

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 525604 MTL: 073W040000800 Date: 12.05.25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 1850 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 27456 Year: 2025

Last Date Appraised: 03/13/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: ALVAREZ, VINCENTE A Last Sales Date: 11/15/1994 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 264739
 RMV Land: 450440 RMV Imp: 485660 RMV Total: 936100 MAV: 228270 MSAV: 36469 SAV: 71246
 Comment: 24-25: L2 03.13.24 GRH

Notations

Addition 100%, update inv Farm ok livestock

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92420	0

Land

Site: 2 Code Area: 92420 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 47000 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 00-01; 2400220, UPDATE MARKET VALUE

Site: 3 Code Area: 92420 Size: 3.52 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 165440 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1982 / 00-01; 2400220, UPDATE MARKET VALUE

Site: 4 Code Area: 92420 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 188000 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1982 / 00-01; 2400220, UPDATE MARKET VALUE

Improvements - Residence / Manufactured Structures

completion of addition changes eyb to 1996 EYB

Bldg: 1 Code Area: 92420 Stat Class: 142 Year Blt: 1901 Eff Year Blt: ~~1993~~ Sq.Ft: 3028 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 419210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors change class to 5-M/m

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>4</u>	Finished	1868	2	FB-1	1901	1993	FP - 1, HVAC, KIT+, BATH - 1, ROOF	Exception: Y N
Second Floor	<u>4</u>	Finished	698	2	FB-1	1999	1983	HVAC, BATH - 1	Exception: Y N
Attic	<u>4</u>	Finished	462	0	0	1901	1983	HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1999	37664	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92420 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 2304 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 72x32 RMV: 40370
 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
General Purpose Bldg	6	Finished	2304	0	0	2006	2006	AVG	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92420 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 400 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 10x40 RMV: 1840
 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
Lean-to Heavy Duty	4	Finished	400	0	0	2008	2008	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92420 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 100 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 280
 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
Multi-Purpose Bldg	4	Finished	100	0	0	2009	2009	FAIR Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92420 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 24x10 RMV: 4530
 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
Multi-Purpose Bldg	5	Finished	240	0	0	2010	2010	FAIR Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92420 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1088 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 11650
 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	4	Finished	1088	0	0	2009	2009	FAIR Exception: Y N

Accessories

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

Bldg: 7 Code Area: 92420 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 2650
 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
Multi-Purpose Bldg	4	Finished	160	0	0	2009	2009	FAIR Exception: Y N

Accessories

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

Bldg: 8 Code Area: 92420 Stat Class: 321 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 690 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 30x23 RMV: 5130
 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
Hay Cover	4	Finished	690	0	0	2021	2021	FAIR Exception: Y N

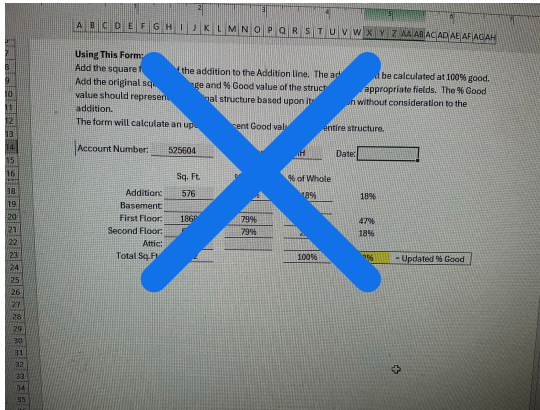
Accessories

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

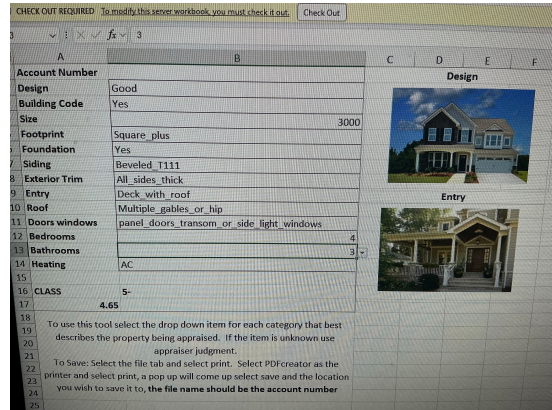
Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004586	83448	MARION COUNTY	NEW CONSTRUCTION	ADDITION	94690	0	R	Addition at back of house to expand living room and relocate bedroom.

