

Summary

Lead Appr: Clerk: **lak 3.5.25** Lead Clerk: Appr:

Print Date: 2/4/2025

Acct ID: 598857 MTL: 093E27DD03000 Date: 2/6/25 Appr: 02 Prop Class: 109 RMV Prop Class: 109

Situs: 138 LOUISA DR GATES OR 97346 MaSaNh: 11 03 000 Unit: 55619 Year: 2025

Last Date Appraised: 10/15/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: CALHOUN, ADAM EUGENE Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 118530

RMV Land: 97500 RMV Imp: 144740 RMV Total: 242240 MAV: 118530 MSAV: 0 SAV: 0

Comment: 22-23: Add GS & OSD, TS02 L2 10.15.21

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	56090	0

Land

Site: 1

Code Area: 56090

Size: 9583 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: 21-22 MAV REDUCTION FOR DESTROYED OR DEMOLISHED PROPERTY FOR ALL IMP & OSD DUE TO WILD FIRES, TS/02. 2010-11 CYCLE WORK #36 CHANGED MP EYB.//

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 56090

Stat Class: 108

Year Blt: 2021

Eff Year Blt: 2021

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 2870

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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	1	200	2021	2871	1
Exception: Y N					

Bldg: 3

Code Area: 56090

Stat Class: 457 +

Year Blt: 2020

Eff Year Blt: 2021

Sq.Ft: 1512

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 141870

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
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First Floor	5 +	Finished	1512	3	FB-2	2020	2021	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Exception: Y N
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Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	2021	1024	0
ROOF EXTENSION OR PATIO COVER	5	48	2021	1350	0
Exception: Y N					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

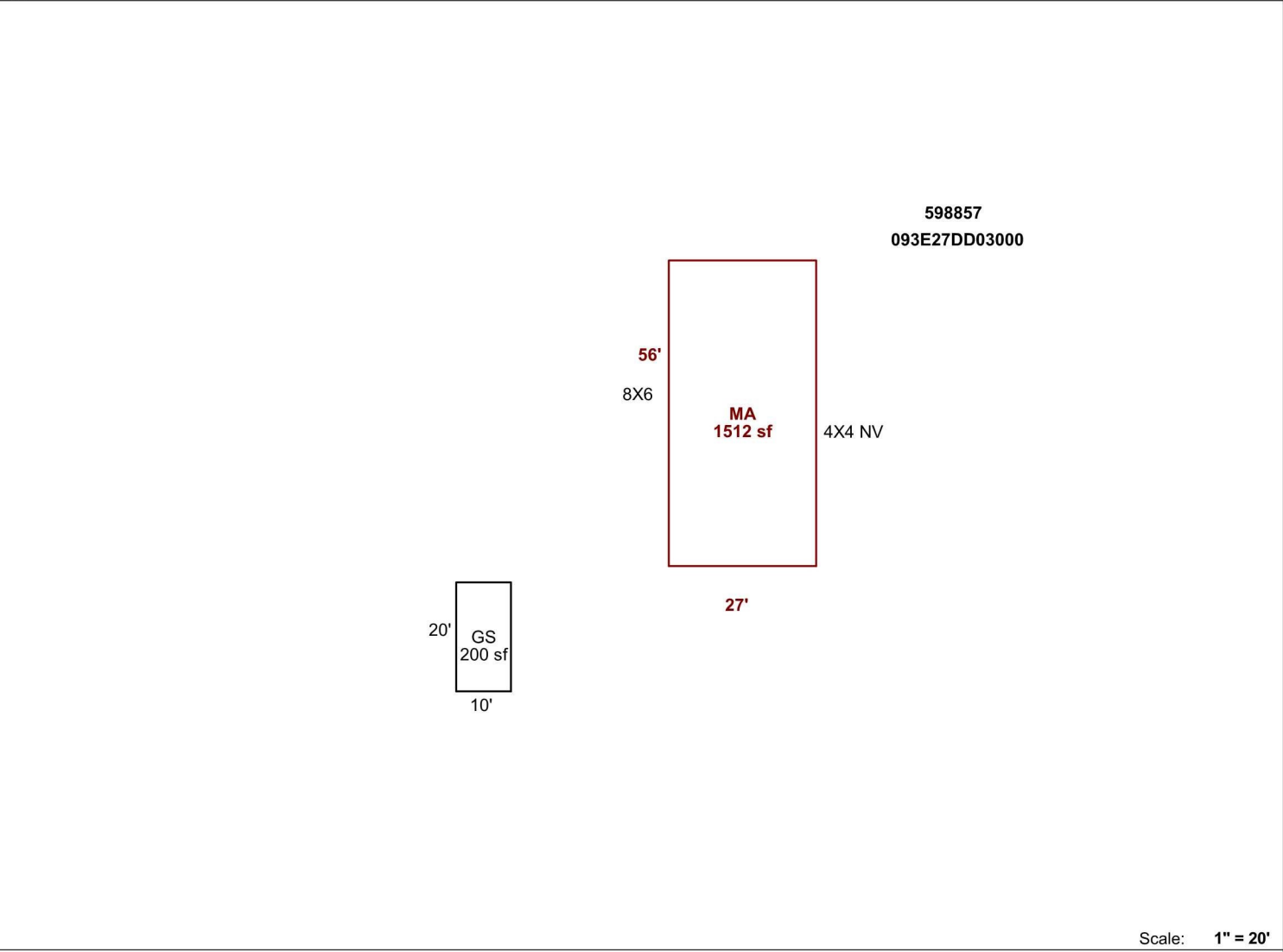
Parcel No 093E27DD03000

File No 598857

SUBJECT

Property Address	138 LOUISA ST			
City	GATES	County	MARION	State OR Zip 97346
Owner				
Client				
Appraiser Name				

