

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

Acct ID: 520176 MTL: 063W28B000900 Date: **04.10.24** Appr: **GRH** Prop Class: 459 RMV Prop Class: 459
Situs: 7195 22ND AVE N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 77870 Year: 2024

Last Date Appraised: 01/22/2013 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: LORENZ, DEBRA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 98920
RMV Land: 144320 RMV Imp: 91940 RMV Total: 236260 MAV: 98920 MSAV: 0 SAV: 0
Comment: _____

Notations **13 4.10.24** ADD NEW MP
No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 45000 | 92420 | 0 |

Land

Site: 1 Code Area: 92420 Size: 0.42 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **2BI** Value Source: Rural Restrictive Description: RMV: 99320 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2013-14: OSD REMOVED, MFS GONE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92420 Stat Class: 457 Year Blt: 2012 Eff Year Blt: **2013** / **2012** Sq.Ft: 1080 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 40x27 RMV: 91030
 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 | 1080 | 3 | FB-2 | 2012 | 2013 | SKIRT, ROOF, HVAC+, KIT-, BATH - 2 | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------|-------|-----------|------------|-----|----------|-----------|
| DECK | 5 | 48 | 2013 | 876 | 0 | Y N |

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92420 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 352 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 22x16 RMV: 910
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Lean-to Light Duty | 4 | Finished | 352 | 0 | 0 | 2005 | 2005 | | Y N |

Accessories

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

MP 14X24 YR EYB 2016 NEW FAIR PKG USED GOOGLE EARTH PRO FOR YR BUILT AND EYB



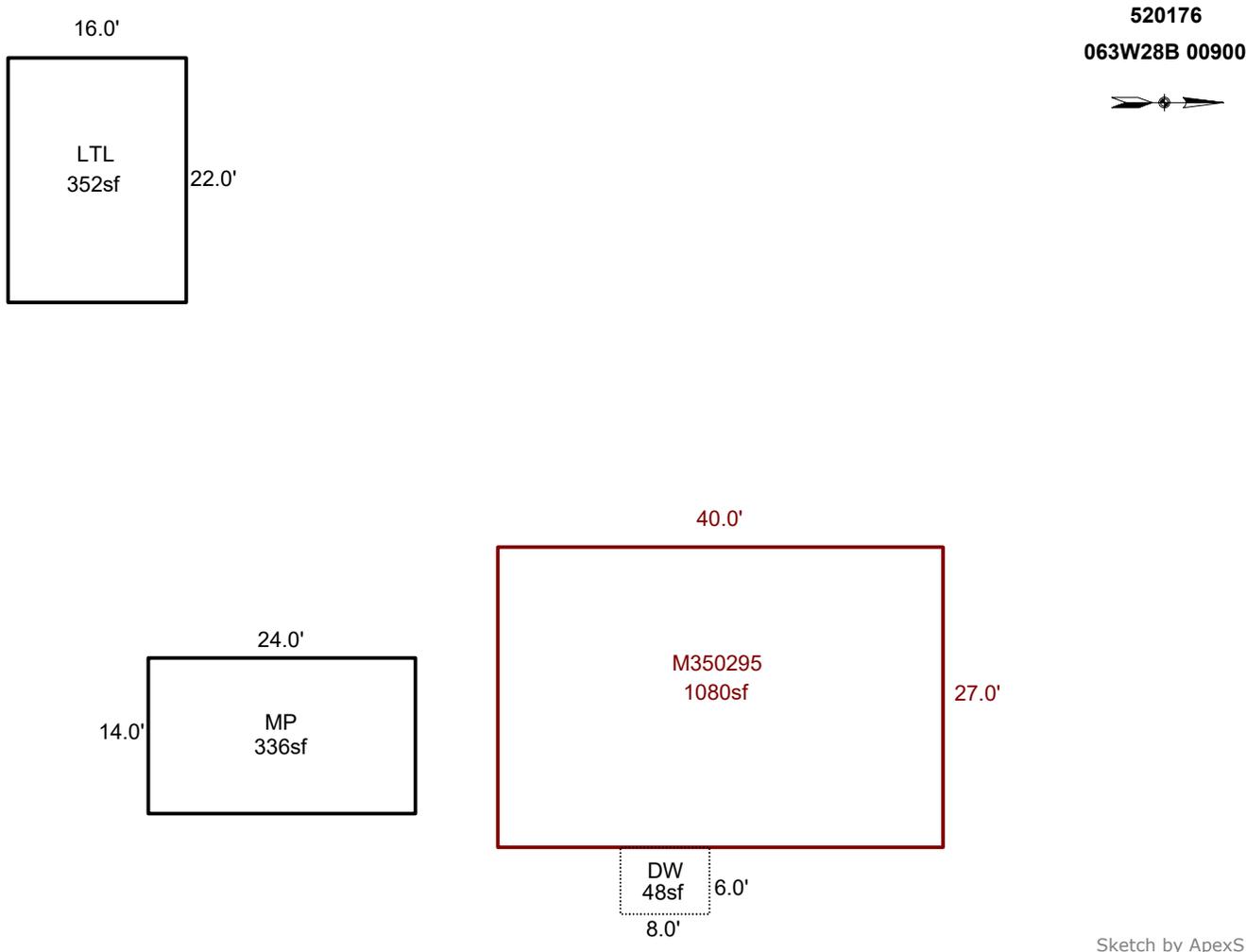
MP MH 04.10.24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520176 Parcel No.: 063W28B 00900
 Property Address: 7195 22ND AVE N
 City: KEIZER County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | | |
|---------------------------|-------------|--------|----------|-----------|------------|---|-----------------|-----|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | | |
| GBA1 | LTL | 1.0 | 352.0 | 76.0 | | Apex by CW 2/10/14 UPDATED BY CLOBERG 08/15/25 | | |
| | MP | 1.0 | 336.0 | 76.0 | 688.0 | | | |
| OTH | M350295 | 1.0 | 1080.0 | 134.0 | 1080.0 | | | |
| P/P | DW | 1.0 | 48.0 | 28.0 | 48.0 | | | |
| Net BUILDING | | | | | | cnt | 2 (rounded) | 688 |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 | |
| | | | | | | GRH 04/10/24 | CYCLE L3 | |

