

Acct ID: 542066 MTL: 094E300001600 Date: **2-7-24** Appr: **EVK** Prop Class: 401 RMV Prop Class: 401
 Situs: 34020 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 146998 Year: 2024
 Last Date Appraised: 01/12/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2024 - Tags/Permit (Completion)
 Owner: CHAURAN, CINDY & CHAURAN, MICHAEL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 217270
 RMV Land: 329450 RMV Imp: 214430 RMV Total: 543880 MAV: 217270 MSAV: 0 SAV: 0
 Comment: 23-24 L2 11/9/22 L3 1/12/23 CLUKE
 22-23: L2 01.06.22 CL
 LEVEL 4 11.23.20 WV06//

ADD 2 HC'S

Notations
 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: 299450 Exception: Y N
 S
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 03-04: REAPPRAISAL /03-04: PART TOTAL OF R42066 W/R59776 AS NO MORE HOMESITES ARE BEING ALLOWED ON THIS ROAD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 142 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2799 % Complete: 65
 Desc: Multi Story above grade Dimensions: RMV: 214430
 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	4	Finished	1656	0	FB-2	2021	2021	ROOF, BATH - 2, KIT-	Y N
Second Floor	4	Finished	1143	0	FB-1	2021	2021	BATH - 1	Y N

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.

HC 5
20x22
440
2024
NEW

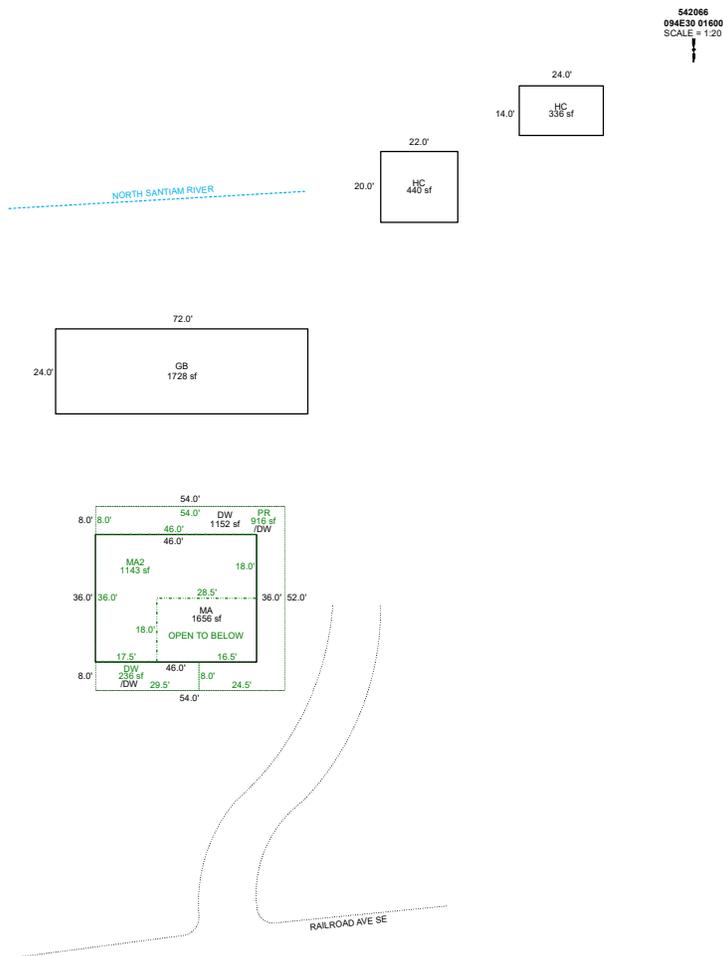
HC 5
14x24
2024
NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542066 Parcel No.: 094E30 01600
 Property Address: 34020 Railroad Av 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	HC	1.0	440.0	84.0	
	HC	1.0	336.0	76.0	776.0
GLA1	MA	1.0	1656.0	164.0	1656.0
GLA2	MA2	1.0	1143.0	164.0	1143.0
GAR	GB	1.0	1728.0	192.0	1728.0
P/P	DW	1.0	1152.0	304.0	
	PR	1.0	916.0	245.0	
	DW	1.0	236.0	75.0	2304.0
	Net LIVABLE	cnt	0 (rounded)		2,799
	Net BUILDING	cnt	2 (rounded)		776

