width

Foundation

Ex. Wall CBLOCK

Roof Cover

Roof Style

Floor

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1995

Eff. Yr. Blt: 1995

Cond. P F A G E

Adj. Codes

% Comp

Func

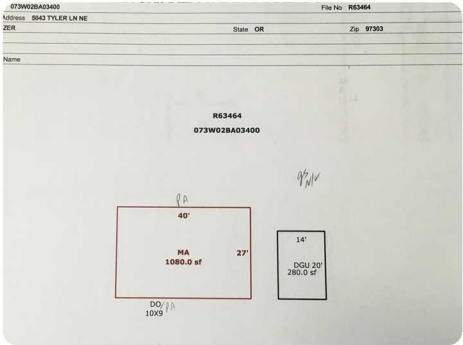
Econ

RMV: 1,570

Lump Sum

Except Code/Year

Comments



Tary over Roof
windows TI-11 side
gravel in front
Hondai Bay



R63464

073W02BA03400

Appr #: 02

Date 7/12/19

Prop Class 101

Prop Code R09R

Situs Address 5043 TYLER LN NE

Owner FRAKES,LEE &

Year For: 2011-2012

Tags Cycle

Sales Verification

Other:

☐ TTO

☐ LCB

☐ Insp.

☐ Pictom.

☐ MLS

Notes: update RFB, R05, T04

RMV Land: 78,500

RMV Imp: 31,650

RMV Total: 110,150

M50 Total: 86,700

Seg.Type MA

Seg. # 2.1

Method: M04

Class 5D

Area 1080

Eff Area 1080

Length

Width

Roof Cover COMP

Plumbing BATH1

Heat FA

Fireplace

Inter. Comp: DSP;DW;H&F

Bedrooms 2

Year Built 1995

Eff. Year Built 1985/1997

Cond. P F A G E

Adj Code MSLCMD;MSRQCTY

Qty 54

% Comp

Func

Econ

RMV: 20,330

Lump Sum

Except Code/Year

Comments change class/dity on before 8/20/20

Accessory Improvements

Seg.Type DF

Seg. # 1.1

Method: R05

Class

Area 90

Eff Area 90

Length 10

Width 9

Foundation

Ex. Wall

Roof Cover

Roof Style GABLE

Floor

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1996

Eff. Yr. Blt: 1986

Cond. P F A G E

Adj. Codes RLCM3

% Comp

Func

Econ

RMV: 9,620

Lump Sum

Except Code/Year

Comments

Out Buildings

Seg.Type DGU

Seg. # 1.2

Method: R05

Class 3

Area 280

Eff Area 280

Length 20

Width 14

Foundation

Ex. Wall CBLOCK

Roof Cover COMP

Roof Style GABLE

Floor

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1995

Eff. Yr. Blt: 1995

Cond. P F A G E

Adj. Codes

% Comp

Func

Econ

RMV: 850

Lump Sum

Except Code/Year

Comments



7-10/7-12-19