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W28B 00900

File No R20176

Property Address 7195 22ND AVE N

City KEIZER

State OR

Zip 97303

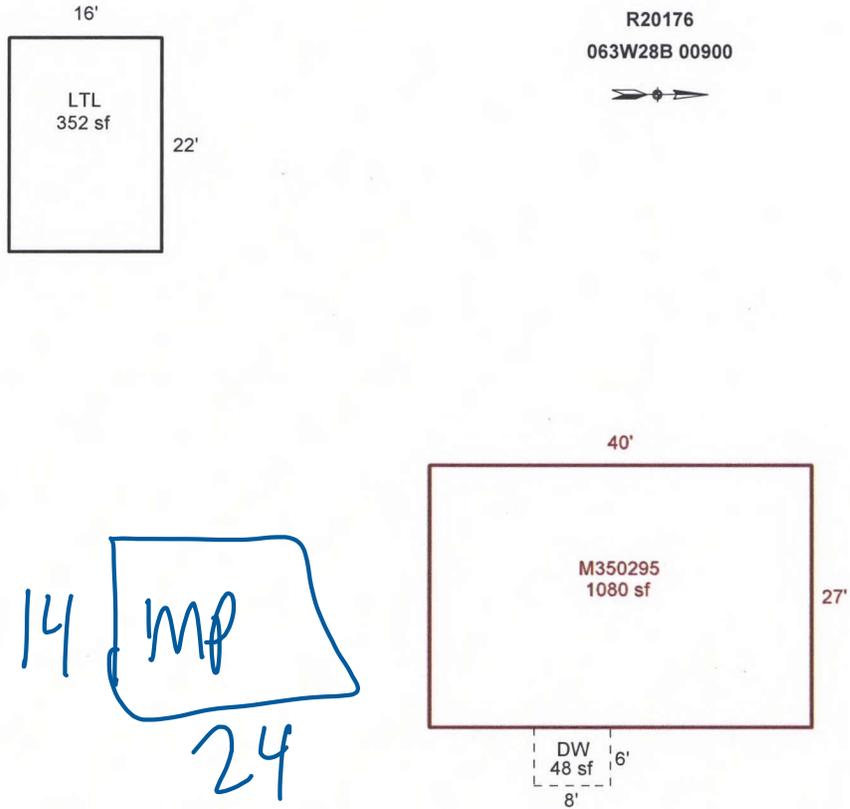
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | LTL | 1.00 | 352 | 76 | 352 |
| P/P | DW | 1.00 | 48 | 28 | 48 |
| OTH | M350295 | 1.00 | 1080 | 134 | 1080 |

Comment Table 1

Apex by CW 2/10/14

Comment Table 2

GRH 4/10/24

Comment Table 3

CYCLE L3

Net BUILDING Area

(rounded w/ factors)

352