

Acct ID: 525619 MTL: 073W04A000300 Date: 5/1/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 1585 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 31684 Year: 2024

Last Date Appraised: 08/17/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MONAGON, LAWRENCE V & MONAGON, DAWN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTC INSP AV: 314809

RMV Land: 381250 RMV Imp: 377581 RMV Total: 758831 MAV: 236820 MSAV: 77989 SAV: 144195

Comment: owner allowed picture behind gate

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

Add 2 modular classroom 100% , update inv

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	92420	0

Farm ok nursery stock orchard.

Land

Site: 2 Code Area: 92420 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 56040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400220

Site: 4 Code Area: 92420 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 56040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400220

Site: 5 Code Area: 92420 Size: 2.78 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2B1 Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 179170 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 2400220 Tax Rate = 10475 Rent Rate = 110

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92420 Stat Class: 467 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1296 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 95000
 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	6	Finished	1296	3	FB-1/ HB-1	2000	2000	KIT-, ROOF+, SKRT+, HVAC+, BTH - 1, BATH - 1	Y N
Garage Attached	4	Unfinished	400	0	0	2000	2000		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	6	192	2000	517	0	Y N
ROOF EXTENSION OR PATIO COVER	6	192	2001	2895	0	Y N

Bldg: 1 Code Area: 92420 Stat Class: 141 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1248 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 229800
 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	4	Finished	1248	3	FB-2	1991	1991	ROOF, HVAC, KIT, BATH - 2	Y N
Garage Attached	4	Unfinished	672	0	0	1991	1991	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>CONCRETE DRIVEWAY</u>	<u>4</u>	<u>550</u>	<u>2000</u>	<u>1590</u>	<u>1</u>	<u>Y N</u>
YARD IMPROVEMENTS AVERAGE	4	1	1991	23436	1	Y N

part of YI's finished

Bldg: 3 Code Area: 92420 Stat Class: 138 Year Blt: 1940 Eff Year Blt: 1967 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 22080

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Garage Detached	3	Finished	352	0	0	1940	1967	ROOF	

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92420 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 3390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	320	0	0	1995	1995	FAIR	

Accessories

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

Bldg: 4 Code Area: 92420 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 40 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x5 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	Finished	40	0	0	0	0		

Accessories

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

Bldg: 5 Code Area: 92420 Stat Class: 353 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1728 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 72x24 RMV: 4510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	1728	0	0	1988	1988		

Accessories

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

Bldg: 6 Code Area: 92420 Stat Class: 353 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1152 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 5310
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

GB

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1152	0	0	1988	1988	FAIR	

GB

Accessories

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

Bldg: 7 Code Area: 92420 Stat Class: 332 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1800 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 90x20 RMV: 3240
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Commerical Greenhouse	4	Finished	1800	0	0	2001	2001		

Accessories

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

Bldg: 8 Code Area: 92420 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1296 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 18x72 RMV: 5600

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
Lean-to Heavy Duty	4	Finished	1296	0	0	2005	2005		

Accessories

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

Bldg: 9 Code Area: 92420 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1800 % Complete: 100
 Desc: Frost Control Dimensions: 90x20 RMV: 3701
 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
Frost Control	4	Finished	1800	0	0	2005	2005		

Accessories

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

Bldg: 10 Code Area: 92420 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 290
 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	4	Finished	96	0	0	2010	2010	FAIR	

Accessories

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

Bldg: 11 Code Area: 92420 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 300 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 4660
 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	5	Finished	300	0	0	2010	2010	16x20 Fair	

Accessories

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







ACCOUNT # 52561A DATE: 5/1/25 RMV CLASS SSI PROP CLASS 451
 MTL _____ APPR GRH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE modular classroom (2)
 STAT / CLASS 390
 SIZE _____
28x64
 FAIR
 AVERAGE open space
 GOOD -No electric
 EXCELLENT _____
owner does not know any information about structures
 BATH _____
 YR BLT _____
 EFF YR 1997 estimated
 % COMP 100
 EXCEPT Y N
 MISC: _____

