

Acct ID: 519875 MTL: 063W24C003100 Date: **4/17/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 2158 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 55058 Year: 2024

Last Date Appraised: 06/15/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info:

Owner: RODRIGUEZ, LORENZO H & RODRIGUEZ, KERRIE R Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 394950
 RMV Land: 227270 RMV Imp: 580970 RMV Total: 808240 MAV: 394950 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/15/22 CLUKE

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: 1.86 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 182270 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 09-10: ADD LDSCPE 20K// 99-2000: F99-939 LLADJ WITH R19865. 2000-2001: MARKET LAND VALUES UPDATED TO \$52808/ACRE. 06-07: RECALC SETUP;#10 10-21-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 153 - Year Blt: 1954 Eff Year Blt: 1998 Sq.Ft: 3860 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 502350
 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	5 -	Finished	2196	3	FB-2	1954	1998	BATH - 2, ROOF, HVAC, FP - 1, KIT	Y N
Basement	5 -	Low Cost	944	0	0	1954	1998	HVAC	Y N
Basement	5 -	Finished	720	0	FB-1/ HB-1	1983	1998	BTH - 1	Y N

Accessories

GROUP YI TO 5 FAIR

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	84	1998	1626	1	Y N
PATIO	5	140	1998	678	1	Y N
PATIO	5	310	1998	1500	1	Y N
PATIO	5	350	1998	1694	1	Y N
PATIO	5	430	1998	2081	1	Y N
ROOF EXTENSION OR PATIO COVER	5	140	1998	3573	1	Y N
ROOF EXTENSION OR PATIO COVER	5	160	1998	4083	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 148 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 61930
 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
Garage Oversized Detached	4	Finished	1120	0	0	1977	1977	ROOF	Y N

Accessories

PART OF YI

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	792	1954	1750	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 15520
 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
General Purpose Bldg	5	Finished	1200	0	0	1994	2003	FAIR	Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 354	Year Blt: 1997	Eff Year Blt: 2003	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 12x40			RMV: 1170
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	480	0	0	1997	2003	Exception: Y N

Accessories

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

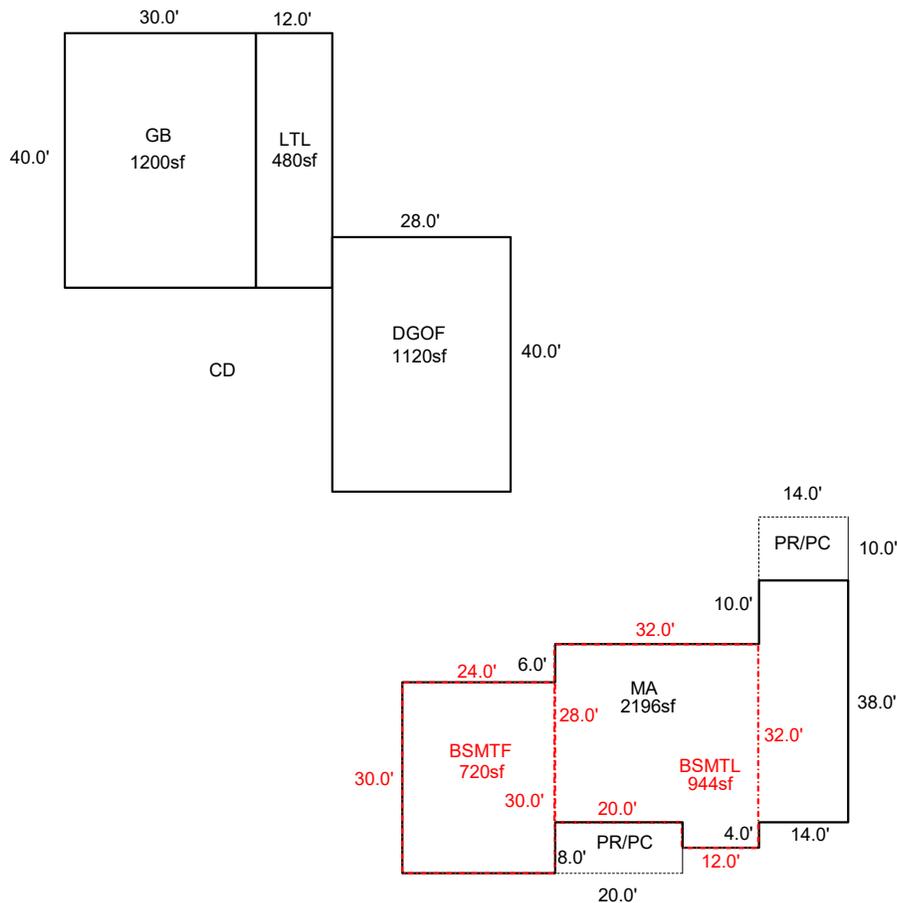
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519875 Parcel No.: 063W24C 03100
 Property Address: 2158 CLEAR LAKE RD NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519875
063W24C 03100



