

Acct ID: 519641 MTL: 063W23AC05701 Date: **4/17/25** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551  
 Situs: 1385 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 37714 Year: 2024

Last Date Appraised: 12/06/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **N** Tag info:

Owner: MILLER, KOREY ALTON Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 192505  
 RMV Land: 282970 RMV Imp: 132190 RMV Total: 415160 MAV: 188880 MSAV: 3625 SAV: 10958  
 Comment: 22-23: L3 12.06.21 GRH

**UPDATE INV**

**Notations**

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	24210	0

**Farm Use livestock**

Site: 1 Code Area: 24210 Size: 0.58 Acres Use Code: 005 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Market Homesite Description: RMV: 45390 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 92420210, CHG HOMESITE VALUE AND ADDED OSD /01-02; UPDATED MARKET VALUE & LAND TABLE //04-05: ZONE IS UT NOT UTF, UNZONED HOMESITE, MULTI ACCOUNT R19640 //06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED. 07-08: RECALC SETUP; #19 7-6-06

Site: 2 Code Area: 92410 Size: 2.14 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 192580 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 2400210: 01-02: CHANGED LAND SCHEDULE FROM 95FG TO 01YG /02-03; CHANGED LAND TABLE FROM 01YG TO 0155 07-08: RECALC SETUP; #19 7-6-06

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24210 Stat Class: 121 + Year Blt: 1921 Eff Year Blt: 1940 Sq.Ft: 1084 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 96660  
 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	2 +	Finished	1084	2	FB-1	1921	1940	KIT, HVAC, ROOF, BATH - 1	Y N
Garage Detached	2	Unfinished	288	0	0	1921	1921	ROOF <b>BREAKOUT TO OWN IMPROVEMENT</b>	Y N

**Accessories**

**YI 3 Aug keep**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	2	282	1940	3909	1	Y N
<b>ENCLOSED PORCH</b>	<b>2</b>	<b>160</b>	<b>1970</b>	<b>2960</b>	<b>1</b>	Y N
ROOF EXTENSION OR PATIO COVER	2	112	1940	2046	1	Y N
ROOF EXTENSION OR PATIO COVER	2	192	1940	3508	1	Y N
ROOF EXTENSION OR PATIO COVER	2	200	1940	3654	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 24210 Stat Class: 312 Year Blt: 1921 Eff Year Blt: 1921 Sq.Ft: 864 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 36x24 RMV: 4970  
 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
Loft Barn	4	Finished	864	0	0	1921	1921	FAIR	Y N

**Accessories**

No accessory data available

~~Bldg: 3 Code Area: 24210 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0~~

Floors										DELETE UNDER 100SFT CLEAN UP	
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory			
Pump House	0	Finished	96	0	0	0	0			Exception: Y N	

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

Bldg: 4 Code Area: 24210 Stat Class: 321 Year Blt: 2002 Eff Year Blt: 1990 Sq.Ft: 1608 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: RMV: 7510  
 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			
Hay Cover	5	Finished	408	0	0	2002	2002			Exception: Y N	
Hay Cover	5	Finished	1200	0	0	2010	2010			Exception: Y N	

DELETE ATTACHED TO GB NOT HC CONVERSION ERROR

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

Bldg: 5 Code Area: 24210 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 720 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2920  
 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			
Lean-to Heavy Duty	4	Finished	720	0	0	2003	2003			Exception: Y N	

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

Bldg: 6 Code Area: 24210 Stat Class: 354 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 240 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 580  
 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			
Lean-to Light Duty	4	Finished	240	0	0	2003	2003			Exception: Y N	

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

Bldg: 7 Code Area: 24210 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 2880 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 72x40 RMV: 19550  
 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			
General Purpose Bldg	5	Finished	2880	0	0	2002	1990	FAIR		Exception: Y N	

