

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GPH Print Date: _____

Acct ID: 519629 MTL: 063W23A000800 Date: 4/22/25 Appr: GPH Prop Class: 551 RMV Prop Class: 501
Situs: 1585 CLEAR LAKE RD NE KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 38323 Year: 2024

Last Date Appraised: 07/29/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CLEARLAKE FARMS LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 471953
RMV Land: 1293370 RMV Imp: 437930 RMV Total: 1731300 MAV: 293870 MSAV: 178083 SAV: 524755
Comment: C

Update inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	24210	0

Farm OK - Rowcrops

Land

Site: 1 Code Area: 24210 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Market Homesite Description: RMV: 87780 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: 92420210: 01-02; UPDATED MARKET VALUE & LAND TABLE //
06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Site: 3 Code Area: 24210 Size: 1.24 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 108850 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments:

Site: 4 Code Area: 92410 Size: 6.19 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 58330 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: Liability year - 1980 / 2400210 06-07: RECALC SETUP;#10 11-01-05

Site: 5 Code Area: 92410 Size: 0.45 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 4250 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: Liability year - 2001 / 2400210 //2010-11: EDIT REPORT SHOWS THAT MAP ROOM MADE AN ADJUSTMENT TO THE ACREAGE IN 2001-02 WITHOUT WORK ORDER OR NOTIFICATION. ADDING .45 ACRES AS OF 2001-02 TAX YEAR.

Site: 6 Code Area: 92410 Size: 89.85 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 885240 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: Liability year - 1980

Site: 7 Code Area: 92410 Size: 10.60 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 95350 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: Liability year - 1980

Site: 8 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: UT SAV Use: Exception: 0
Class: Value Source: Rural Restrictive Description: RMV: 8570 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24210 Stat Class: 132 Year Blt: 1910 Eff Year Blt: 1992 Sq.Ft: 2124 % Complete: 100
Desc: Multi Story above grade Dimensions: RMV: 229290
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	1372	2	FB-1	1910	1992	BATH - 1, KIT-, ROOF, HVAC	Exception: Y N
Attic	3	Finished	752	2	FB-1	1910	1992	HVAC, BATH - 1	Exception: Y N
Garage Attached	3	Unfinished	580	0	0	1992	1992	ROOF	Exception: Y N

Accessories

VI 3 Avg

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	3	2100	2009	5859	1	Exception: Y N
CONCRETE DRIVEWAY	3	440	1992	1216	1	Exception: Y N
PATIO	3	80	1992	374	1	Exception: Y N
PATIO	3	250	1992	1169	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	80	1992	1972	1	Exception: Y N

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1913 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 21210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

2019 L2 PICTURE AND L3 SHOW UPDATE EXTERIOR CHANGES - CHG FYR TO 1935 AS I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Garage Detached	3	Unfinished	600	0	0	1913	1910	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 2688 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 96x28 RMV: 27910
 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	
General Purpose Bldg	5	Finished	2688	0	0	1999	1999	FAIR	Exception: Y N

AVRG

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 2006 Sq.Ft: 1600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x40 RMV: 26740
 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	
General Purpose Bldg	6	Finished	1600	0	0	1997	2006	FAIR	Exception: Y N

avrg

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 342 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 6250 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 50x125 RMV: 132780
 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	
Metal Componet Bldg	6	Finished	6250	0	0	2003	2003	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	6	640	2003	2112	1	Exception: Y N