COMMENT: Used as storage for nursery plants

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

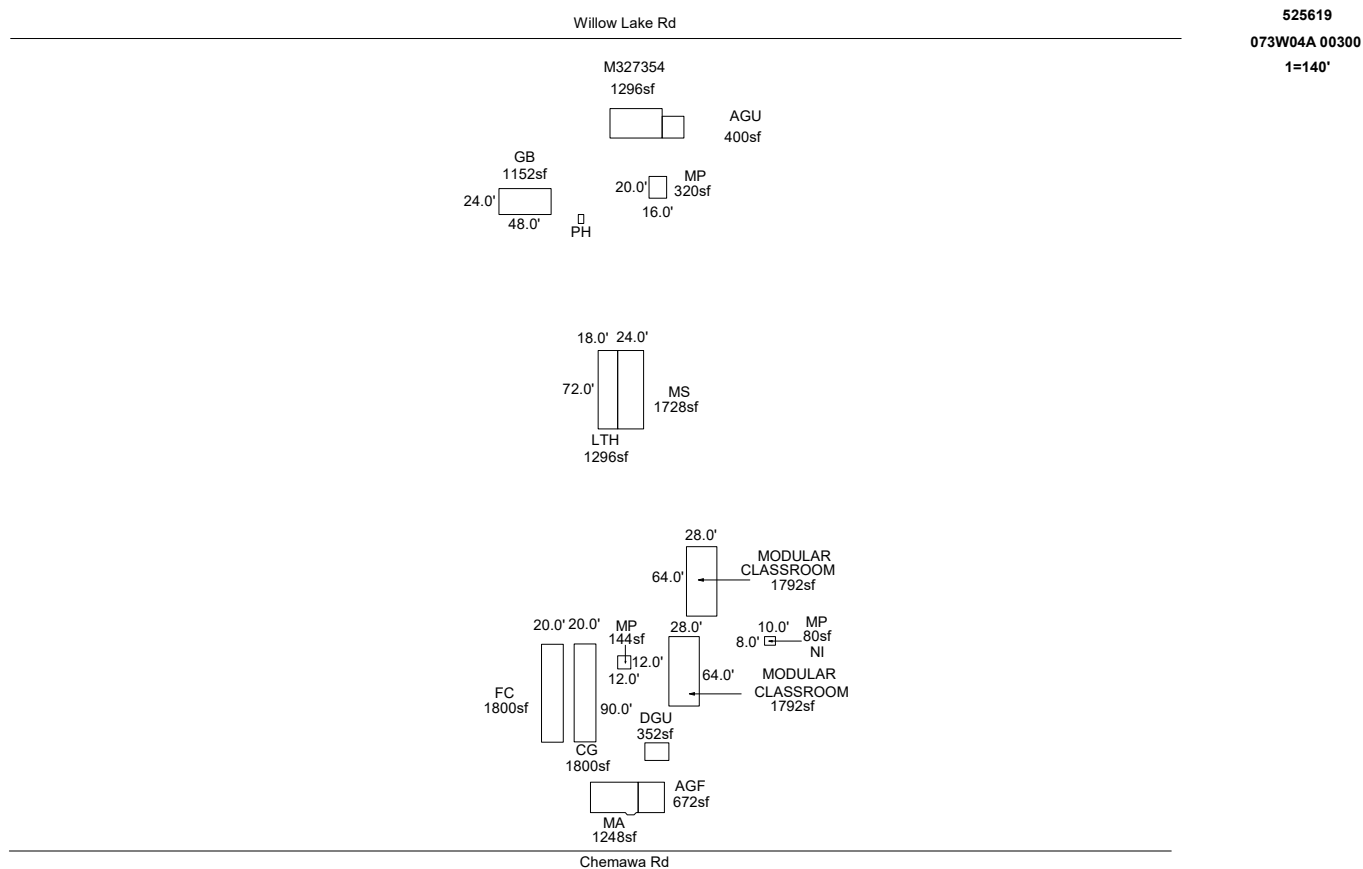
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 525619 Parcel No.: 073W04A 00300
 Property Address: 1585 Chemawa Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



525619
 073W04A 00300
 1=140'

