

Acct ID: 559771 MTL: 093E25DD01300 Date: **12-4-25** App: **CLUKE** Prop Class: 401 RMV Prop Class: 401
 Situs: 33742 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136536 **INPUT 12-4-25 CLUKE** Year: 2026
 Last Date Appraised: 02/07/2024 Appraiser: CLINT LUKE Tag: Y **(N)** Tag info: 2026 - Tags/Permit (RES - OTHER)
 Owner: SIMINGTON, MCKENZIE N Last Sales Date: 05/02/2025 Roll Type: R
 Cycle **(1a)** Sales Verification Other: _____ Inspection level: 1 2 3 **(1)** LCB TTO INSP AV: 464990
 RMV Land: 404100 RMV Imp: 637660 RMV Total: 1041760 MAV: 464990 MSAV: 0 SAV: 0
 Comment: 24-25 L4 2/7/24 CLUKE
 L2 11.19.21 CL
 LEVEL 4 11.20.20 WV06//

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	56490	0

Land

Site: 1 Code Area: 56490 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 349100 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2010-2011 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 151 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3420 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 637660
 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	3420	4	3	2021	2021	HVAC, KIT, ROOF, BATH+, BATH - 4	Y N
Garage Attached	5	Finished	812	0	0	2021	2021	ROOF	Y N

Accessories

ATTN **476 0 1 2021 2021 BATA1** **(N)**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2021	36652	1	Y N

MISSED WHEN PICKED UP

MP 6 12X14 AVE 2025 NEW

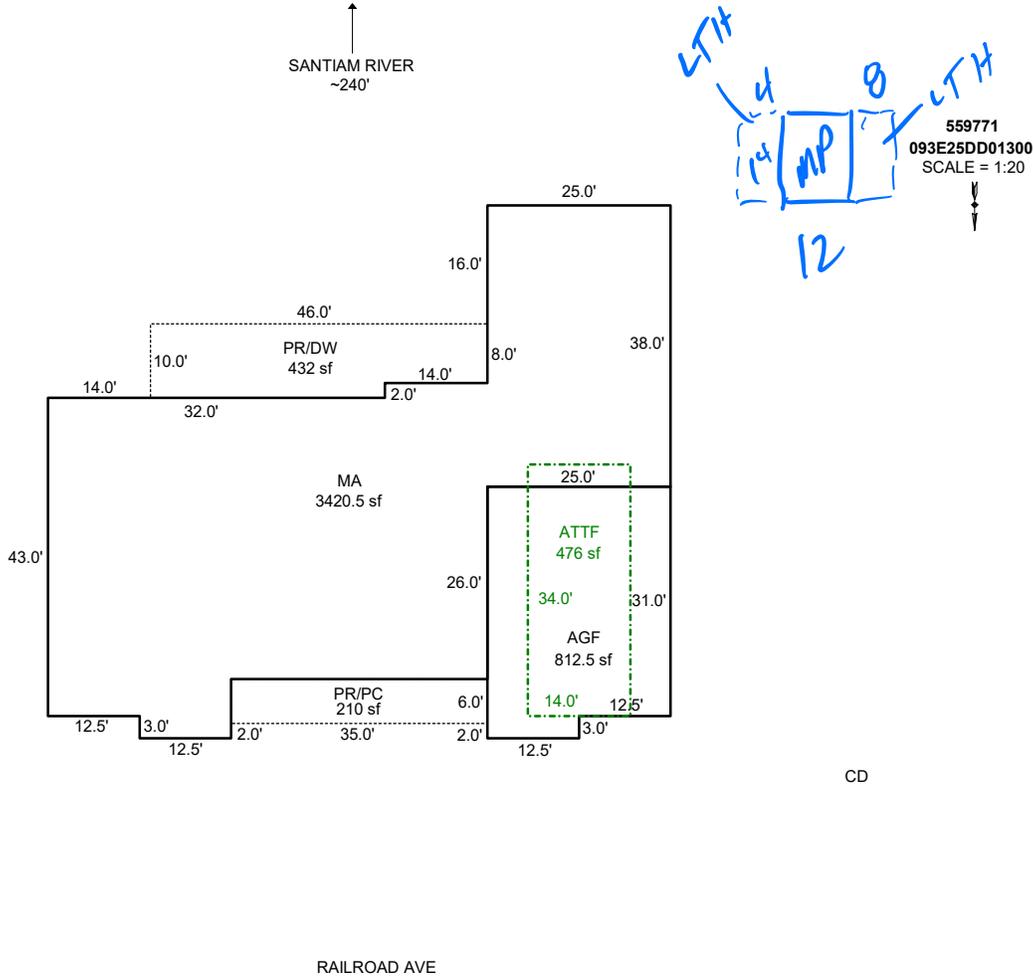
LTH 4X14 8X14 2025 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559771 Parcel No.: 093E25DD01300
 Property Address: 33742 Railroad Ave SE
 City: Gates County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3420.5	314.0	3420.5
MA2	ATTF	1.0	476.0	96.0	476.0
GAR	AGF	1.0	812.5	118.0	812.5
P/P	PR/PC	1.0	210.0	82.0	
	PR/DW	1.0	432.0	112.0	642.0

COMMENT TABLE 1

Apex 9/26/2012 Jane
 UPDATED BY CJURAN 01/19/2021 555-20-007975
 UPDATED BY CLOBERG 12/04/25

COMMENT TABLE 2

WV #06 11/20/2020 AOG
 01/19/2021 555-20-00797
 CLUKE 12/04/25

COMMENT TABLE 3

TAGS L4

Net LIVABLE cnt 1 (rounded) 3,897