COMMENT TABLE 1

Apex 9/10/2012 Jane
 UPDATED BY CJURAN 12/21/2020
 UPDATED BY CJURAN 08/11/2021 555-21-006246
 UPDATED BY CLOBERG 08/05/24 24-004136 GB
 UPDATED BY CLOBERG 01/28/25

COMMENT TABLE 2

WV 06 11/02/2020 AOG
 CLUKE 02/07/24

COMMENT TABLE 3

CYCLE L4

SKETCH/AREA TABLE ADDENDUM

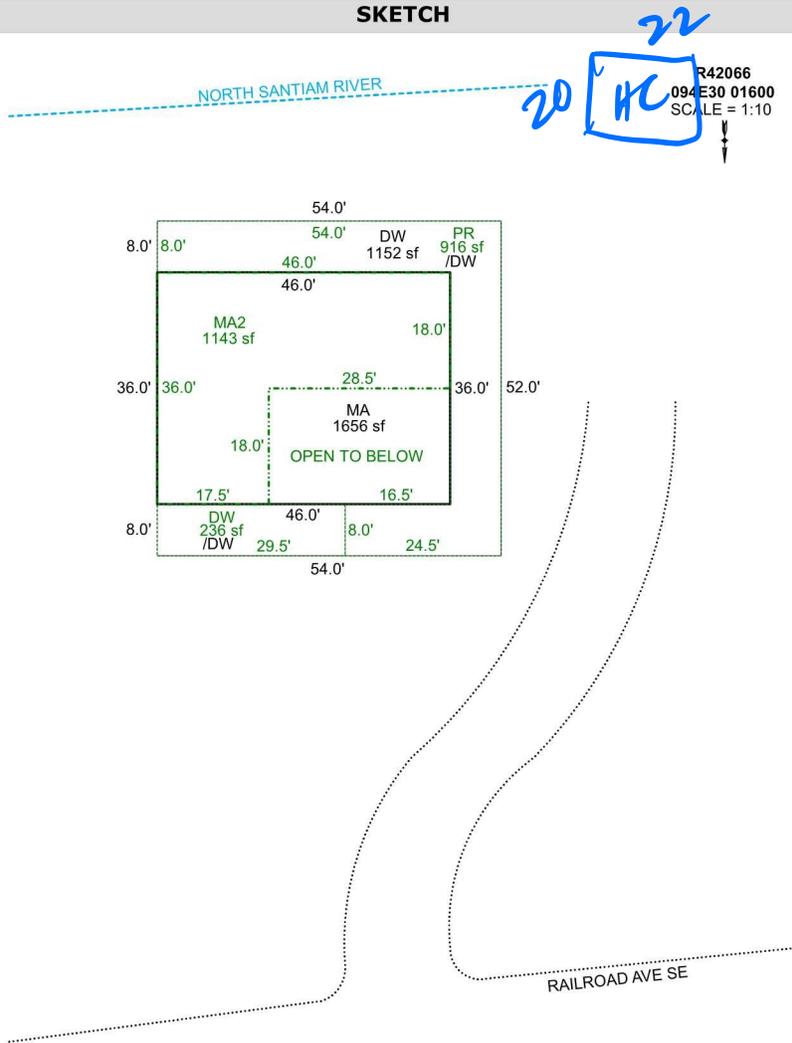
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 Property Address: 34020 Railroad Av SE
 City: Gates County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

24

14 / HC

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1656.0	164.0	1656.0
GLA2	MA2	1.0	1143.0	164.0	1143.0
P/P	DW	1.0	1152.0	304.0	
	PR	1.0	916.0	245.0	
	DW	1.0	236.0	75.0	2304.0

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COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,799