

Acct ID: 519867 MTL: 063W24C003500 Date: **4/17/25** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 1870 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 55050 Year: 2024  
 Last Date Appraised: 08/21/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:  
 Owner: FLECK, JANICE M & LERUS, ROGER D Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 261290  
 RMV Land: 211040 RMV Imp: 196220 RMV Total: 407260 MAV: 261290 MSAV: 0 SAV: 0  
 Comment:

UPDATE INV

**Notations**  
 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: 1.48 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **2BI** Value Source: Rural at MKT Description: RMV: 166040 Exception: Y N  
 Adjustment(s): **GSOIL IRR** Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#10 10-21-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 132 Year Blt: 1945 Eff Year Blt: 1958 Sq.Ft: 1870 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 178370  
 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	1726	2	FB-2	1945	1958	BATH - 2, KIT, HVAC, FP - 1, ROOF	Y N
Attic	3	Finished	144	0	0	1945	1958	HVAC	Y N
Carport Attached	3	Unfinished	768	0	0	1958	1958	ROOF	Y N

**Accessories**

yl 3 average

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	210	1958	797	1	Y N
PATIO	3	372	1958	1412	1	Y N
ROOF EXTENSION OR PATIO COVER	3	210	1958	4202	1	Y N
ROOF EXTENSION OR PATIO COVER	3	372	1958	7444	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01410 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 1670  
 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	144	0	0	1993	1993	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 384 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 9770  
 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	6	Finished	384	0	0	2003	2003	AVG	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: 2003    Eff Year Blt: 2003    Sq.Ft: 240    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 10x24    RMV: 6410  
 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: Y N
Multi-Purpose Bldg	6	Finished	240	0	0	2003	2003	FAIR	

**Accessories**

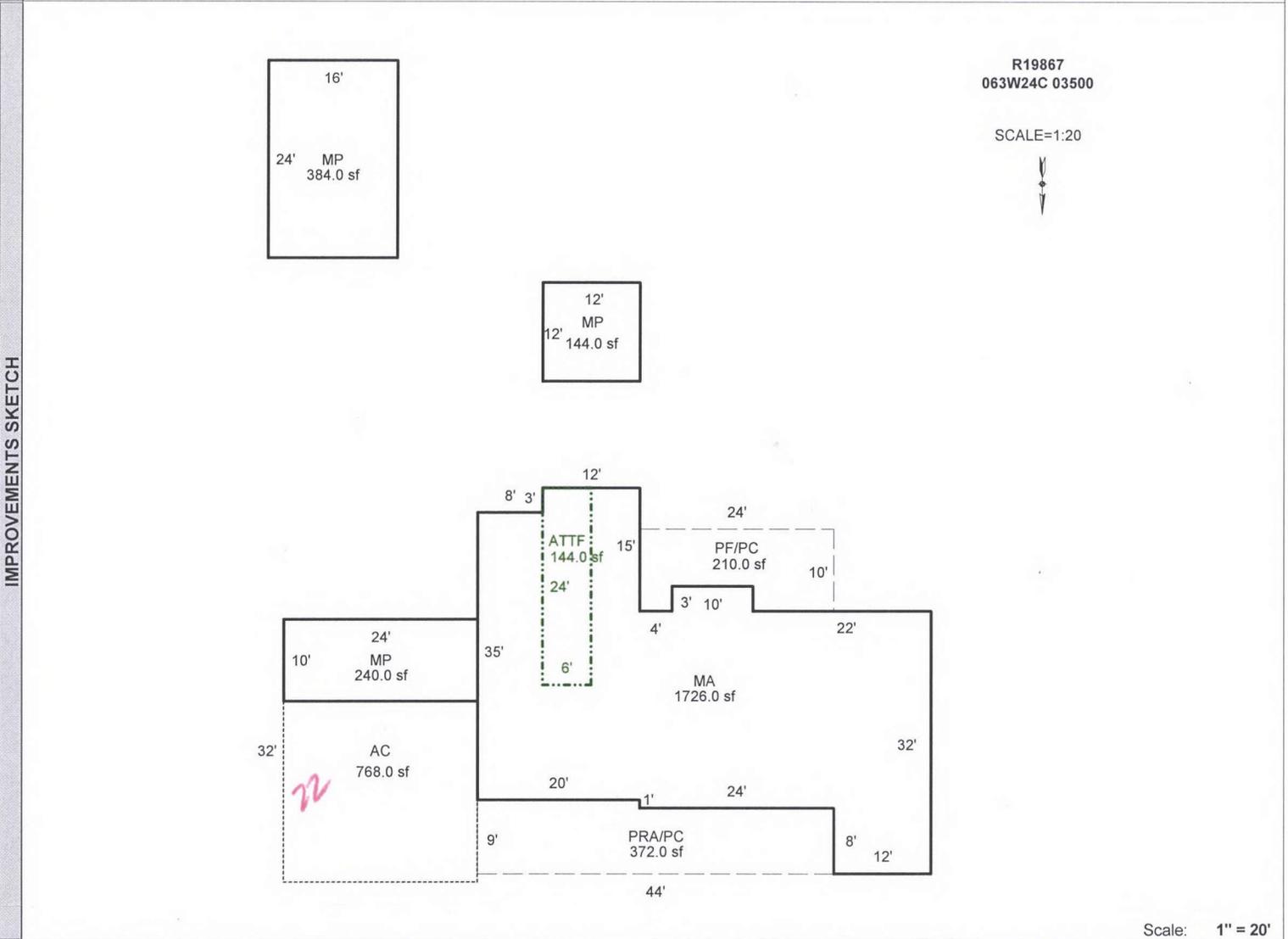
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 03500

File No R19867

SUBJECT	Property Address <b>1870 CLEAR LAKE RD NE</b>	County <b>MARION</b>	State <b>OR</b>	Zip <b>97303</b>
	City <b>SALEM</b>			
	Owner			
	Client			
	Appraiser Name			



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1				
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 10/19/17 UPD BY PH 09.30.19				
	GLA1	MA	1.00	1726.00	212.0	1726.00					
	GLA2	ATTF	1.00	144.00	60.0	144.00					
	GBA1	MP	1.00	144.00	48.0						
MP		1.00	384.00	80.0							
MP		1.00	240.00	68.0	768.00						
GAR	AC	1.00	768.00	112.0	768.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">Comment Table 2</th> <th style="text-align: center;">Comment Table 3</th> </tr> <tr> <td style="text-align: center;">08.21.19 CL #10 <b>GRH 04/17.25</b></td> <td style="text-align: center;">CYCLE <b>CYCLE L3</b></td> </tr> </table>		Comment Table 2	Comment Table 3	08.21.19 CL #10 <b>GRH 04/17.25</b>	CYCLE <b>CYCLE L3</b>
Comment Table 2	Comment Table 3										
08.21.19 CL #10 <b>GRH 04/17.25</b>	CYCLE <b>CYCLE L3</b>										
YI1	PRA/PC	1.00	372.00	106.0	582.00						
	PF/PC	1.00	210.00	74.0							
Net LIVABLE Area (rounded w/ factors)			1870								
Net BUILDING Area (rounded w/ factors)			768								