

Acct ID: 525627 MTL: 073W04A001000 Date: **3/13/24** Appr: **GRH** Prop Class: 459 RMV Prop Class: 459
 Situs: 1645 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 31691 Year: 2024

Last Date Appraised: 08/30/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CANNIFF, KIKI Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 160410
 RMV Land: 138270 RMV Imp: 84660 RMV Total: 222930 MAV: 60410 MSAV: 0 SAV: 0

Comment: **Gated property**
update inv

Notations
 No notation data available. **INPUT GRH 06.03.24**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

Land
 Site: 1 Code Area: 92420 Size: 0.36 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 93270 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 76X152 /02-03; F01-882 LOT LINE ADJUSTMENT BETWEEN R25627 & R25626, 0.2650 TO 0.26 / 02-03; F01-970 LLA BETWEEN R25628 AND R25627 /03-04: .10 DISQ FARM USE, NO BACK TAXES AND RE-ESTABLISHED THE MKT VALUE PER #87 07-08:RECALC SETUP; #19 8-1-06 //07-08: PER #39 CHG METHOD TO A, LAND SCH TO 009, APPLY 79.95 ADJUDICATED ADJUSTMENT TO L1 & L2

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92420 Stat Class: 148 Year Blt: 1978 Eff Year Blt: 1948 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements **Bad roof - EYB Good.** Dimensions: RMV: 47920
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Unfinished	864	0	0	1978	1948	ROOF+	Y N

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

Bldg: 2 Code Area: 92420 Stat Class: 107 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 13060
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

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 FAIR 4 1 1978 13057 1 Exception: Y N

Bldg: 3 Code Area: 92420 Stat Class: 456 - Year Blt: 1978 Eff Year Blt: **1978 / 1994** Sq.Ft: 1440 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE **EYB - Paint, Roof** Dimensions: RMV: 23680
 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	5 -	Finished	1440	0	FB-2	1978	1994	KIT-, SKRT+	Y N

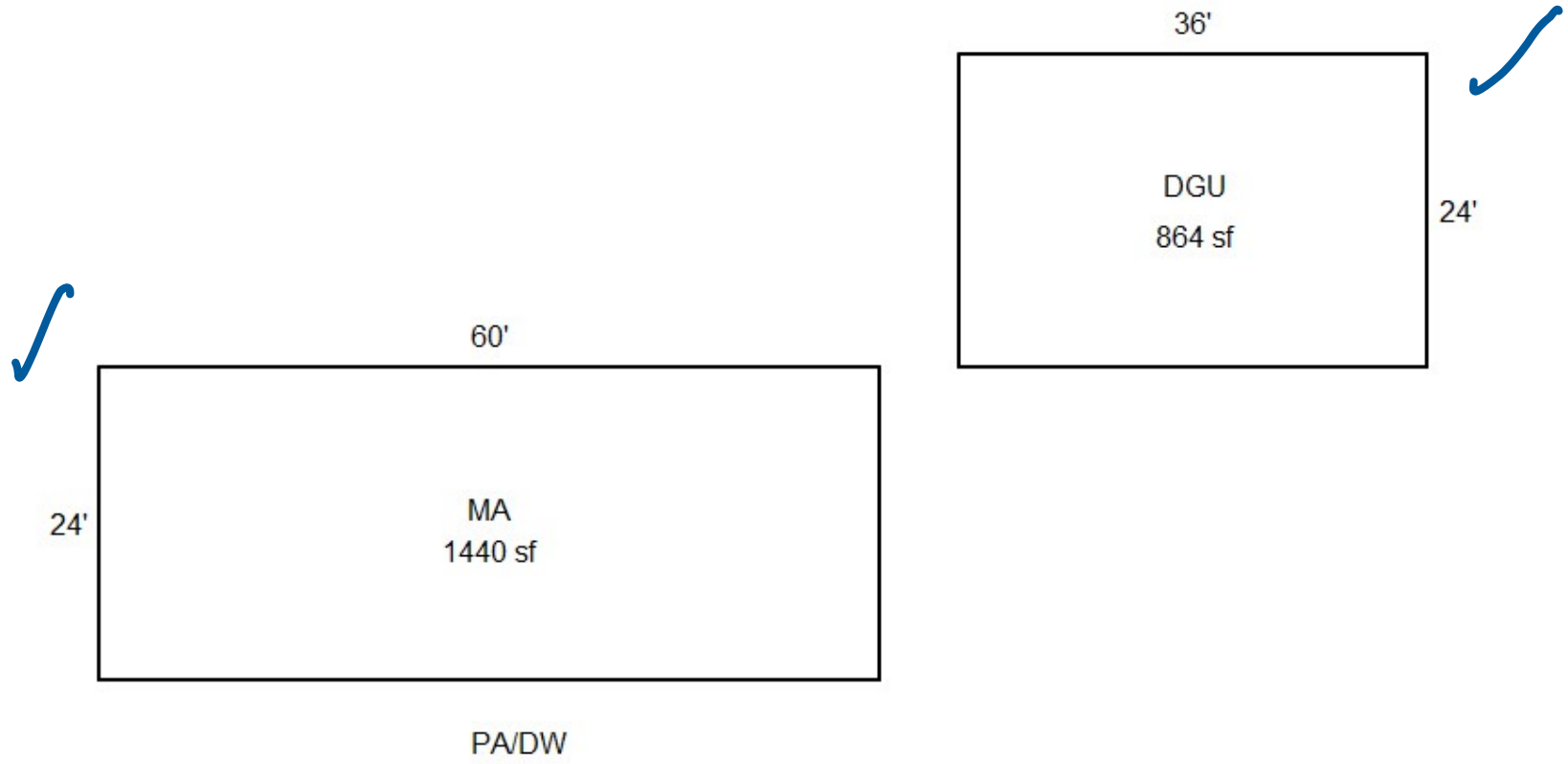
Accessories
 Description Class Size SqFt Eff Yr Blt RMV Quantity
 No accessory data available

