

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 9/26/2025

Acct ID: 519879 MTL: 063W24C003000 Date: 1/8/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
Situs: 2208 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 002 Unit: 55062 Year: 2025

Last Date Appraised: 01/16/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion) Retag for completion MA

Owner: CARTER, MICHAEL & CARTER, JULIE K Last Sales Date: 01/25/1988 Roll Type: R

Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 368750

RMV Land: 252090 RMV Imp: 783310 RMV Total: 1035400 MAV: 368750 MSAV: 0 SAV: 0

Comment: 25-26: L2 01.16.25 GRH  
24-25: L2 12.14.23 MLH  
23-24: L2 01.12.23 MLH//22-23: GRH L2 12/7/2021//LEVEL 2 12.17.20 WV06

OSDs

New House 85%.

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0
1	SEPTC	SEPTIC SYSTEM	13500	01410	0

Land

Site: 1 Code Area: 01410 Size: 0.58 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 122400 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#10 10-21-05

Site: 2 Code Area: 01410 Size: 0.30 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BI Value Source: Rural at MKT Description: TWO BENCH IRR RMV: 66190 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 133 Year Blt: 1943 Eff Year Blt: 1965 Sq.Ft: 1577 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 232820  
 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	3	Finished	1577	3	FB-1	1943	1965	ROOF, FP - 1, HVAC, KIT-, BATH - 1	Y N
Basement	3	Unfinished	600	0	0	1943	1965		Y N
Garage Detached	3	Unfinished	440	0	0	1943	1965	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1965	13675	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 131 - Year Blt: 1947 Eff Year Blt: 1968 Sq.Ft: 1316 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 151610  
 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	3 -	Finished	1316	3	FB-1	1947	1968	KIT-, HVAC, ROOF, BATH - 1	Y N
Garage Attached	3	Unfinished	336	0	0	1947	1968	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1968	7704	1	Y N

Bldg: 3 Code Area: 01410 Stat Class: 143 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2208 % Complete: 70.00 85  
 Desc: One Story with basement Dimensions: RMV: 398880  
 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	2208	3	FB-2	2020	2020	KIT-, HVAC, ROOF, BATH - 2	Y N
Basement	4	Unfinished	1256	0	0	2020	2020		Y N
Garage Basement	4	Unfinished	952	0	0	2020	2020		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2020	22149	1	



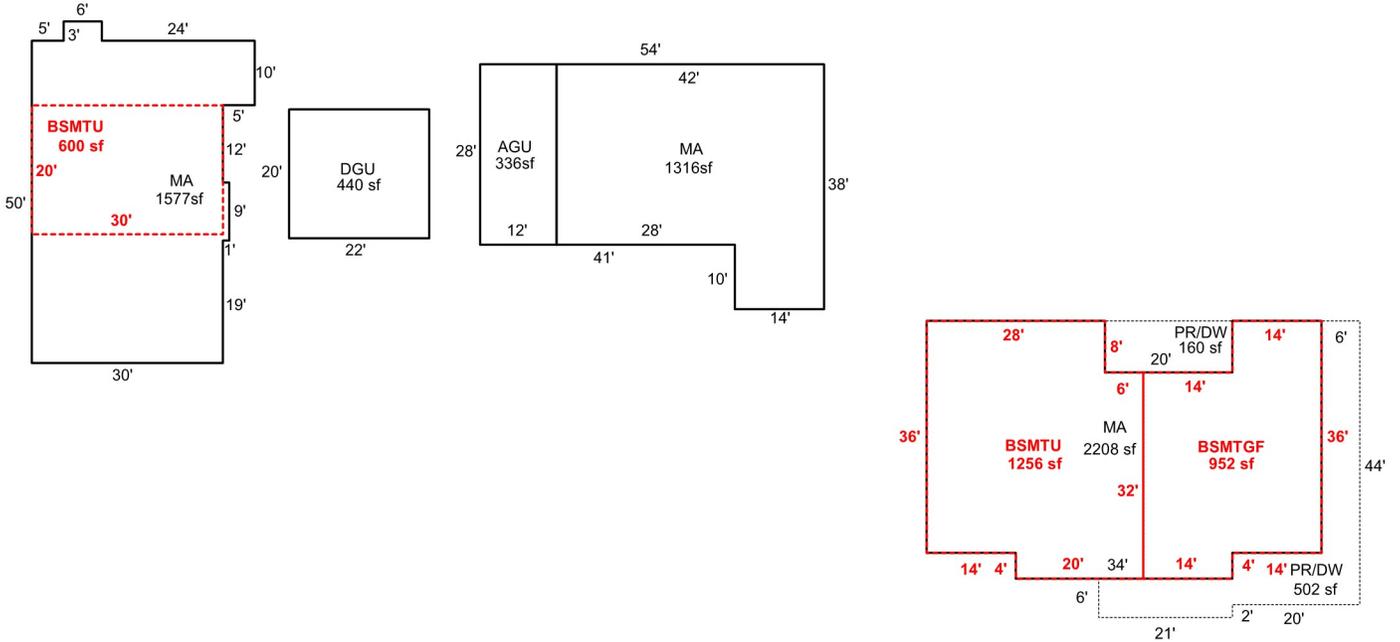
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519879 Parcel No.: 063W24C 03000  
 Property Address: 2208-2220 CLEAR LAKE RD NE  
 City: SALEM County: MARION State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

