

Acct ID: 559772 MTL: 093E25DD01400 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 33782 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136537 Year: 2025

Last Date Appraised: 02/07/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)
 Owner: SIMINGTON MCKENZIE N Last Sales Date: 05/02/2025 Roll Type: R
 Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 328990
 RMV Land: 406360 RMV Imp: 399400 RMV Total: 805760 MAV: 328990 MSAV: 0 SAV: 0
 Comment: 24-25 L4 2/7/24 CLUKE
 24-25 L2 10/2/23 CLUKE
 LEVEL 4 11.20.20 WV06//

SV, AM MP

MLS: 828649
Dom: 16
Code: 30

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	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: 366360 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 MA, ATTF EYB//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1817 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 399400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

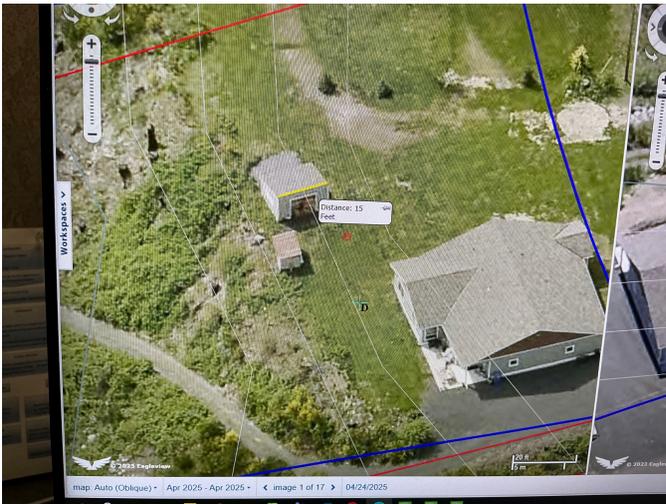
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1817	3	FB-2	2023	2023	BATH - 2, ROOF, KIT, HVAC	Y N
Garage Attached	4	Finished	610	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1	Y N