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



03.13.23 L3

R25627
073W04A 01000







R25627

04A 073W
073W-04A -01000 53637-000
131 (451) 0-4K F09 024-00-22-0
STANDLEY, T WAYNE & DOROTHEA - M

.26 ACRES

1645 CHEMAWA RD N
V0689P0783DE

11/21/94



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

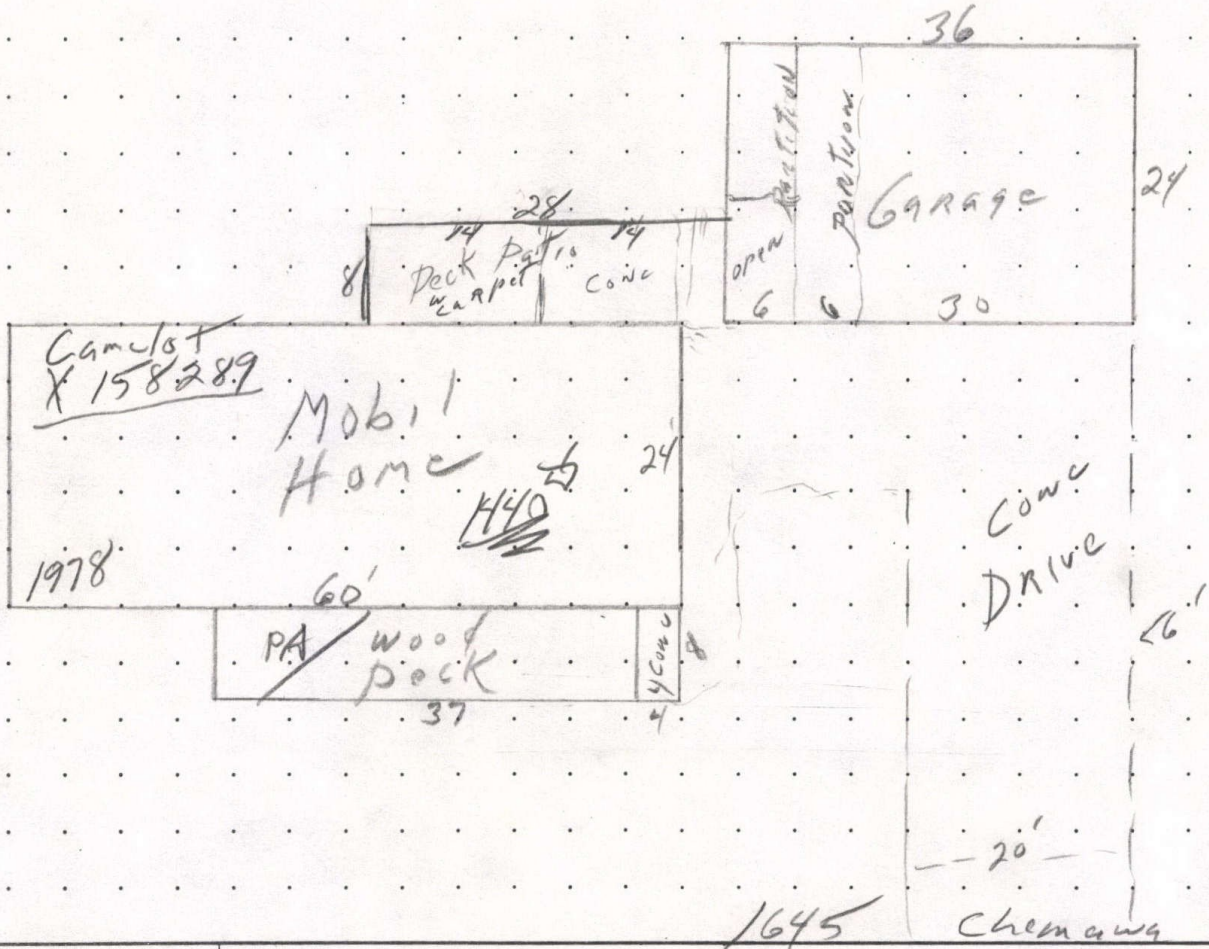
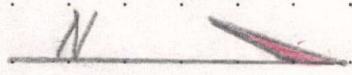
ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO. J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
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							All Other					