519879  
063W24C 03000  
SCALE = 1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1577.0	178.0	
	MA	1.0	1316.0	160.0	
	MA	1.0	2208.0	220.0	5101.0
BSMT	BSMTU	1.0	600.0	100.0	
	BSMTU	1.0	1256.0	148.0	1856.0
GAR	DGU	1.0	440.0	84.0	
	AGU	1.0	336.0	80.0	
	BSMTGF	1.0	952.0	136.0	1728.0
P/P	PR/DW	1.0	160.0	56.0	
	PR/DW	1.0	502.0	174.0	662.0
	Net LIVABLE	cnt	3 (rounded)		5,101

### COMMENT TABLE 1

DRAWN BY JRONDEMA 10/18/17  
 UPDATED BY JRONDEMA 2/12/19  
 UPDATED BY CJURAN 03/26/2021  
 UPDATED BY CJURAN 03/13/2023

### COMMENT TABLE 2

#10 08/21/2019  
 #29 12/17/2019  
 #06 WV 12/17/2020  
 MLH 01/12/2023

### COMMENT TABLE 3

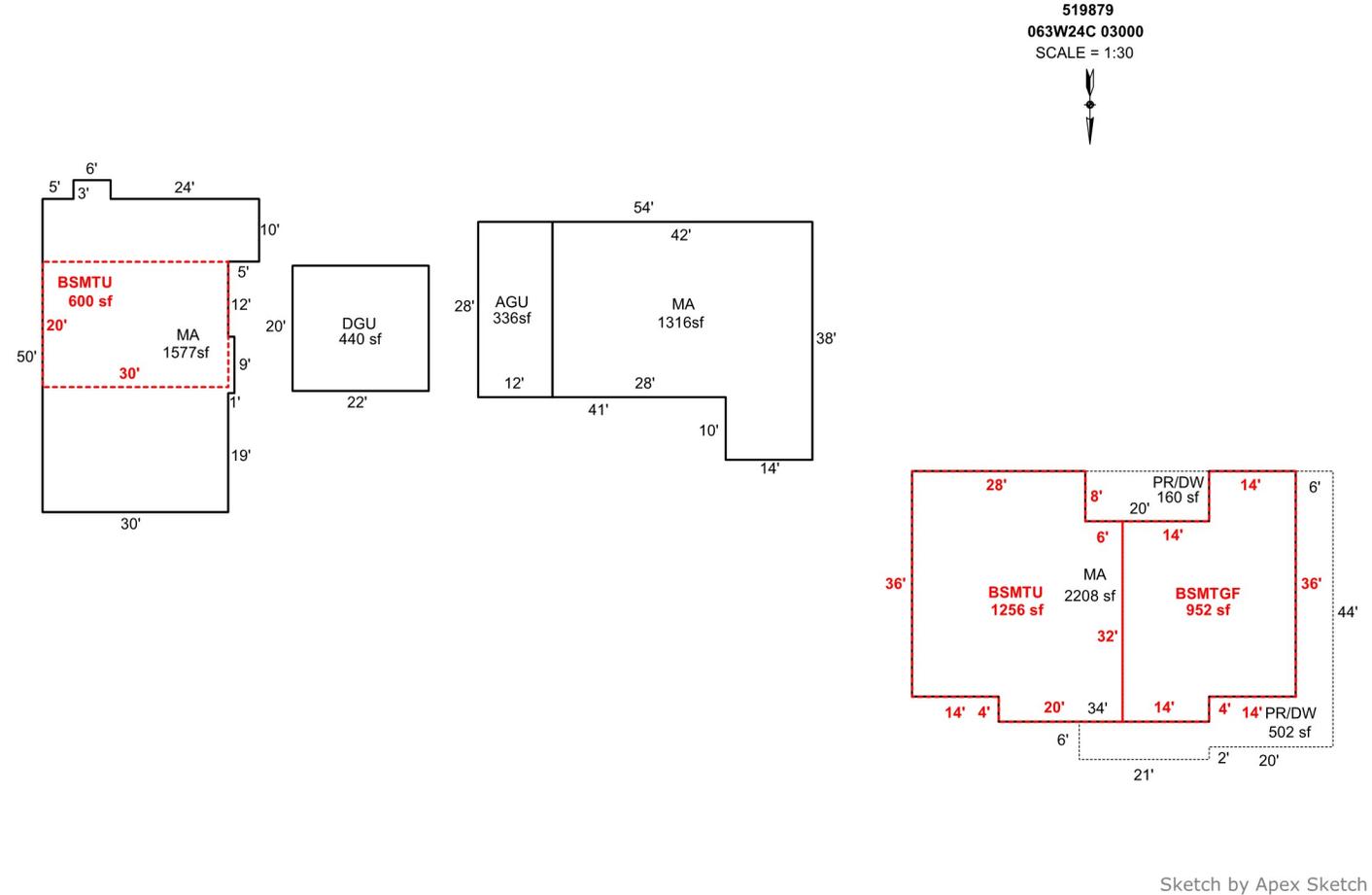
CYCLE  
 TAGS  
 TAGS  
 TAGS L2

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 #06 WV 12/17/2020  
 MLH 01/12/2023  
 MLH 12/14/2023

### COMMENT TABLE 3

CYCLE  
 TAGS  
 TAGS  
 TAGS L2  
 TAGS L2

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	55%	3%	
3%		3%		2%	
2%	80%	2%	60%	1%	65%
				1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%	95%	3%	80%	2%	
2%		4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR MLH Date 12/14/23 YR For 24-25 % COMP 70  
 APPR GPH Date 01/16/25 YR For 25-26 % COMP 70  
 APPR GPH Date 1/8/26 YR For 26-27 % COMP 85  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_