EYB calculator



class calculator



The form will calculate an updated Percent Good value for the entire structure.

Account Number: Appraiser: Date:

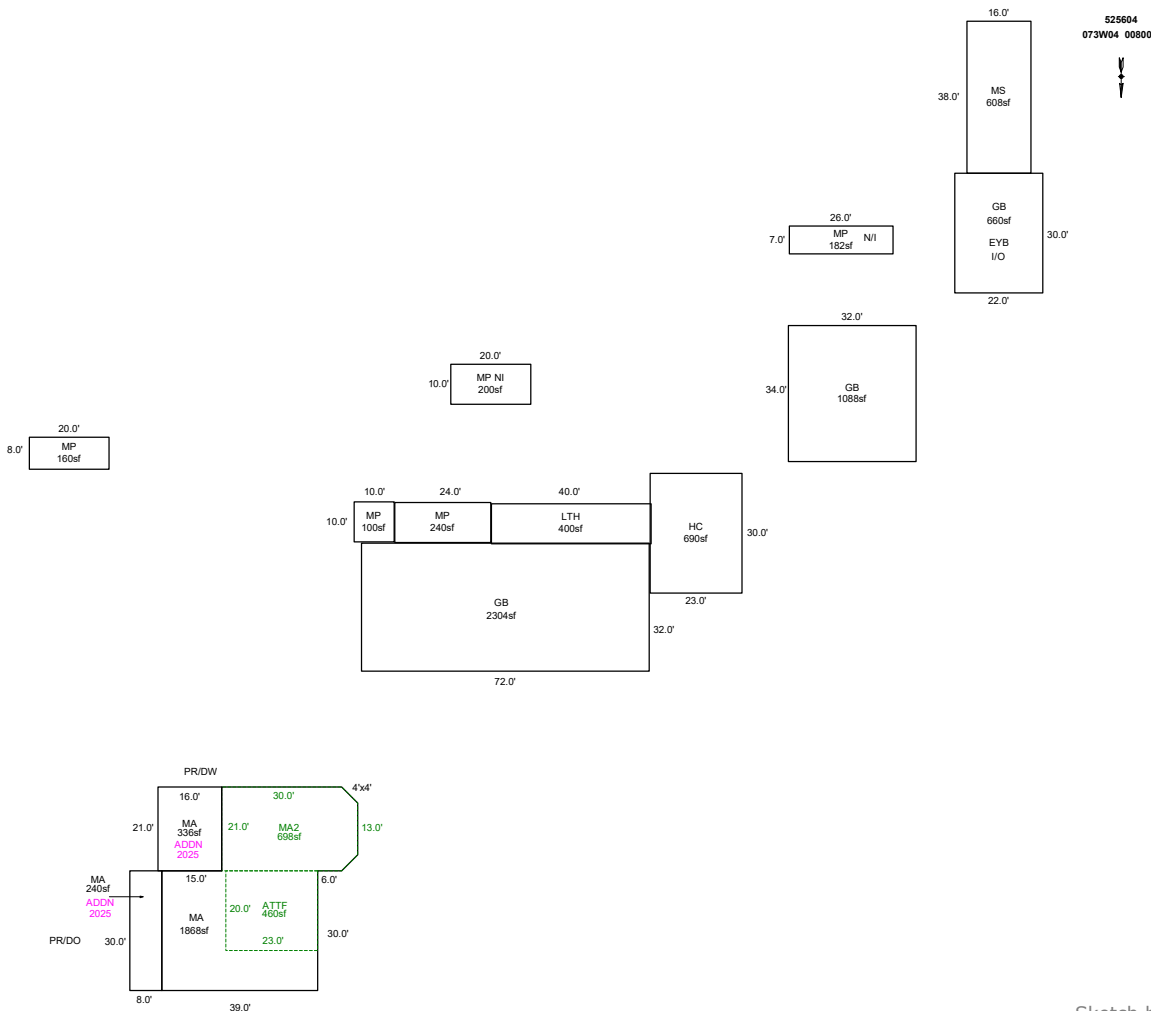
	Sq. Ft.	% Good	% of Whole	
Addition:	576	100%	16%	16%
Basement:				
First Floor:	1888	83%	52%	43%
Second Floor:	698	83%	19%	16%
Attic:	462	83%	13%	11%
Total Sq.Ft.:	3604	100%		86% = Updated % Good