Sketch by ApexSketch

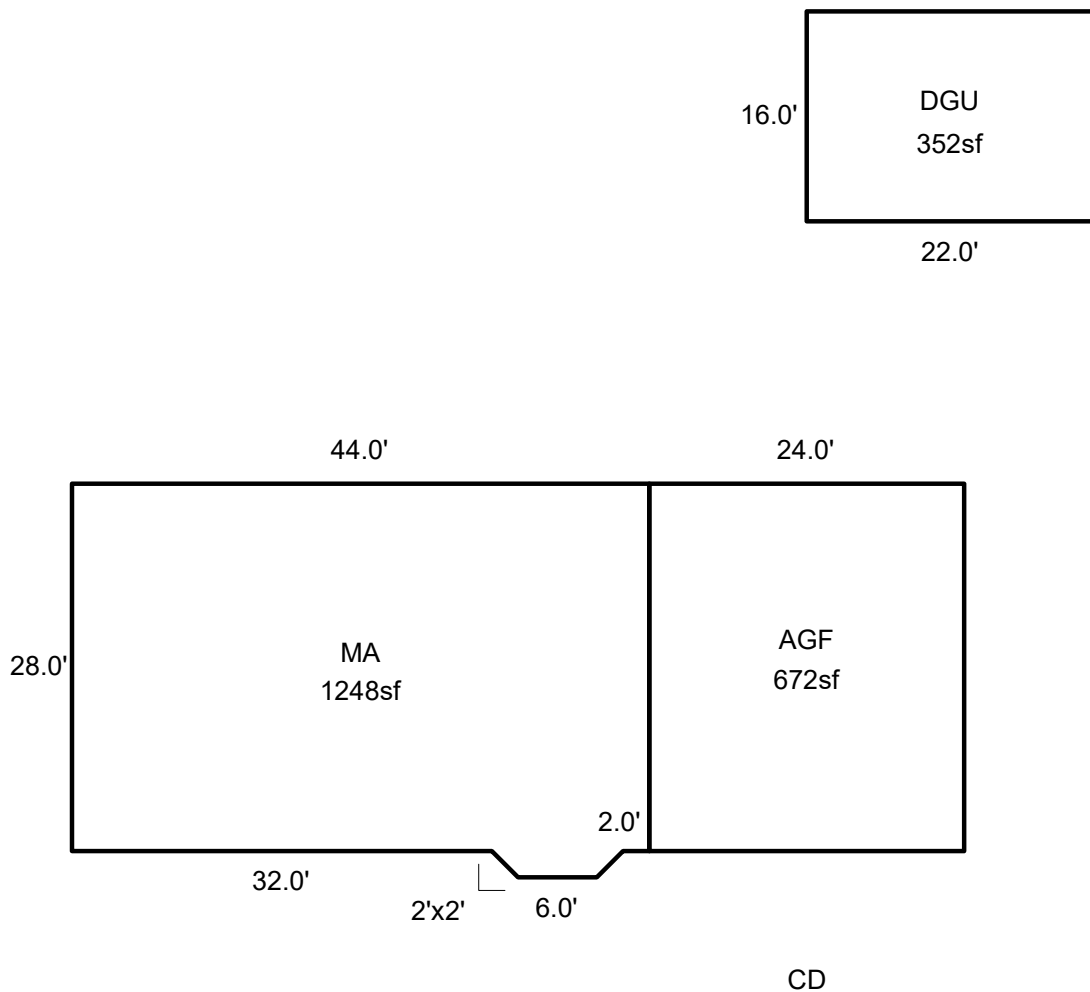
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1				
Code	Description	Factor	Net Size	Perimeter	Net Totals					
GBA1	MP	1.0	320.0	72.0		Apex by RW 04/22/08 UPDATED BY CLOBERG 08/18/25				
	PH	1.0	40.0	26.0						
	MS	1.0	1728.0	192.0						
	GB	1.0	1152.0	144.0						
	CG	1.0	1800.0	220.0						
	LTH	1.0	1296.0	180.0						
	FC	1.0	1800.0	220.0						
	MP	1.0	144.0	48.0						
	MODULAR	1.0	1792.0	184.0						
	MODULAR	1.0	1792.0	184.0						
	MP	1.0	80.0	36.0	11944.0					
	GLA1	MA	1.0	1248.0	145.7			1248.0	COMMENT TABLE 2 GRH 05/01/25	COMMENT TABLE 3 CYCLE L2
	GAR	AGF	1.0	672.0	104.0					
	DGU	1.0	352.0	76.0						
	AGU	1.0	400.0	80.0	1424.0					
OTH	M327354	1.0	1296.0	150.0	1296.0					
	Net LIVABLE	cnt	0	(rounded)	1,248					
	Net BUILDING	cnt	11	(rounded)	11,944					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 525619 Parcel No.: 073W04A 00300
 Property Address: 1585 Chemawa Rd N
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



