

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 1.8.26 Print Date: 9/26/2025

Acct ID: 542040 MTL: 094E28CB00300 Date: 12/10/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
Situs: 36155 NIAGARA HTS RD SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 109369 Year: 2025

Last Date Appraised: 04/02/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - NEW RESIDENCE (MS REPLACEMENT)
Owner: SWARTWOUT, DEREK Last Sales Date: 12/18/2024 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: TTO INSP AV: 57750
RMV Land: 81060 RMV Imp: 0 RMV Total: 81060 MAV: 41050 MSAV: 0 SAV: 0
Comment: 25-26 L4 4/2/25 CLUKE
24-25 L4 2/9/24 CLUKE
23-24 L4 6/29/23 CLUKE
LEVEL 4 10.23.20 WV06//

New MFG @ 100%, Add YI's

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	56000	16700

Land

Site: 1 Code Area: 56000 Size: 0.72 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 46060 Exception: Y N
Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
Comments: 22-23: Traffic adjustment removed due to market study
NO FIRE DISTRICT ON AREA OF ASSESSOR'S MAP WHERE THIS PORTION OF THIS TAXLOT SITS 21-22: PER #06 DEL ALL IMPS,
OSD//07-08: CARTOGRAPHER CHG OF ACREAGE FROM .87 TO .72

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56000 Stat Class: 4.1 457 Year Blt: 2025 Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE Dimensions: RMV: 0
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R ✓

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available	<u>457</u>			<u>2</u>	<u>2</u>	<u>2025</u>		

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available	<u>YIF</u>				

Permits

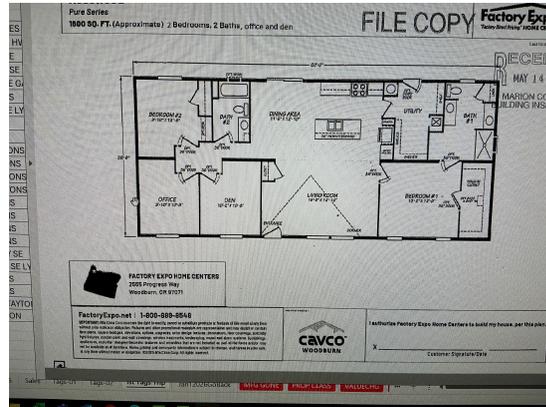
Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003606	83575	MARION COUNTY	NEW RESIDENCE	MS REPLACEMENT	0	0	R	FIRE: 2 BDRM MH TO REPL 2 BDRM SFD

457 MFG 60X20.5 2025 YIF 100%. New

12/10/25 MF6 @ 109Y.



10/8/25 Not Done



ACCOUNT # 542040 DATE: 12/10/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JJK TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 457 QLTY + - FLOOR 1st
 AREA 1590 EFF AREA 1590 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT 173
 COMMENT: _____

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

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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: _____
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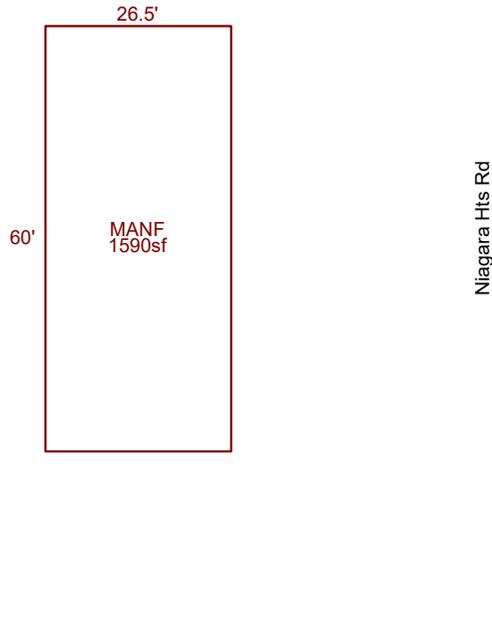
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542040 Parcel No.: 094E28CB00300
 Property Address: 36155 NIAGARA HTS RD SE
 City: GATES County: MARION State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

542040
094E28CB00300
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MANF	MANF	1.0	1590.0	173.0	1590.0

COMMENT TABLE 1

Apex 5/03/2010 Jane
 UPDATED BY CJURAN 12/21/2020
 UPDATED BY CLOBERG 07/17/25 25-003606 MANF

COMMENT TABLE 2

WV 06 10/23/2020 AOG

JSS 12.10.25

COMMENT TABLE 3

L2 T996

Net LIVABLE	cnt	1	(rounded)		1,590
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