

Acct ID: 519866 MTL: 063W24C003400 Date: **4/17/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 1900 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 55049 Year: 2024

Last Date Appraised: 05/23/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: BIRR, BEVERLY K Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 180950
 RMV Land: 289480 RMV Imp: 256370 RMV Total: 545850 MAV: 180950 MSAV: 0 SAV: 0
 Comment:

Notations UPDATE INV

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 3.82 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 244480 Exception: Y N
 Adjustment(s): **3 Acres 4BI 0.82 2BI acres** Fire Patrol: Description:
 Comments: 99-2000; CONVERT DG TO CLASS 3 RES, DELETE DG#2, RUN AT 100%, PULL FROM MAINT. 06-07: RECALC SETUP;#10 10-21-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 131 Year Blt: 1950 Eff Year Blt: 1986 Sq.Ft: 1584 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 209180
 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	3	Finished	1584	3	FB-1	1950	1986	BATH - 1, KIT, ROOF, HVAC, FP - 1	Y N
Garage Detached	3	Finished	912	0	FB-1	1950	1950	BATH - 1, ROOF	Y N

SEPARATE TO OWN STAT CLASS- NOT ATTACHED TO MA

Accessories yi 3 GOOD

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	160	1990	2957	1	Y N
PATIO	3	640	2000	3133	1	Y N
ROOF EXTENSION OR PATIO COVER	3	640	2000	16518	1	Y N

Bldg: 5 Code Area: 01410 Stat Class: 107 Year Blt: Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 38750
 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								

delete add to improvement 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	1986	38745	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2090
 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
Multi-Purpose Bldg	5	Finished	120	0	0	2008	2008	fair	Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 160 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 8x20 RMV: 450
 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	160	0	0	2008	2008		
									Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 3250
 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	
Multi-Purpose Bldg	5	Finished	200	0	0	2008	2008	fair	
									Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x6 RMV: 210
 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	
Multi-Purpose Bldg	5	Finished	96	0	0	2000	2000	FAIR	
									Exception: Y N

Accessories

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

Bldg: 7 Code Area: 01410 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 2440
 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	
Multi-Purpose Bldg	5	Finished	140	0	0	2008	2008	fair	
									Exception: Y N

Accessories

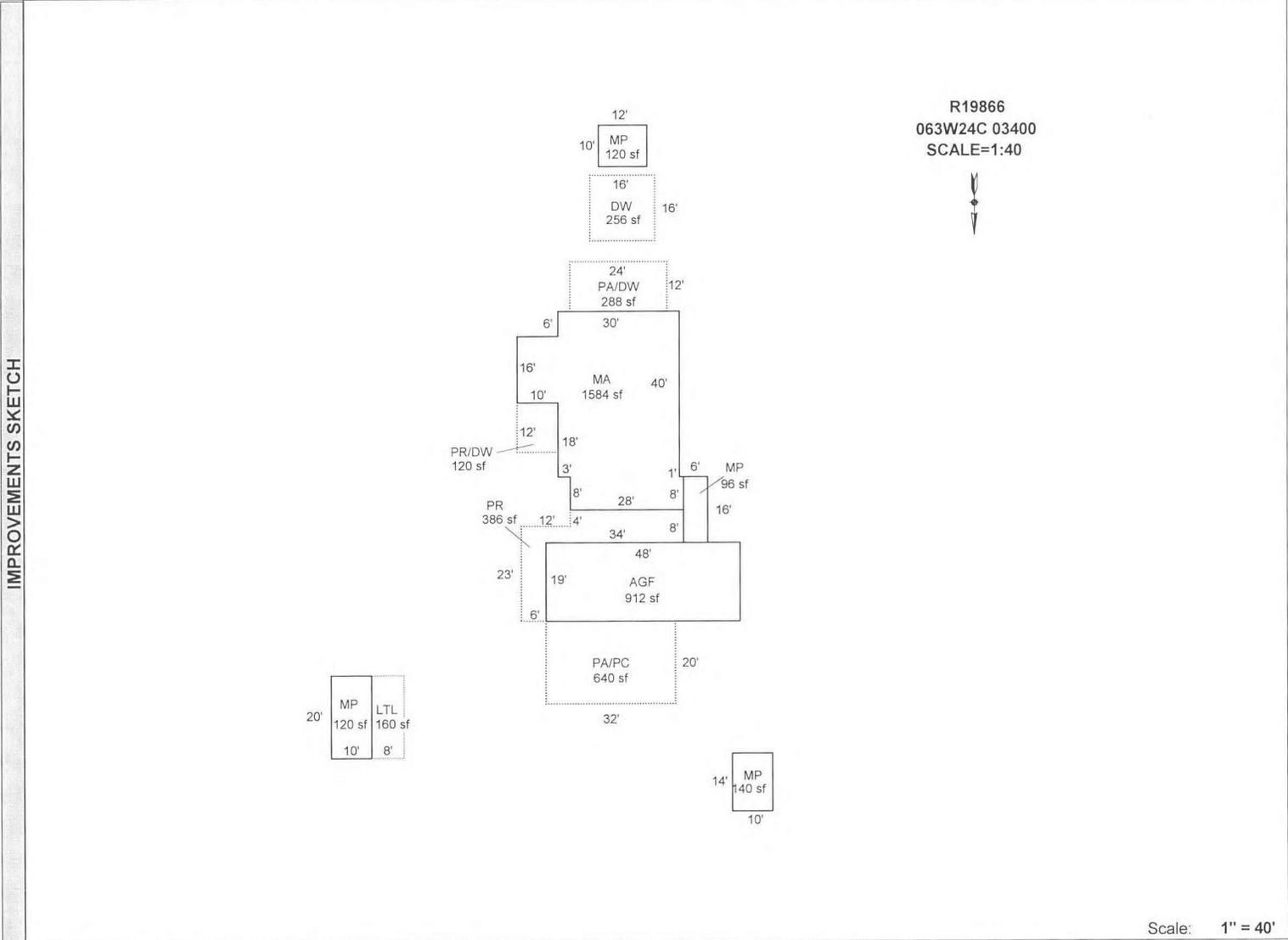
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 03400

File No R19866

SUBJECT	Property Address 1900 CLEAR LAKE RD NE
	City SALEM County MARION State OR Zip 97303
	Owner
	Client
	Appraiser Name



Scale: 1" = 40'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	MA	MA	1.00	1584	178	1584
	GBA1	MP	1.00	120	44	
		LTL	1.00	160	56	
		MP	1.00	200	60	
	MP	MP	1.00	140	48	620
		MP	1.00	96	44	96
	GBA2	MP	1.00	96	44	
	AGF	AGF	1.00	912	134	912
DW	DW	1.00	256	64		
	PA/DW	1.00	288	72		
	PA/PC	1.00	640	104		
	PR	1.00	386	134		
	PR/DW	1.00	120	44	1690	
<p>Net LIVABLE Area (rounded w/ factors) 1584</p> <p>Net BUILDING Area (rounded w/ factors) 716</p>						

Comment Table 1	
DRAWN BY JRONDEMA 10/19/17 UPDATED BY CHRIS 5/24/19	
Comment Table 2	Comment Table 3
GRH 04.17.25	CYCLE L3