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	
	LTL	1.0	480.0	104.0	1680.0
GLA0	BSMTF	1.0	720.0	108.0	720.0
GLA1	MA	1.0	2196.0	240.0	2196.0
BSMT	BSMTL	1.0	944.0	128.0	944.0
GAR	DGOF	1.0	1120.0	136.0	1120.0
P/P	PR/PC	1.0	140.0	48.0	
	PR/PC	1.0	160.0	56.0	300.0
	Net LIVABLE	cnt	0 (rounded)		2,916
	Net BUILDING	cnt	2 (rounded)		1,680

COMMENT TABLE 1

APEX BY CE 11/4/08
 UPDATED BY CLOBERG 05/14/25

COMMENT TABLE 2

GRH 04/17/25
CL 08.21.19

COMMENT TABLE 3

CYCLE L3
CYCLE

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 03100

File No R19875

SUBJECT

Property Address 2158 CLEAR LAKE RD NE

City SALEM

State OR

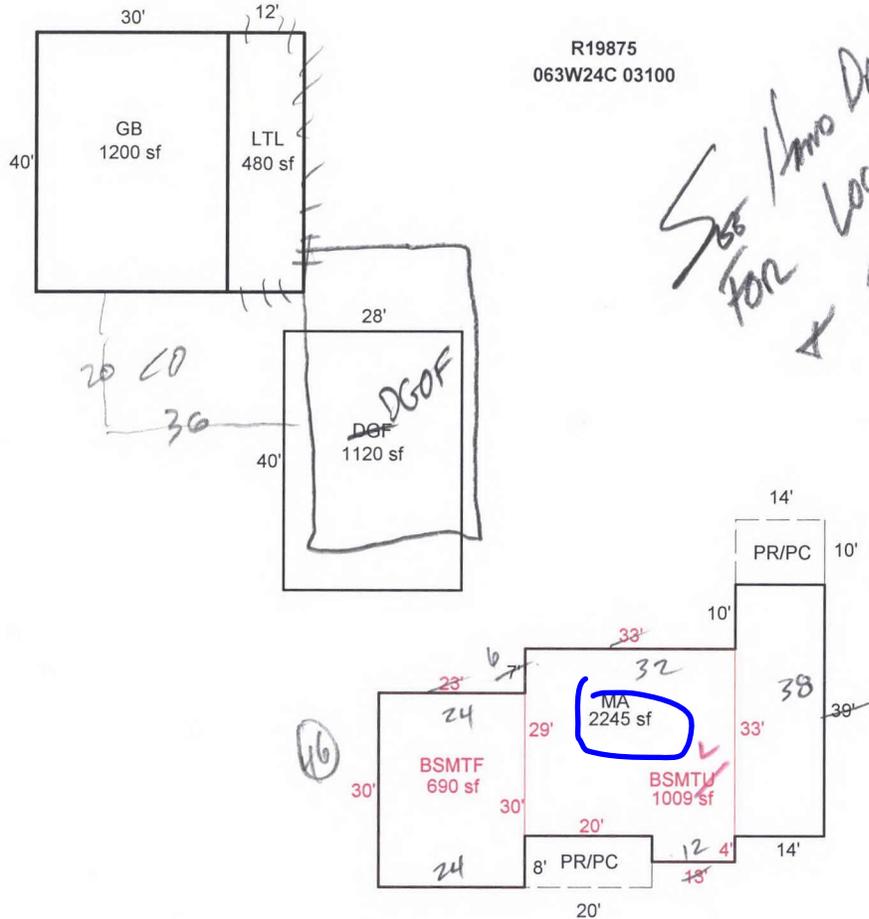
Zip 97303

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	2245.00	242.0	2245.00
GLA0	BSMTF	1.00	690.00	106.0	690.00
GBA1	GB	1.00	1200.00	140.0	
	LTL	1.00	480.00	104.0	1680.00
BSMT	BSMTU	1.00	1009.00	132.0	1009.00
GAR	DGF	1.00	1120.00	136.0	1120.00
P/P	PR/PC	1.00	140.00	48.0	
	PR/PC	1.00	160.00	56.0	300.00
Net LIVABLE Area		(rounded w/ factors)			2935
Net BUILDING Area		(rounded w/ factors)			1680

Comment Table 1

APEX BY CE 11/4/08

Comment Table 2

Comment Table 3