1-07-3-04-0-5840-5670-00
BUILDING DIAGRAM AND OUTBUILDINGS

53637-000

ACCT. NO. 53637-000

MAP NO. 4-7-3W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-31-79	GR	
12-8-87	Alk/w	
2-9-95	Don N.V.	
8-30-11	67MS	

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04A 01000

File No R25627

Property Address 1645 Chemawa Rd N

City Keizer

State OR

Zip 97303

Owner

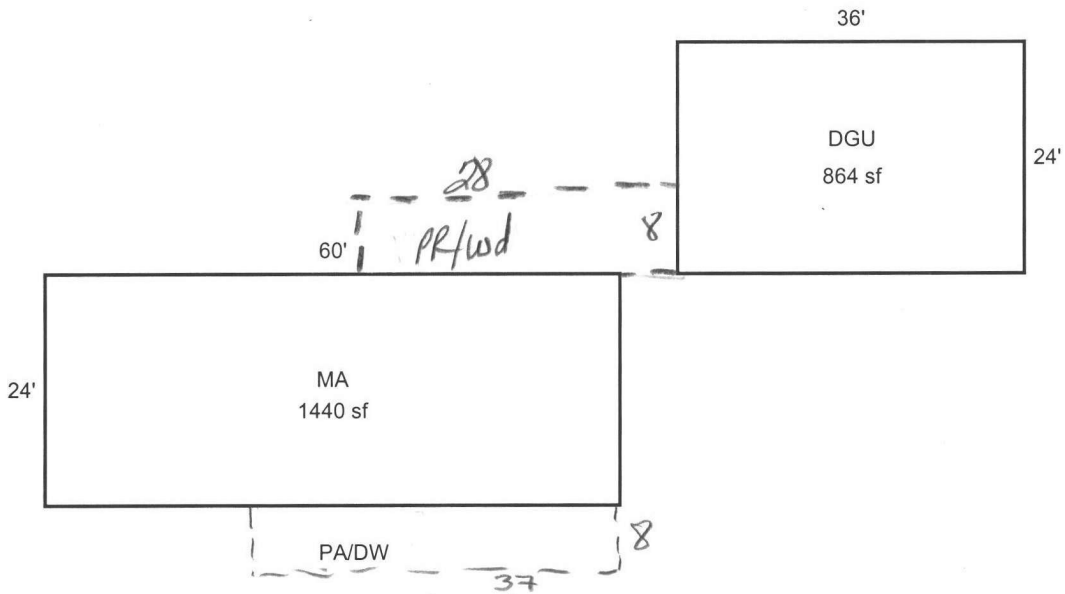
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R25627
073W04A 01000



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1440	168	1440
GAR	DGU	1.00	864	120	864

Comment Table 1

Apex by RW 04/22/08

Comment Table 2

Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 1440

R25627 073W04A 01000 Appr #: 67 Date 8/30/11 Prop Class 451 Prop Code F09R
 Situs Address 1645 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner CANNIFF, KIKI

Notes: NOH Tags LBC Cycle Apex did not have back Other: Plsd added on back

RMV Land: 88,130 RMV Imp: 50,320 RMV Total: 138,450 M50 Total: 109,290
 Seg.Type MA Seg. # 3.1 Method: M04 Class 5D Area 1440 Eff Area 1440
 Length 60 Width 24 Roof Cover COMP Plumbing BATH2 Heat FA
 Fireplace Inter. Comp: RNG;H&F;DW Bedrooms 3
 Year Built 1978 Eff. Year Built 1973 1978 Cond. P F A G E
 Adj Codes MSD-QLTY;MSLCMD Qty ___ % Comp ___ Func ___ Econ ___ RMV: 15,230
 Lump Sum ___ Except Code/Year INV Comments ___

Accessory Improvements

Seg.Type YI4F Seg. # 2.1 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: 1978 Cond. P F A G E % Comp ___ Econ ___ RMV: 5,000
 Lump Sum ___ Except Code/Year N/C Comments ___

Out Buildings

Seg.Type DGU Seg. # 1.1 Method: R05 Class 4 Area 864 Eff Area 864
 Length 36 Width 24 Foundation CONC Ex. Wall VINYL Roof Cover T/CLAY
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1978 Eff. Yr. Blt: 1948
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___ RMV: 29,410
 Lump Sum ___ Except Code/Year N/C Comments ___

Seg.Type MHSK Seg. # 3.2 Method: M04 Class Area 168 Eff Area 168
 Length Width Foundation Ex. Wall CBLOCK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1978 Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 680
 Lump Sum ___ Except Code/Year N/K Comments ___

R25627 073W04A 01000 Appr #: _____ Date _____ Prop Class 451 Prop Code F09R
 Situs Address 1645 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner CANNIFF,KIKI

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 88,130 RMV Imp: 50,320 RMV Total: 138,450 M50 Total: 109,290

Segment								Land
Class								
Dim/Size								
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code								

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.36		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.61 Companion Accounts M141122 073W04A 01000;073W04A 01100
 M134365 R25626

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____



R25627 073W04A 01000 8/1/06



R25627 073W04A 01000 8/1/06



67

R25627 MA

8/30/11