

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date:
9/29/2025

Acct ID: 519666 MTL: 063W23AB00300 Date: 02.23.26 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 8425 WHEATLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 37740 Year: 2025

Last Date Appraised: 04/24/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: DEL HORNO, JONATHAN A Last Sales Date: 04/02/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 276630
 RMV Land: 154220 RMV Imp: 495440 RMV Total: 649660 MAV: 276630 MSAV: 0 SAV: 0
 Comment: 25-26: L3 04.24.25 GRH

OSDs [MLS 821654](#) [DOM: 194](#) [SALE CODE 30](#) [UPDATE INV](#) [TWO TAX LOTS 519667 AND 519666 \(HOUSE\)](#)

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.45 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 94220 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 18-19: PER #11 ADD VIEW ADJ / 18-19: PER #29 UPDATE OSD / 06-07: RECALC SETUP;#28 10-26-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 + Year Blt: 1953 Eff Year Blt: 2001 Sq.Ft: 2383 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 430170
 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	1993	3	FB-2	1953	2001	KIT+, HVAC+, ROOF, BATH - 2	Y N
Basement	4 +	Finished	390	0	0	1953	1990 2001	HVAC+	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2001	28569	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 2010 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 65270
 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
Garage Detached	4	Finished	576	0	0	2010	2013	ROOF	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23AB00300

File No R19666

SUBJECT

Property Address 8425 WHEATLAND RD N

City KEIZER

State OR

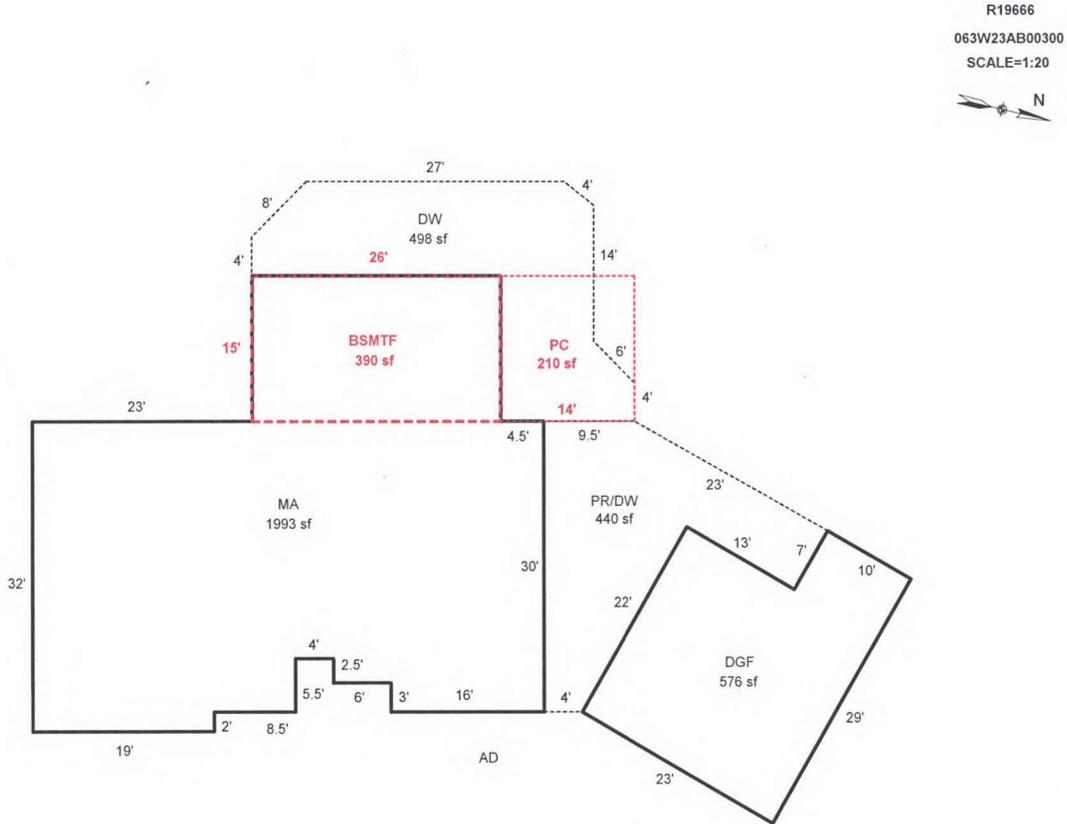
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1993	212	1993
GLA0	BSMTF	1.00	390	82	390
GAR	DGF	1.00	576	104	576
P/P	DW	1.00	498	122	
	PR/DW	1.00	440	109	
	PC	1.00	210	58	1148

Comment Table 1

APEX BY CE 9/30/10
Remodel of Res, Add AC, DW, PR - CE 2/15/11
UPDATED BY JRONDEMA 2/19/15
UPDATED BY JRONDEMA 8/27/18

Comment Table 2

KH 90 2/19/15
GPH 04.22.25

Comment Table 3

Cycle 13

Net LIVABLE Area (rounded w/ factors) 2383