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CJURAN 04/22/2021 555-21-002502 UPDATED BY LK 10-22-21	
GLA1	MA	1.00	1512	166	1512		
GBA1	GS	1.00	200	60	200		
Net LIVABLE Area (rounded w/ factors)					1512		
Net BUILDING Area (rounded w/ factors)					200		

Comment Table 2	Comment Table 3
02 10-18-21	

R98857

093E27DD03000

Appr #:

02

Date

10/15/21

Prop Class

109

101

100

Prop Code

108

Situs Address

138 LOUISA DR

Year For:

2021-2022

Owner

INVESTORS LENDING GROUP PROFIT SHARING PLAN

Fran Code

10

23

Tags

Cycle

Sales Verification

Other:

\_\_\_\_\_

☐

TTO

☒

LCB

☐

Insp.

☐

Pictom.

☐

MLS

Notes:

\_\_\_\_\_

Add

gs

OSD

RMV Land:

40,000

RMV Imp:

0

RMV Total:

40,000

M50 Total:

21,440

NBHD Code:

CANYON.MS

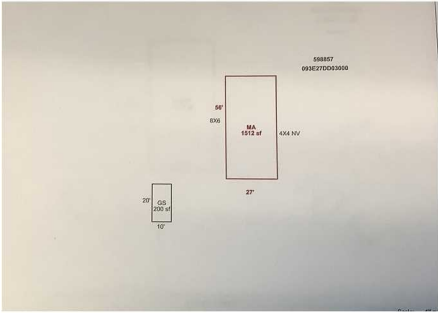
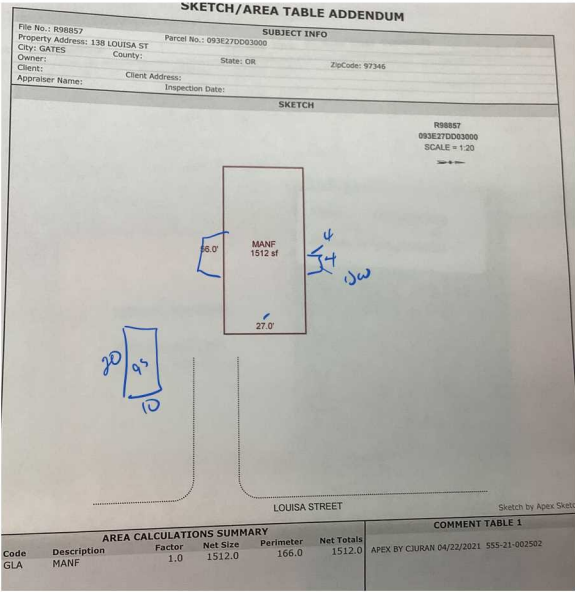
601114

Accessory Improvements

Out Buildings

new mobile

gravel DW  
gs



R98857093E27DD03000Appr #:DateProp Class 100Prop Code

Situs Address 138 LOUISA DRYear For: 2021-2022

Owner INVESTORS LENDING GROUP PROFIT SHARING PLANFran Code 10

Tags Cycle Sales Verification Other:TTOLCBInsp.Pictom.MLS

Notes:

RMV Land: 40,000RMV Imp: 0RMV Total: 40,000M50 Total: 21,440NBHD Code: CANYON.MS

Segment							Land
Class	g7						
Dim/Size	20x10						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover	Asph						
Roof Style	Shed						
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2021						
Eff Yr	2021						
Cond.							
% Good							
% Comp	100.						
Lump Sum							
Except.Code	new						



Stat 108

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RESIDENTIAL	03D	0.22		

Eff Acres 0.22Companion Accounts M128050093E27DD03000

OSDF .4RBOSD

Zone: RS

DateClerk lkROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments MBH

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG. ts 02 2-17-22

☐ Appraiser response

☐ Reviewed by lead appraiser/comments



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 598857  
MTL: 093E27DD03000  
MaSaNh/P.Class: 1103000/109  
Appraiser: THERESA SWEARINGEN  
MS Acct: 601114

Date Printed: 2/5/2025

Situs: 138 LOUISA DR GATES OR 97346

Grantor:  
GUENTHER, KATHLEEN

Grantee:  
CALHOUN, ADAM EUGENE

Sale ID: 32101  
Deed: 202434938  
Accts In Sale: 1  
Sale Date: 11/8/2024  
Sale Price: 337000  
Condition Code: 00

Tax Statement RMV  
Land & OSD: 97500  
Imp: 2870  
Total: 100370  
Ratio (Cert. Total RMV/Sale Price): 30

Land & Mtl  
24 3,700  
72

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: 47 MLS: 821688 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: mobile in process of Being Exempt

Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_