

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **GPH**

Print Date: 1/25/2024

Acct ID: 323280 MTL: 063W24C004700 Date: **9/24/24** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401

Situs: 7956 CLEAR LAKE CT NE KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 69849 Year: 2024

Last Date Appraised: 06/16/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: KUMAR, MOHINDER Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 706760

RMV Land: 222410 RMV Imp: 902100 RMV Total: 1124510 MAV: 706760 MSAV: 0 SAV: 0

Comment: LEVEL 2 6/16/21 JS29

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: **2bd** Value Source: Rural at MKT Description: RMV: 167410 Exception: Y N

Adjustment(s): **asoil** Fire Patrol: Description:

Comments: 21-22: SV #29 CHG OSD// 2000-01: f99-941 sube to create new sub after tax season. 06-07: RECALC SETUP;#10 10-24-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 152 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 5016 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 792040 **I/O**

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	4042	2	FB-2	2000	2000	BATH - 2, KIT+, ROOF, HVAC+, FP - 1	Y N
Second Floor	5	Finished	974	3	FB-1	2000	2000	BATH - 1, HVAC+, ROOF	Y N
Garage Attached	5	Finished	1050	0	0	2000	2000	ROOF	Y N

Accessories

HI 5 Good.

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	320	2000	6266	1	Y N
DECK	5	576	2000	10253	1	Y N
PATIO	5	144	2000	705	1	Y N
PATIO	5	168	2000	822	1	Y N
PATIO	5	1300	2000	6364	1	Y N
ROOF EXTENSION OR PATIO COVER	5	64	2000	1652	1	Y N
ROOF EXTENSION OR PATIO COVER	5	180	2000	4646	1	Y N
ROOF EXTENSION OR PATIO COVER	5	320	2000	859	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 148 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 110060

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	1104	0	0	2004	2004	ROOF	Y N

Accessories

move to MA accessories
leave

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	6100	2004	18041	1	Y N
TENNIS COURT	4	3420	2004	21785	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No **063W24C 04700**

File No **R323280**

SUBJECT

Property Address **7956 CLEAR LAKE CT NE**

City **KEIZER**

County **MARION**

State **OR**

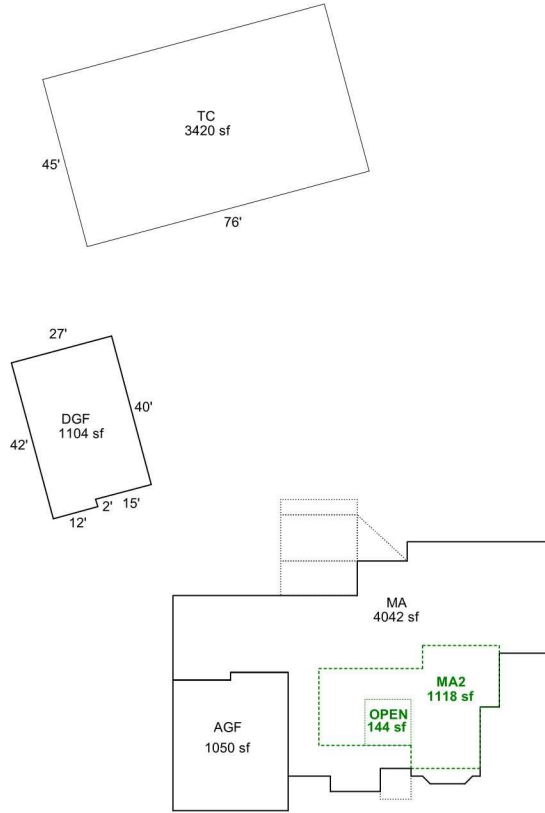
Zip **97303**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R323280
063W24C 04700
Scale=1:50
See Page 2 for Res Dimensions

Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	4042	338	4042
GLA2	MA2	1.00	1118	158	1118
GAR	AGF	1.00	1050	132	
	DGF	1.00	1104	138	2154
CD	PRA/DW	1.00	180	58	
	PA/DW	1.00	240	64	
	PA	1.00	80	48	
	DW	1.00	78	43	578
PR	PRA/PC	1.00	64	32	64
OTH	TC	1.00	3420	242	3420
Net LIVABLE Area (rounded w/ factors)					5160

Comment Table 1

DRAWN BY JRONDEMA 10/19/17
UPDATED BY CHRIS 10/11/19

Comment Table 2

Comment Table 3

File No **R323280**

Zip 97303

Appraiser Name

IMPROVEMENTS SKETCH



5160

Apx7100-w Apex v5