

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: _____

1/25/2024

Acct ID: 519666 MTL: 063W23AB00300 Date: **04.24.25** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 8425 WHEATLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 37740 Year: 2024

Last Date Appraised: 08/22/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: JOHNSON, ALLISON B Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 268580

RMV Land: 129860 RMV Imp: 397730 RMV Total: 527590 MAV: 268580 MSAV: 0 SAV: 0

Comment: **MLS 821654**

Notations **136.6.24**

Update inv

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.45 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 74860 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 18-19: PER #11 ADD VIEW ADJ / 18-19: PER #29 UPDATE OSD / 06-07: RECALC SETUP;#28 10-26-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 + Year Blt: 1953 Eff Year Blt: 2001 Sq.Ft: 2383 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 325730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1993	3	FB-2	1953	2001	KIT+, ROOF, HVAC+, BATH - 2	Y N
Basement	4 +	Finished	390	0	0	1953	1990	HVAC+	Y N

Accessories

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

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 2010 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 53370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Finished	576	0	0	2010	2013	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 107 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 18630
 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								

CLEAN UP YIS PART OF IMPROV 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2000	2015	5760	1	Y N
YARD IMPROVEMENTS AVERAGE	6	1	0	12870	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23AB00300

File No R19666

SUBJECT

Property Address 8425 WHEATLAND RD N

City KEIZER

State OR

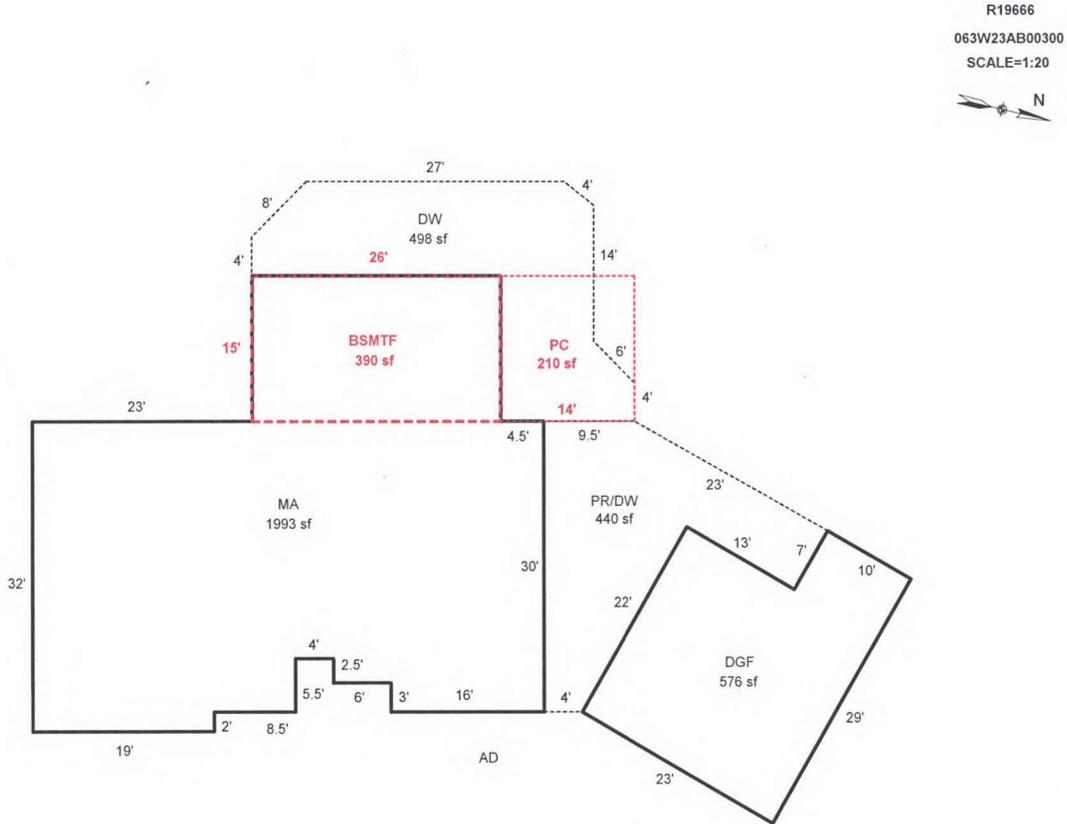
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1993	212	1993
GLA0	BSMTF	1.00	390	82	390
GAR	DGF	1.00	576	104	576
P/P	DW	1.00	498	122	
	PR/DW	1.00	440	109	
	PC	1.00	210	58	1148

Comment Table 1

APEX BY CE 9/30/10
Remodel of Res, Add AC, DW, PR - CE 2/15/11
UPDATED BY JRONDEMA 2/19/15
UPDATED BY JRONDEMA 8/27/18

Comment Table 2

KH 90 2/19/15
GPH 04.22.25

Comment Table 3

Cycle 13

Net LIVABLE Area (rounded w/ factors) 2383



MA DGF