

8/22/18

PROPERTY APPRAISAL CARD 2017

Page 1

PROPERTY ID & LEGAL DESCRIPTION

COMMENTS

ADDITIONAL DETAILS

OWNER NAME & ADDRESS

Property ID: 132186
Map & Tax Lot: 1542100 - 00200
Legal: SECTION 19 IS 4E. TL 200 2.50 ACN
Site: 2915 SE STONE RD
GRESHAM, OR 97086
Alt. Acct. #: R994130690
Code Area: 027
Property Class: 401
Zone: M020
Exemptions: 1

SEV APPR: 2017, NO PROGRESS, SEE 2017
CLASSIFIED, 2014, NO PROGRESS/SEE
2015, SAC020113, 2013, NO
PROGRESS/SEE 2014, SAC042113, 2012,
STILL NO DECISION ON 2ND STRUCTURE. NO
PROGRESS/SEE 2013, SAC020112, 2011,
SUBSEQUENT ENTRY, 2010 BOPTA REVIEW,
STIMULATION REDUCED IMPT VALUE FROM
PROPERTY:
DOC NO. 2010020860, ID=100344, SALE ID
264419 N
DOC NO. 2008145978, ID=67779, SALE DA
276331 N

Neighborhood: R030
Main Area: 1
Property Code: 1
Residential Improved
Appraiser: JJA
Last Appraised: 05/21/16
Next Appraisal: 05/21/16
Main Property: 1
Other Owner Names: PALMARAY, MARIN &
PALMARAY, DANIELA
1139 SE 148TH AVE
PORTLAND, OR 97213
ID: 129663

Year	TP	Land	SAV	NS Val	Exempt	MSG Asgd
2017	91500	263000	0	354500	0	297170
2016	83090	240000	0	313090	0	268520
2015	74670	213550	0	288220	0	280120
2014	56420	213550	0	271970	0	271970
2013	49350	196500	0	248900	0	248900

ASSESSMENT INFORMATION

RMV: 91500
Improvements: 91500
Land: 263000
Total: 354500

Measure 50: 288520
Prev Ascd Adj: 297170
Ratio: 297170
Max Ascd Value: 297170

EX Year EX Code EX Value
2017 91500 263000
2016 83090 240000
2015 74670 213550
2014 56420 213550
2013 49350 196500

SALES HISTORY

Sale Date: 03/28/17
Price: 140000
Document #: 201703853
Type: 12
Deed Date: 03/29/17
Deed Type: SHD
06/16/16
147000
2016075603
17
06/21/16
SHD
04/18/11
172500
2011046688
6
04/18/11
MD
02/11/10
150000
2010020860
17
02/12/10
MD

APPEAL HISTORY

Protest #: 1010000050
Case #: 100027
Roll ID: E10
Appeal Value: 165,230
Stat Decision Date: 02/02/11
Final Value: 0

LAND INFORMATION

LI RES: RESIDENTIAL LAND
Trend Data: Adjustment Data
OSD3: 10000 F
SP3: 115 P
C: 0 F
Spec Use: 115
Tot Y Adj: 115

Size (Ac): 2.60
Sq Ft Sites: 72000
Unit Cost: 220000
Unit Ctl: 11706//PROP=86600, APPR=55,800/94, GEN=0/99

Land Comments

2014-ZONE: CHANGED FROM: M02 TO: M020
11/06//PROP=86600, APPR=55,800/94, GEN=0/99

IMPROVEMENT INFORMATION

II SFR: SINGLE FAMILY RESIDENTIAL
Class: G
2 OR MORE STY
Complex:
Trend Year:
Trend Code:
Trend Pct:

Mkt Value: 1986
PROP=12800, APPR=55,000/67, GEN=0/0, SHED NO
VALU: 528-14+6-20+6-16+28+16+6+20+6, CTR
REMOD 81

Improvement Notes

94: HSE APPRAIS VACANT

IMPROVEMENT CHARACTERISTICS
Foundation: CON
Roof Cover: COM
Plumbing: FBI
Heat/A/C: FA
Fireplaces: 1
Int. Comp: K01

IMPROVEMENT DESC
Seg TYPE METHOD Dimen Area Unit Pr Rp Cat New Year
1 MA SFR G 2356
1.1 MA SFR 3P 11.01
1.2 UB SFR 3P 600
1.3 COV SFR 3P 600
1.4 AGX SFR 3P 528
1.5 TS SFR 3P 649
1.6 BLK SFR 3P 2000

