

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 2.4.26

Print Date: 9/29/2025

Acct ID: 559771 MTL: 093E25DD01300 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
Situs: 33742 RAILROAD AVE SE GATES OR 97346 MaSaNh: 01 06 000 Unit: 136536 Year: 2025

Last Date Appraised: 02/07/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (RES - OTHER)

Owner: SIMINGTON, MCKENZIE N Last Sales Date: 05/02/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 451450

RMV Land: 416360 RMV Imp: 814270 RMV Total: 1230630 MAV: 345490 MSAV: 0 SAV: 0

Comment: 24-25 L4 2/7/24 CLUKE
L2 11.19.21 CL
LEVEL 4 11.20.20 WV06//

wait for clint to finish tag

*MLS: 826877
DOM: 41
Code: 30*

*SV, NIL
OSDs*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	56490	0

Land

Site: 1 Code Area: 56490 Size: 1.69 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 366360 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 21-22: PER #06 DEL ALL IMPS, OSD// 2010-2011 CYCLE WORK #36 CHANGED OSD'S//

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 151 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3420 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 814270
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 105960 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3420	5	FB-4	2021	2021	KIT, ROOF, HVAC, BATH - 4, BATH+	Y N
Garage Attached	5	Finished	812	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2021	44154	1	Y N

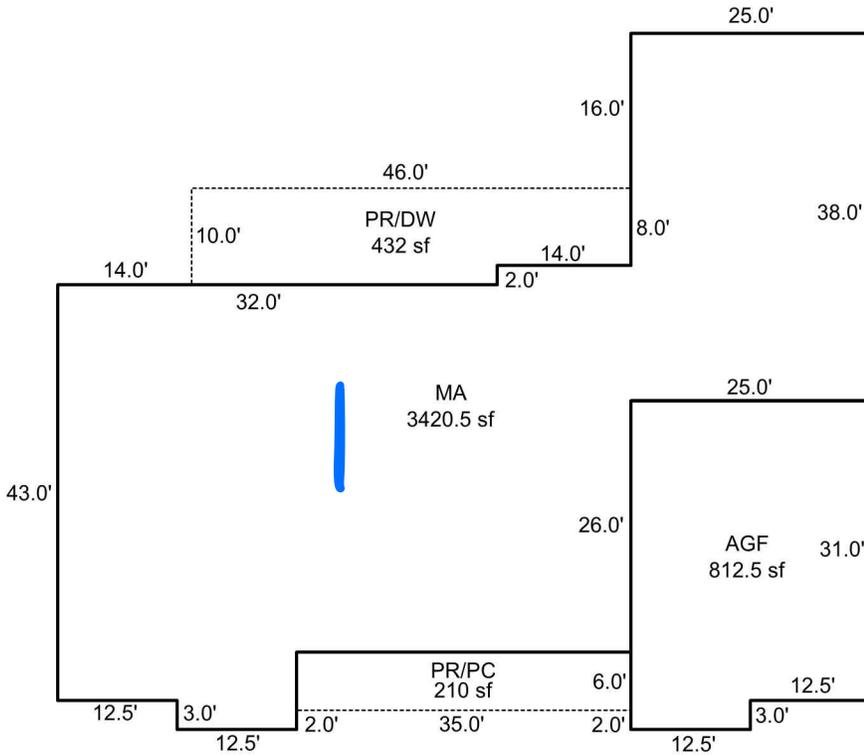
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R59771 Parcel No.: 093E25DD01300
 Property Address: 33742 Railroad Ave SE
 City: Gates County: State: OR ZipCode: 97346
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R59771
093E25DD01300
SCALE = 1:20



Client Added
Attic over
Garage
I/U
CD

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3420.5	314.0	3420.5
GAR	AGF	1.0	812.5	118.0	812.5
P/P	PR/PC	1.0	210.0	82.0	
	PR/DW	1.0	432.0	112.0	642.0

COMMENT TABLE 1

Apex 9/26/2012 Jane
 UPDATED BY CJURAN 01/19/2021 555-20-007975

COMMENT TABLE 2

WV #06 11/20/2020 AOG
 01/19/2021 555-20-00797

COMMENT TABLE 3

JJS 11.7.25 SV LY

Net LIVABLE cnt 1 (rounded) 3,421