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

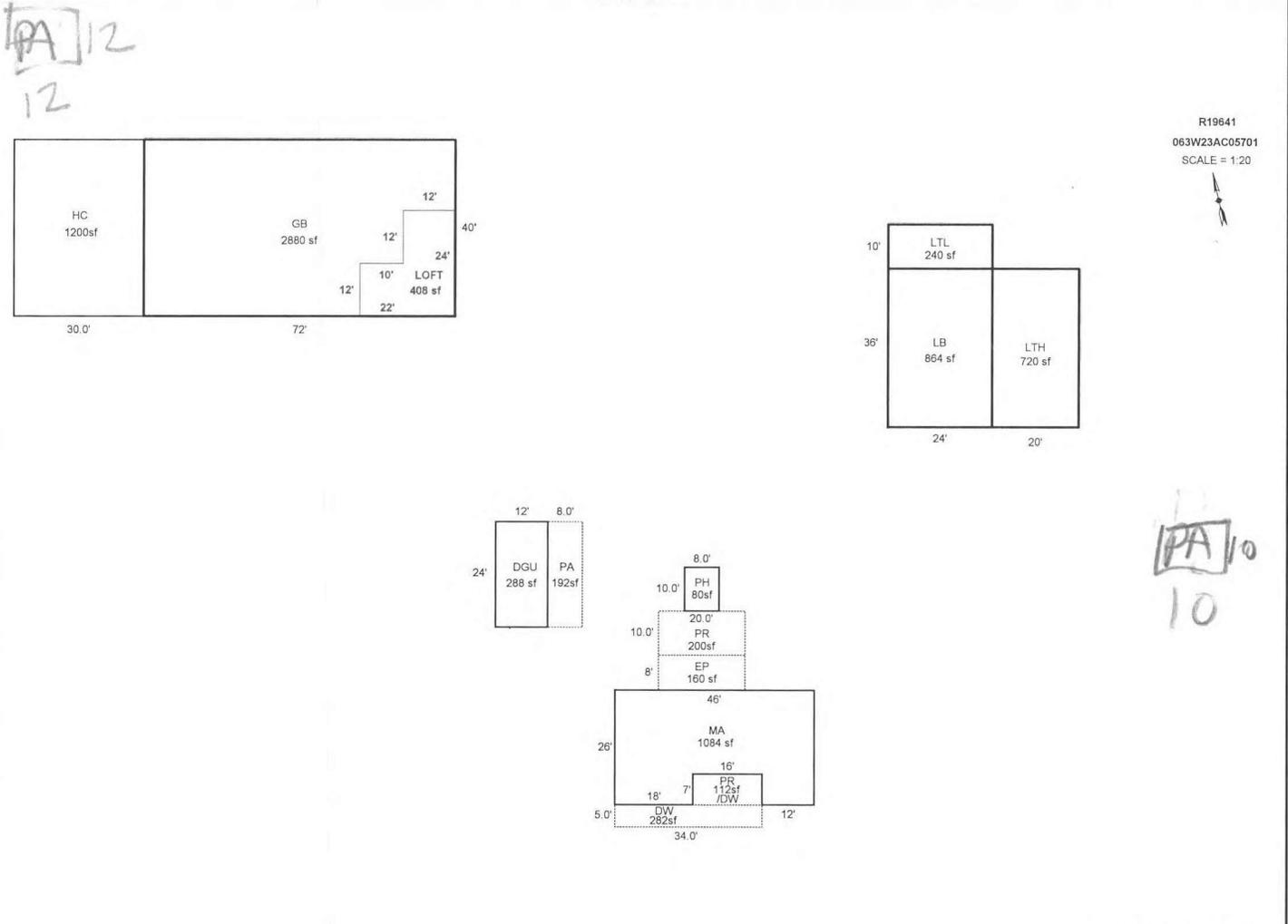
ADD BACK LOFT AS I/O CONVERSION ERROR

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19641 Parcel No.: 063W23AC05701  
 Property Address: 1385 Clear Lake Rd NE  
 City: Keizer County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	864.0	120.0	
	GB	1.0	2880.0	224.0	
	LTH	1.0	720.0	112.0	
	LTL	1.0	240.0	68.0	
	PH	1.0	80.0	36.0	
	HC	1.0	1200.0	140.0	5984.0
GBA2	LOFT	1.0	408.0	92.0	408.0
GLA1	MA	1.0	1084.0	158.0	1084.0
GAR	DGU	1.0	288.0	72.0	288.0
P/P	EP	1.0	160.0	56.0	
	PA	1.0	192.0	64.0	
	PR	1.0	200.0	60.0	
	DW	1.0	282.0	92.0	
	PR	1.0	112.0	46.0	946.0
		Net LIVABLE	cnt	1 (rounded)	
	Net BUILDING	cnt	7 (rounded)		6,392

Apex by RW 04/02/08  
 UPDATED BY CJURAN 06/17/2021

**COMMENT TABLE 2**  
 #29 JS 04/28/2020  
 12/6/21 T47  
 TAGS L3

**COMMENT TABLE 3**  
 CYCLE PITCOM C-19