

Acct ID: 541584 MTL: 093E260000600 Date: 3.17.24 Appr: JJS Prop Class: 459 RMV Prop Class: 459  
 Situs: 13313 SCHROEDER RD GATES OR 97346 MaSaNh: 01 06 000 Unit: 97034 Year: 2026

Last Date Appraised: 02/09/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2023 - CLEAN-UP PROJECT (MS - VALUE REVIEW)  
 Owner: GUTIERREZ, BERNADETTE LEILANI Last Sales Date: 08/29/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 190650  
 RMV Land: 245000 RMV Imp: 240750 RMV Total: 485750 MAV: 190650 MSAV: 0 SAV: 0  
 Comment: 24-25 L4 2/9/24 CLUKE  
 23-24 L4 4/3/23 CLUKE

MLS: 821979  
DOM: 316  
COK: 30

**Notations**

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	411	SEE ACCOUNT NOTES - 411

**OSDs**

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

**Land**

Site: 1 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 190000 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 23-24 CORRECTED LUC  
 22-23: Traffic adjustment removed due to market study  
 21-22: PER #10 CHG OSD// 20-21: PER #10 DEL ALL IMPS// 2010-2011 CYCLE WORK #36 CHANGED AGU EYB//

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56490 Stat Class: 138 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 40820  
 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	3	Unfinished	600	0	0	2020	2020	ROOF	Y N

**Accessories**

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

Bldg: 2 Code Area: 56490 Stat Class: 108 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 15960  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2020	15964	1

Bldg: 5 Code Area: 56490 Stat Class: 467 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1799 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 169540  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: L

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1799	3	FB-2	2020	2020	SKRT+, ROOF+, HVAC+, KIT-, BATH - 2	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 56490 Stat Class: 321 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 720 % Complete: 100.00  
 Desc: Hay Cover (HC) Dimensions: 18x40 RMV: 6370  
 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: Y N
Hay Cover	5	Finished	720	0	0	2020	2020	FAIR	

**Accessories**

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

Bldg: 4    Code Area: 56490    Stat Class: 341    Year Blt: 2020    Eff Year Blt: 2020    Sq.Ft: 160    % Complete: 100.00  
Desc: Multi Purpose Shed (MP)    Dimensions: 10x16    RMV: 8060  
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: Y N
Multi-Purpose Bldg	6	Finished	160	0	0	2020	2020	AVG	

**Accessories**

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

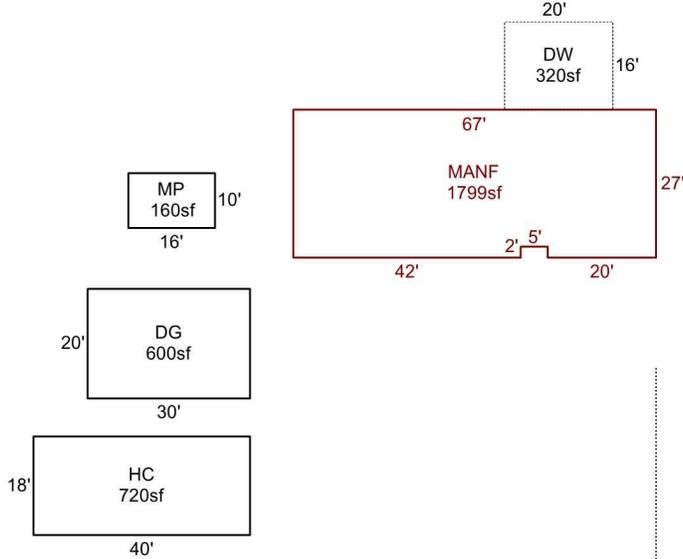
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541584 Parcel No.: 093E26 00600  
 Property Address: 13313 Schroeder Rd  
 City: Gates County: State: OR ZipCode: 97346  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

541584  
 093E26 00600  
 SCALE=1:30  

Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	160.0	52.0	
	DG	1.0	600.0	100.0	
	HC	1.0	720.0	116.0	1480.0
GLA	MANF	1.0	1799.0	192.0	1799.0
P/P	DW	1.0	320.0	72.0	320.0

### COMMENT TABLE 1

Apex 9/21/2012 Jane  
 UPD BY PH 01.10.20

### COMMENT TABLE 2

NSFD&DGF/19-00696 &  
 CL #10 04/30/2021  
**JJS 3.17.24**

### COMMENT TABLE 3

19-006988  
 TAGS L2

**SV 64**

Net LIVABLE	cnt	1	(rounded)	1,799
Net BUILDING	cnt	3	(rounded)	1,480