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 525604 Parcel No.: 073W04 00800
 Property Address: 1850 Chemawa Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

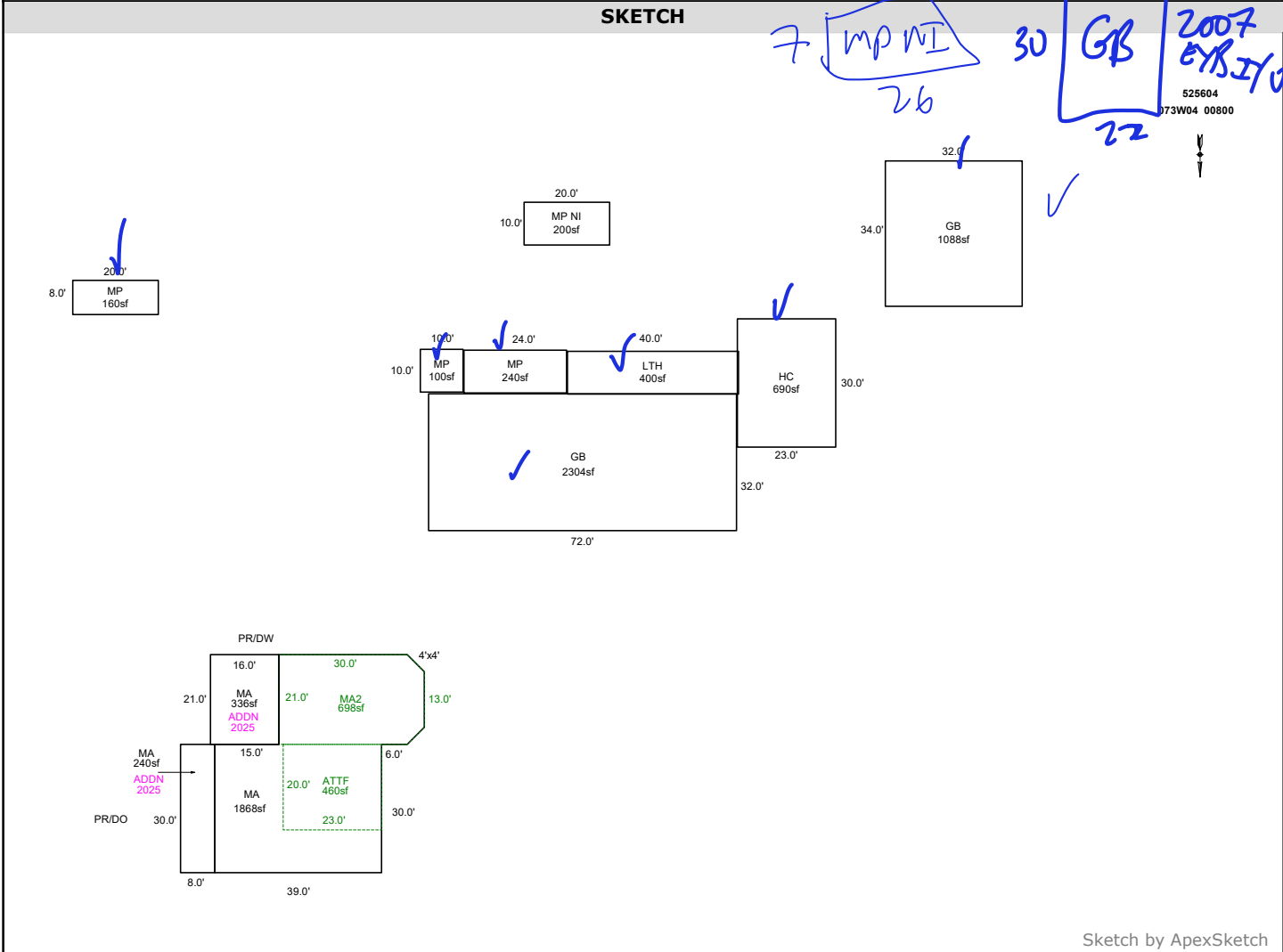


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	2304.0	208.0	3632.0	Apex by RW 04/21/08 UPD BY WW 5.22.24 UPDATED BY CLOBERG 08/07/25 25-004586 ADDN UPDATED BY CLOBERG 03/31/26					
	MP	1.0	240.0	68.0							
	GB	1.0	1088.0	132.0							
GBA3	MP	1.0	100.0	40.0	460.0						
	MP	1.0	160.0	56.0							
	MP NI	1.0	200.0	60.0							
GBA6	HC	1.0	690.0	106.0	1090.0						
	LTH	1.0	400.0	100.0							
GLA1	MA	1.0	1868.0	195.3	1868.0						
GLA2	MA2	1.0	698.0	105.3	1158.0			COMMENT TABLE 2			
	ATTF	1.0	460.0	86.0							
GB	GB	1.0	660.0	104.0	660.0			COMMENT TABLE 3			
MA	MA	1.0	240.0	76.0							
	MA	1.0	336.0	74.0	576.0						
MP	MP	1.0	182.0	66.0	182.0						
MS	MS	1.0	608.0	108.0	608.0						
	Net LIVABLE	cnt	5	(rounded)	5,052						
	Net BUILDING	cnt	0	(rounded)	5,182						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 525604	Parcel No.: 073W04 00800		
Property Address: 1850 Chemawa Rd N			
City: Keizer	County:	State: OR	ZipCode: 97303
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	2304.0	208.0		Apex by RW 04/21/08 UPD BY WW 5.22.24 UPDATED BY CLOBERG 08/07/25 25-004586 ADDN			
