

Acct ID: 542068 MTL: 094E300001400 Date: **12/10/24** Appr: **CLUKE** Prop Class: 409 **17** RMV Prop Class: 409
 Situs: 34040 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 105956 **IMP 1-27-25 CLUKE** Year: 2024

Last Date Appraised: 02/08/2024 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2025 - Tags/Permit (Completion)
 Owner: **WARREN, DAVID S & WARREN, DIANE M** Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 116820
 RMV Land: 254450 RMV Imp: 45120 RMV Total: 299570 MAV: 94880 MSAV: 0 SAV: 0
 Comment: 24-25 L4 2/8/24 CLUKE
 24-25 L2 1/4/24 CLUKE
 23-24: L2 11.9.22 CL
 LEVEL 4 3.4.21 TS02

RHSA ACCT

Notations **23-000 897 SHOP 100% ADD 2 LT'S**
 No notation data available.

OSDs

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: 224450 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #02 DEL ALL IMPS, OSD// 21-22: PER #02 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 107 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 34040
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16550 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
YARD IMPROVEMENTS AVERAGE	4	0	2023	27900	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 56490 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1336 % Complete: **100**
 Desc: General Purpose Building (GB) Dimensions: RMV: 11080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5390 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	1336	0		2023	2023	AVG Finished 10-15-24

Accessories

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



2TH
① 20x20
② 16x20
2025
NEW

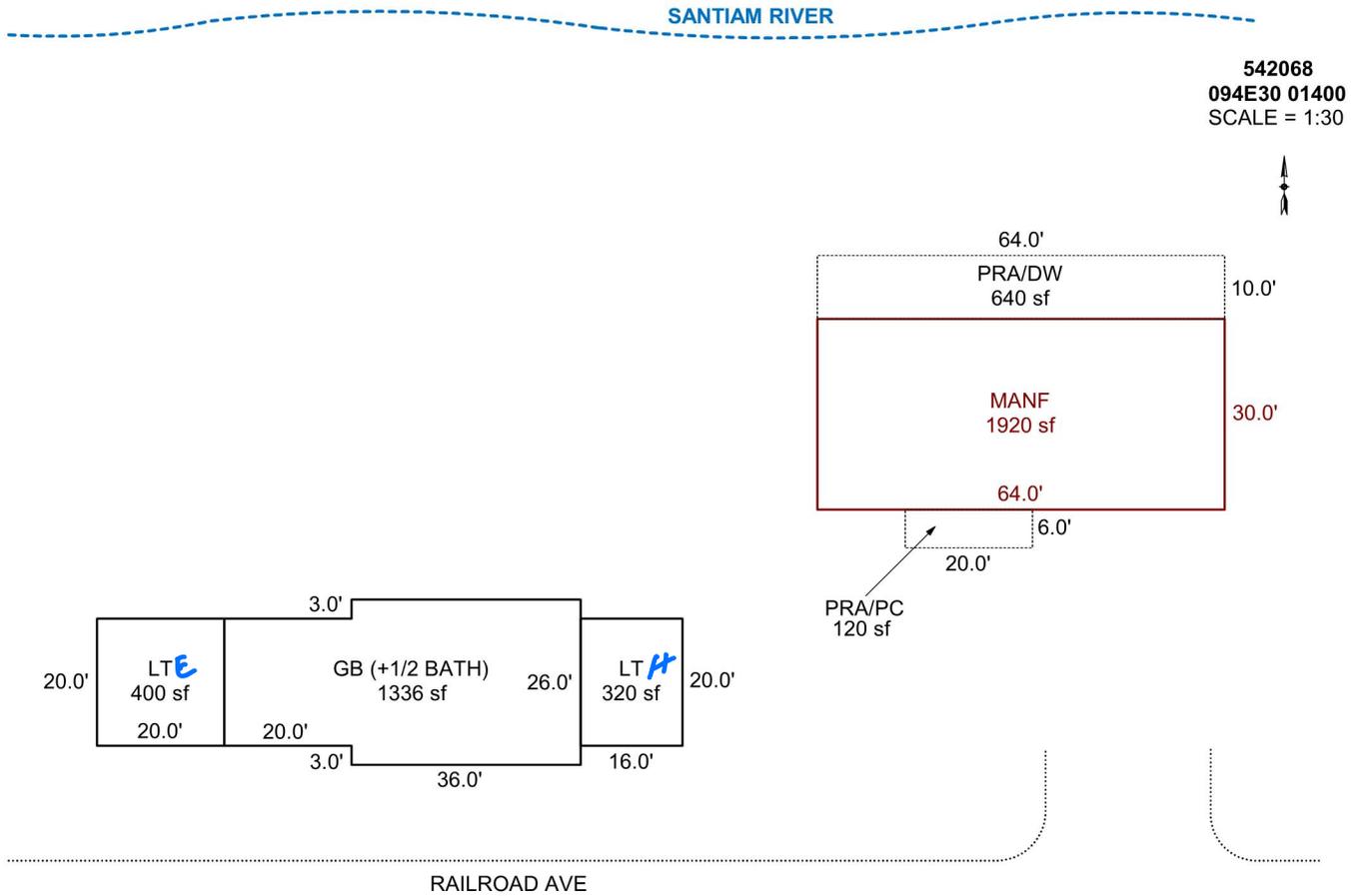
12/10/24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542068 Parcel No.: 094E30 01400
 Property Address: 34040 RAILROAD AVE SE
 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB (+1/2 BATH)	1.0	1336.0	164.0	
	LT	1.0	320.0	72.0	
	LT	1.0	400.0	80.0	2056.0
GLA	MANF	1.0	1920.0	188.0	1920.0
P/P	PRA/DW	1.0	640.0	148.0	
	PRA/PC	1.0	120.0	52.0	760.0

COMMENT TABLE 1

Apex 9/10/2012 Jane
 UPDATED BY CJURAN 03/31/2021
 UPDATED BY CJURAN 07/21/2022 555-22-002186
 UPDATED BY CJURAN 02/01/2023 555-22-011516
 UPDATED BY CJURAN 05/04/2023 555-23-000897

COMMENT TABLE 2

TS #02 03/04/2021 AOG

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,920
Net BUILDING	cnt	3	(rounded)	2,056