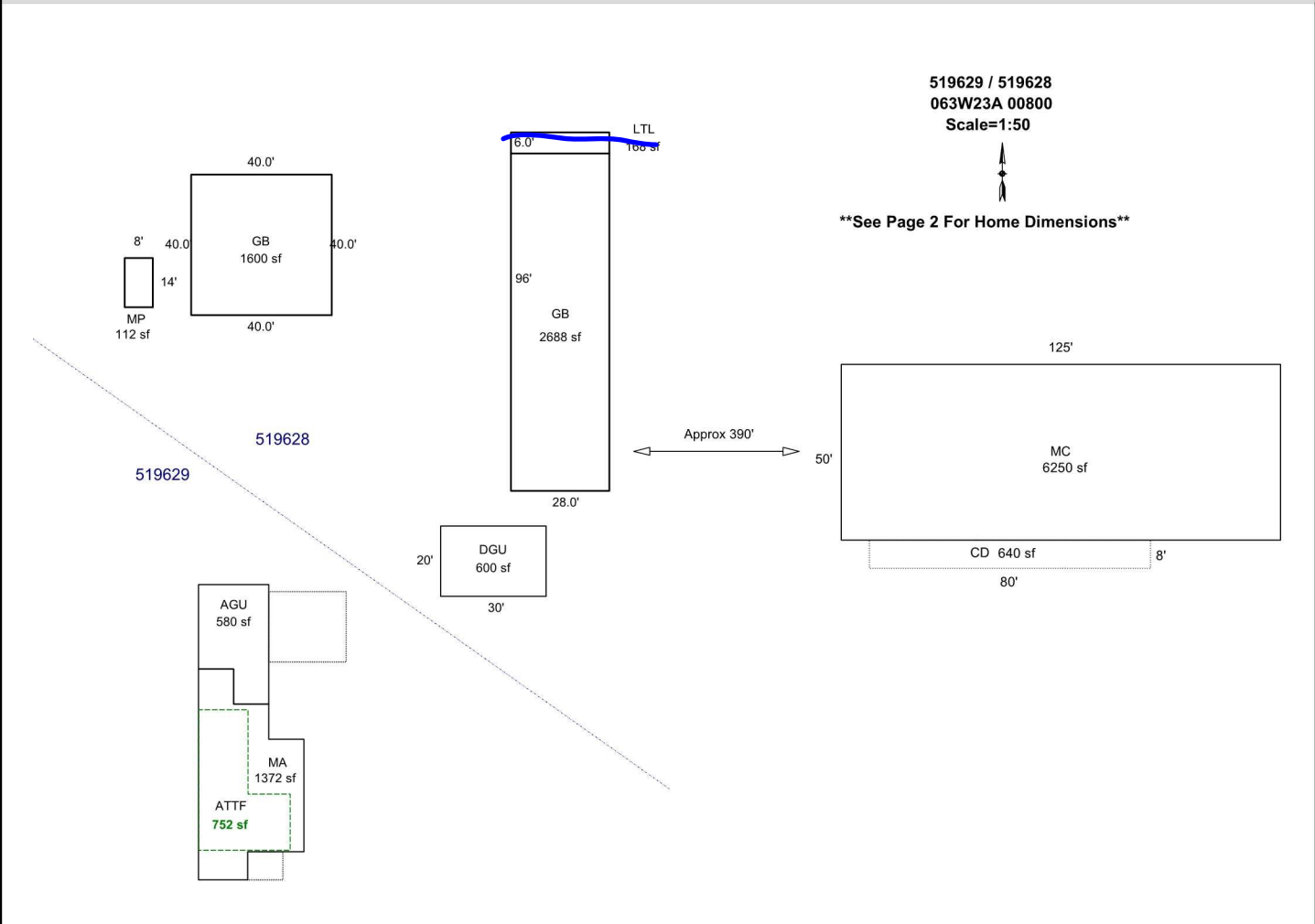
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519629 Parcel No.: 063W23A 00800
 Property Address: 1585 Clear Lake Rd NE
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	168.0	68.0	168.0
GLA1	MA	1.0	1372.0	180.0	1372.0
GLA2	ATTF	1.0	752.0	132.0	752.0
GAR	DGU	1.0	600.0	100.0	
	AGU	1.0	580.0	108.0	1180.0
GB	GB	1.0	2688.0	248.0	
	GB	1.0	1600.0	160.0	4288.0
MP	MP	1.0	112.0	44.0	112.0
OUT BL	MC	1.0	6250.0	350.0	6250.0
YI	CD	1.0	440.0	84.0	
	PRA/PC	1.0	80.0	36.0	
	CD	1.0	640.0	176.0	1160.0
	Net LIVABLE	cnt	2 (rounded)		2,124
	Net BUILDING	cnt	1 (rounded)		168

Apex by RW 04/11/08
 UPDATED BY CHRIS 9/25/19
 Updated by CWO 11/4/20

COMMENT TABLE 2

COMMENT TABLE 3

GPH 4/22/25

Cycle L3

