

Acct ID: 559767 MTL: 093E25DC03500 Date: **2-7-24** Appr: **CLUKE** Prop Class: 401 RMV Prop Class: 401  
 Situs: 33642 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136528 Year: 2024

**INPUT 2/7/24 CLUKE**

Last Date Appraised: 08/21/2023 Appraiser: CLINT LUKE Retag: **Y** Tag info: 2024 - Tags/Permit (Completion)

Owner: FINK, CHARLES D & FINK, NANCY T Roll Type: R

**cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 633840

RMV Land: 283810 RMV Imp: 678380 RMV Total: 962190 MAV: 519290 MSAV: 0 SAV: 0

Comment: 24-25 L4 8/21/23 CLUKE  
 23-24 L2 1/12/23 CLUKE  
 22-23 L2 01.06.22 CL  
 LEVEL 4 4.14.21 WV06//

**JUST CYCLED THROUGH TAGS  
 NO CHANGE**

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	56490	0

**Land**

Site: 1 Code Area: 56490 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 253810 Exception: Y N  
 S  
 Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2003-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 56490 Stat Class: 143 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3202 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 597910  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 114550 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2138	2	FB-2	2022	2022	HVAC, BATH+, ELEVP, BATH - 2, ROOF, KIT	Y N
Basement	4 +	Finished	1064	1	FB-1	2022	2022	BATH - 1, HVAC, KIT-	Y N
Garage Attached	4 +	Finished	460	0	0	2022	2022	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2022	27900	1	Y N

Bldg: 2 Code Area: 56490 Stat Class: 148 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 80470  
 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 Oversized Detached	4	Finished	1008	0	HB-1	2022	2022	ROOF, BTH - 1, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	144	2022	792	0	Y N
ROOF EXTENSION OR PATIO COVER	4	144	2022	4176	0	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

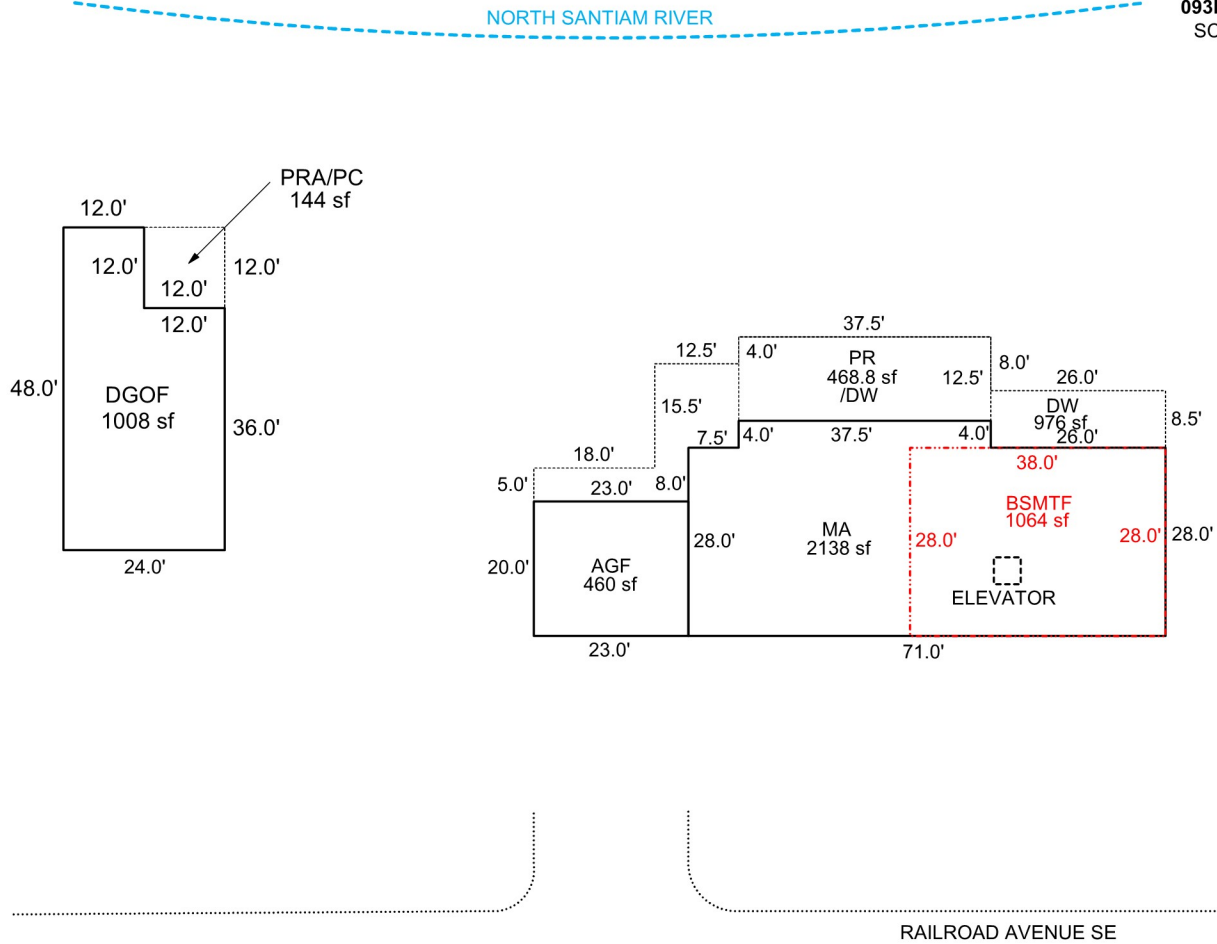
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 559767 Parcel No.: 093E25DC03500  
 Property Address: 33642 RAILROAD AV SE  
 City: GATES County: MARION State: OR ZipCode: 97346  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

559767  
093E25DC03500  
SCALE = 1:30



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2138.0	206.0	2138.0
BSMT	BSMTF	1.0	1064.0	132.0	1064.0
GAR	DGOF	1.0	1008.0	144.0	1468.0
P/P	AGF	1.0	460.0	86.0	1468.0
	DW	1.0	976.0	245.0	
	PR	1.0	468.8	100.0	
	PRA/PC	1.0	144.0	48.0	1588.8

### COMMENT TABLE 1

DRAWN BY AC 4/2/10  
 UPDATED BY CJURAN 06/29/2021  
 UPDATED BY CJURAN 07/21/2021 555-21-002969  
 & 555-21-002670  
 UPDATED BY CJURAN 01/26/2022 555-21-002970 REV  
 UPDATED BY CJURAN 06/09/2022 555-21-002969 REV  
 UPDATED BY CJURAN 01/23/2023

### COMMENT TABLE 2

WV #06 04/14/21 AOG  
 #10 CL 11/09/2022  
 #10 CL 01/12/2023

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

Net LIVABLE                      cnt                      1                      (rounded)                      2,138