CD

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1248.0	145.7	1248.0
GAR	AGF	1.0	672.0	104.0	
	DGU	1.0	352.0	76.0	1024.0

COMMENT TABLE 1

Apex by RW 04/22/08
 UPDATED BY CLOBERG 08/18/25

COMMENT TABLE 2

GRH 05/01/25

COMMENT TABLE 3

CYCLE L2

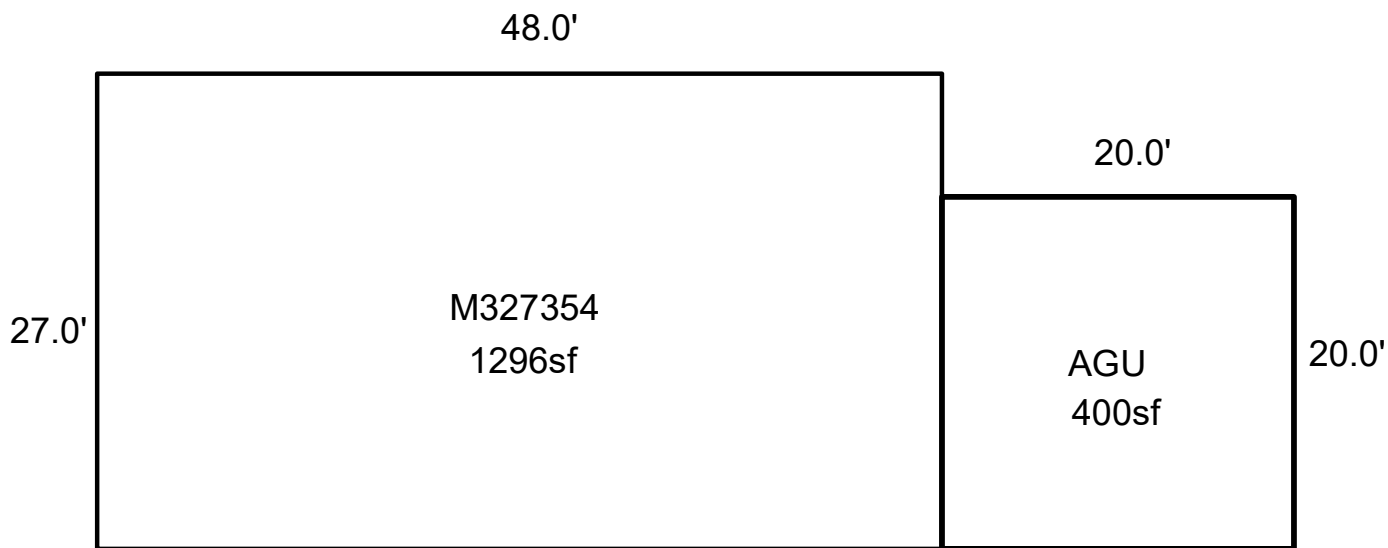
Net LIVABLE cnt 0 (rounded) 1,248

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

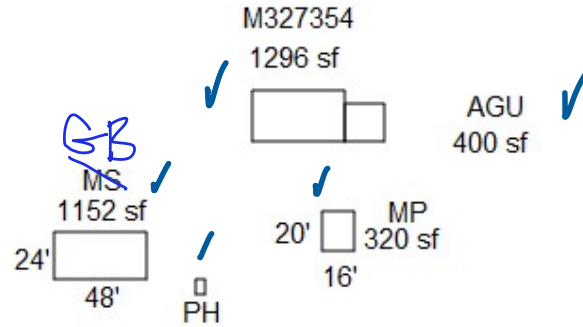
File No.: 525619 Parcel No.: 073W04A 00300
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SKETCH