	MP	1.0	240.0	68.0					
	GB	1.0	1088.0	132.0	3632.0				
GBA3	MP	1.0	100.0	40.0					
	MP	1.0	160.0	56.0					
GBA6	MP NI	1.0	200.0	60.0	460.0				
	HC	1.0	690.0	106.0					
	LTH	1.0	400.0	100.0	1090.0				
GLA1	MA	1.0	1868.0	195.3	1868.0				
GLA2	MA2	1.0	698.0	105.3		COMMENT TABLE 2			
	ATTF	1.0	460.0	86.0	1158.0	COMMENT TABLE 3			
MA	MA	1.0	240.0	76.0		GRH 3/13/24	CYCLE L2		
	MA	1.0	336.0	74.0	576.0				
	Net LIVABLE	cnt	2	(rounded)	3,602				
	Net BUILDING	cnt	8	(rounded)	5,182				

ACCOUNT # 525604 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GRH TAG Y (N)
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR MA
 AREA 576 EFF AREA 576 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2008 EFF YR 2008 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE GB
 STAT / CLASS 5
 SIZE _____
30x22
 FAIR (AVERAGE)
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2007
 % COMP 100
 EXCEPT Y (N)
 MISC: _____

COMMENT: Appear missed: on site aerial show 2007

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE MS
 STAT / CLASS 4
 SIZE _____
38x16
 FAIR (FAIR)
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2007
 % COMP 100
 EXCEPT Y (N)
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



12.05.25



12.05.25