

Acct ID: 542048 MTL: 094E290000300 Date: **2-7-25** Appr: **EVRC** Prop Class: 451 RMV Prop Class: 451
 Situs: 36115 NIAGARA HTS RD SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 105914 Year: 2024
 Last Date Appraised: 03/05/2021 Appraiser: CLINT LUKE Retag: Y **0** Tag info: **IMPROV 2-26-25 CONCA**
 Owner: WERNER, MARK J & WERNER, VICKIE L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 **0** LCB TTO INSP AV: 128640
 RMV Land: 472470 RMV Imp: 47300 RMV Total: 519770 MAV: 128640 MSAV: 0 SAV: 0
 Comment: LEVEL 4 3.5.21 SH72//

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	35000	56490	0

Land

Site: 1	Code Area: 56490	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL			RMV: 139150	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT 2003-04 REAPPRAISAL; NO BATHS (SEPTIC) - GRAVITY FLOW WATER FROM CREEK = 1/2 WELL COST.						
Site: 2	Code Area: 56490	Size: 10.72 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural Restrictive	Description: SIX HILL			RMV: 298320	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: 2003-04 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 56490	Stat Class: 111	Year Blt: 1945	Eff Year Blt: 1945	Sq.Ft: 636	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 36330	
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	Exception
First Floor	1	Finished	636	1	0	1945	1945	KIT-, HVAC, ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 56490	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 600	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 24x25		RMV: 10970	
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	Exception
General Purpose Bldg	5	Finished	600	0	0	2018	2018	ARB	Y N

Accessories

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

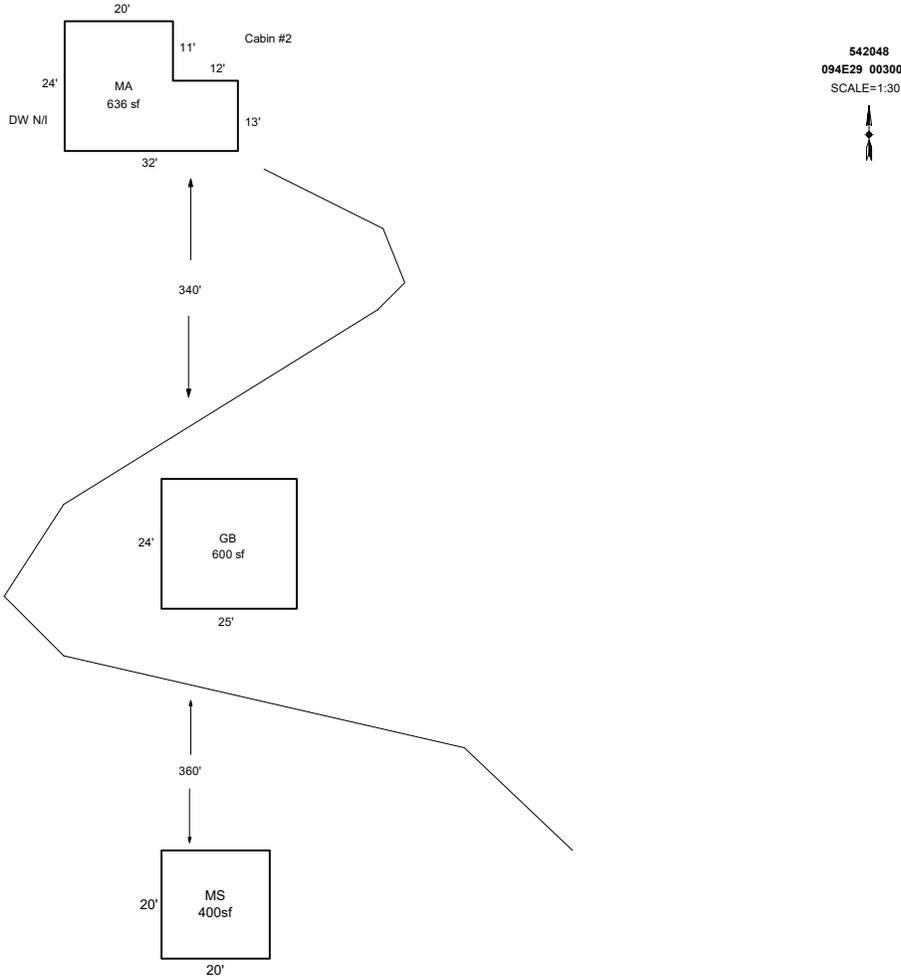
MS 5 20x20 FAIR 2022 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542048 Parcel No.: 094E29 00300
 Property Address: 36115 NIAGRA HTS RD SE
 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
GBA1	GB	1.0	600.0	98.0	
	MS	1.0	400.0	80.0	1000.0
GLA1	MA	1.0	636.0	112.0	636.0
	Net LIVABLE	cnt	0 (rounded)		636
	Net BUILDING	cnt	2 (rounded)		1,000

COMMENT TABLE 1

Apex 5/03/2010 Jane
 UPDATED BY JRONDEMA 3/7/18
 UPDATED BY JRONDEMA 1/11/19
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CLOBERG 02/24/25

COMMENT TABLE 2

#72 SH 03/05/2021 AOG
 CLUKE 02/07/25

COMMENT TABLE 3

CYCLE L4