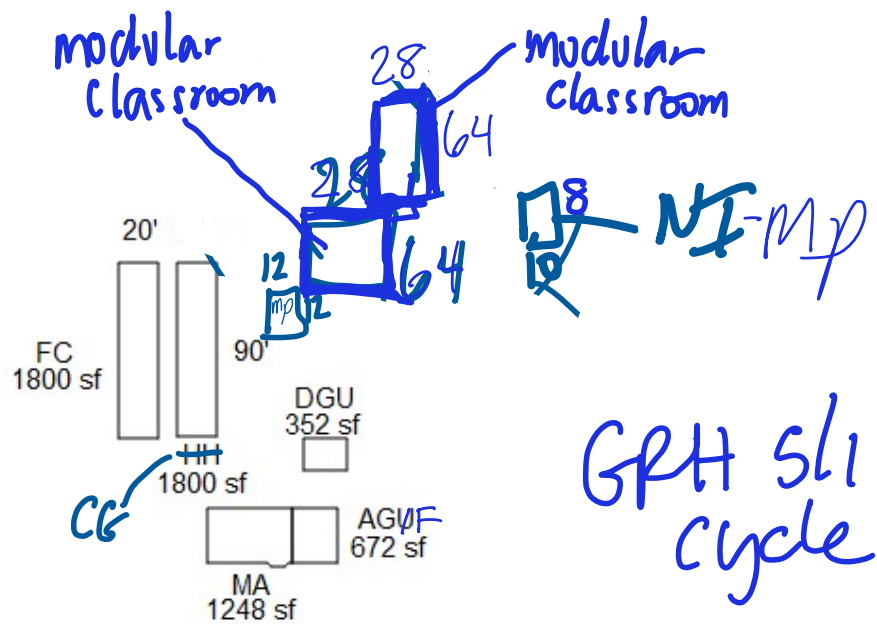
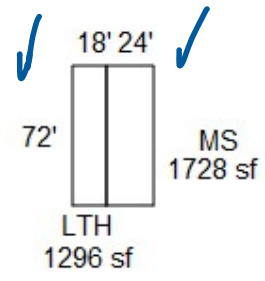


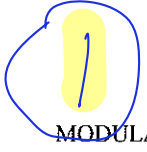
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex by RW 04/22/08 UPDATED BY CLOBERG 08/18/25	
GAR	AGU	1.0	400.0	80.0	400.0		
OTH	M327354	1.0	1296.0	150.0	1296.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 05/01/25	CYCLE L2



R25619
073W04A 00300
1=140'





Commercial Property Appraisal

Marion County

MODULAR CLASSROOM

Stat Class 390 - Farm Marshall Swift

Account ID 525619

Notes 25-26: NEW MODULAR CLASSROOM 100% USED AS STORAGE FOR PLANTS

Total Sq Ft 1,792

MA-SA-NH 04-06-000

Component - MODULAR CLASSROOM

Stat Class 390 - Farm Marshall Swift

Notes 25-26: NEW MODULAR CLASSROOM 100% USED AS STORAGE FOR PLANTS

Cost Approach

ZIP Code 97303

Data Collected 5/1/2025

Local Multiplier (Default)

Reporting Date 1/2025

Cost Data Set 1/2025

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - MODULAR CLASSROOM

Type Building

Size 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	0.5	D Wood or Steel Framed Exterior Walls	9.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$91.42	\$163,825	\$131,060	\$32,765
3649	No HVAC	1,792	\$0.00	\$0	\$0	\$0
				\$163,825	\$131,060	\$32,765

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP+O		\$16,707.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 20 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation Base Value \$36,106 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$36,106	+	-	= \$36,106	\$36,106



Commercial Property Appraisal

Marion County

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				\$163,825	\$131,060	\$32,765

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP+O		\$16,707.00		<input type="checkbox"/>	<input type="checkbox"/>	

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Additional Functional	0.0 %
External	0.0 %

Reconciliation Base Value \$36,106 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$36,106	+	-	= \$36,106	\$36,106