341 MP S 15x12 Fair 2024 new



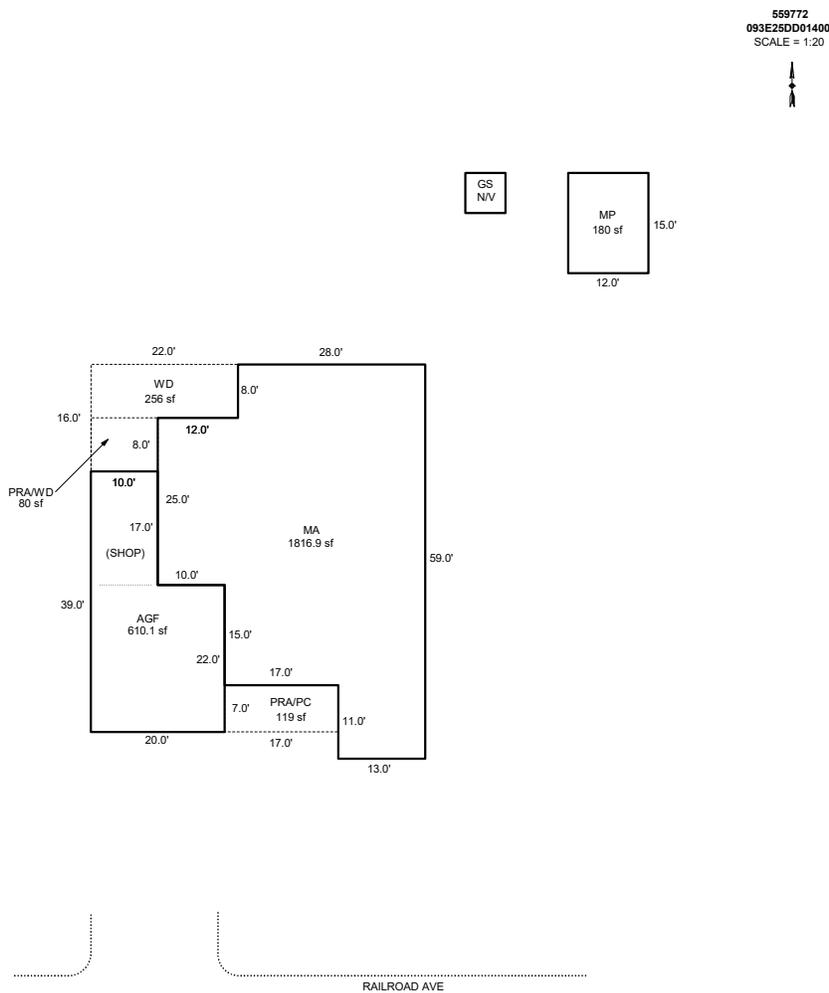
12x15 MP
+
6S MPV

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559772 Parcel No.: 093E25DD01400
 Property Address: 33782 RAILROAD AVE SE
 City: GATES County: MARION State: OR ZipCode: 97346
 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	MP	1.0	180.0	54.0	180.0	Apex 9/26/2012 Jane UPDATED BY CJURAN 555-22-008044 UPDATED BY CLOBERG 11/24/25	
GLA1	MA	1.0	1816.9	198.0	1816.9		
GAR	AGF	1.0	610.1	118.0	610.1		
P/P	WD	1.0	256.0	76.0			
	PRA/W	1.0	80.0	36.0			
	PRA/PC	1.0	119.0	48.0	455.0		
	Net LIVABLE	cnt	0 (rounded)		1,817		
	Net BUILDING	cnt	1 (rounded)		180		
						COMMENT TABLE 2	COMMENT TABLE 3
						JIS 11/07/25	SV L4

SKETCH/AREA TABLE ADDENDUM

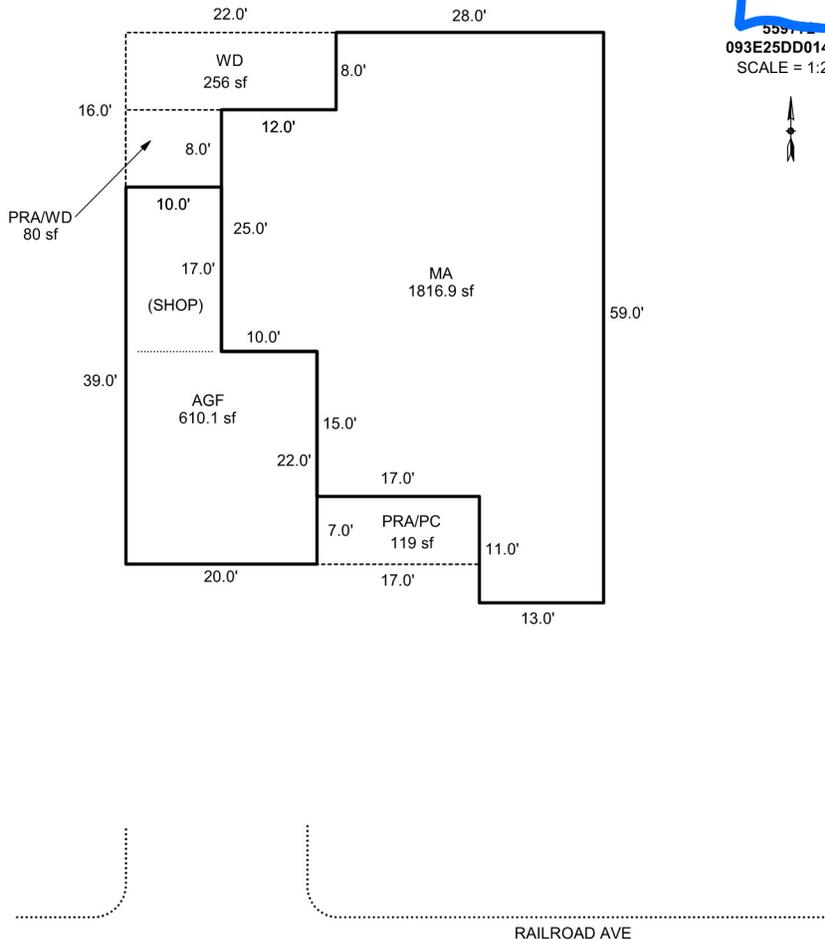
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 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
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GS
WD
12
15
MP

559772
093E25DD01400
SCALE = 1:20

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1816.9	198.0	1816.9
GAR	AGF	1.0	610.1	118.0	610.1
P/P	WD	1.0	256.0	76.0	
	PRA/WD	1.0	80.0	36.0	
	PRA/PC	1.0	119.0	48.0	455.0

COMMENT TABLE 1

Apex 9/26/2012 Jane
 UPDATED BY CJURAN 555-22-008044

COMMENT TABLE 2

COMMENT TABLE 3

JSS 11.7.25 SV L4

Net LIVABLE cnt 1 (rounded) 1,817

ACCOUNT # SS977L DATE: 11.7.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JJS 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 MP
 STAT / CLASS 311
 SIZE 12x15
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 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: _____

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