72796 2809
16732
16732
1800
12813
23940
3500

50 SC6 S8: NV1 1: 152 0.87 1080
40 SC6 S8: NV1 1: 153 0.87 630
30 SC6 S8: NV1 1: 153 0.87 20
50 SC6 S8: NV1 1: 153 0.87 110
30 SC6 S8: NV1 1: 153 0.87 200
30 SC6 S8: NV1 1: 152 0.87 30

II SFR: SINGLE FAMILY RESIDENTIAL
Class: A
1 STY
Complex:
Trend Year:
Trend Code:
Trend Pct:

Mkt Value: 90420
APPR=15,000/67, GEN=0/0;
B28-11+6-20+6-16+28+16+6+20+6, +14SR25,
94: HSE APPRAIS VACANT

Page 1 of 1

PROPERTY APPRAISAL CARD 2013

Page 1

IMPROVEMENT CHARACTERISTICS		IMPROVEMENT DESCR		SEG		TYP		METHOD		AREA		VAL		ADJUSTMENTS		VAL		VAL	
FOUNDATION: CON		SINGLE FAMILY RESID		2		SFR		A		1160		28.91		56328		73		144.03	
Pool Cover: CON		MAIN		2		NA		3		1160		17.98		7227		73		144.03	
Flooring: FRI		DET GAR		2		DOX		3		1160		17.98		7227		73		144.03	
Heat/AC: FA		DECK		2		DEC		3		1160		17.98		7227		73		144.03	
Fireplaces: FA																			
Int. Comp: FRI																			

Last line of page 1 for Property 31128

- - Modify Comments - -

Comments:

2016, NO PROGRESS. SEE 2017. JJA052316./ 2014, NO PROGRESS/SEE 2015.
SAC102313./ 2013, NO PROGRESS/SEE 2014. SAC042313./ 2012, STILL NO DECISION
ON 2ND STRUCTURE. NO PROGRESS/SEE 2013. SAC020912./ 2011, SUBSEQUENT ENTRY,
2010 BOPTA REVIEW, STIPULATION REDUCED IMP#1 VALUE FROM SC6 TO MV1 DUE TO
MULTCO PLANNING DECLARING IT AN ILLEGAL DWELLING. SAC/SMW/LMC011811./ 2011,
NO PROGRESS ON ADD TO IMP #1 IMP #2 STILL O/A GOOD COND. OWNER IS TRYING TO
ESTABLISH ORIGINAL YR BUILT POSSIBLE DIV OR PARTITION PLAT. PER OWNER
INTENDS TO SELL TO NEPHEW. NO PROGRESS/SEE 2012. SAC110410./ 2010,
SUBSEQUENT ENTRY, SHORT SALE @ \$150,000 2/10. SALE CODED. SAC030310./ 2010,
STILL @ SC6 DRIVEWAY FOR IMP #2 IS ON SHORT RD. NO PROGRESS/SEE 2011.
SAC011210./ 2009, FOR 09 PICKED UP NEWER SIDING, VINYL WINDOWS, GUTTERS,
ROOF, DECK ETC ON OLDER HSE ON STONE RD. TOTAL REMOD ON IMP #1 UNDER WAY
PLUS 2ND FLR ADD FOR 09. SSB021909./

Enter <RET> to Exit:

Impt Type SINGLE FAMILY RESIDEN x ▾ Nbhd Ovr Rsn ▾ Actual Year 1949
 Bldg Type 1 STY ▾ Sketch Effective Yr 1949

Improvement Detail

Main Area	1,160	Heat	FA - Forced Air ▾	Roof Cover	COMPOSITION ▾
Living Area	1,160	Air	AC ▾	Foundation	CON ▾
Plumbing	ONE FULL BATH	Fireplace	▾	Comments	APPR=15,000/87, GEN=0/0; B28+14+6+20+6+16+28+16+
Inter Comp	1 KITCHEN	Other Comp	▾	Flags	▾

Condominium Information

Building	▾	Level	▾	Condo Name	N/A
Location In Bldg	▾			Benchmark	N/A

Adjustment Summary

Nbhd Mkt Adj	154	Total BD \$ Adj	0	Depr Age	70
Nbhd Cts Adj	105	Total % Adj	118	Depr Table	73%25
Nb Impt Type Adj	100	Total FD \$ Adj	0	% Good	73.00
Overall %	118.04	Final % Adj	0		

Calculation Information

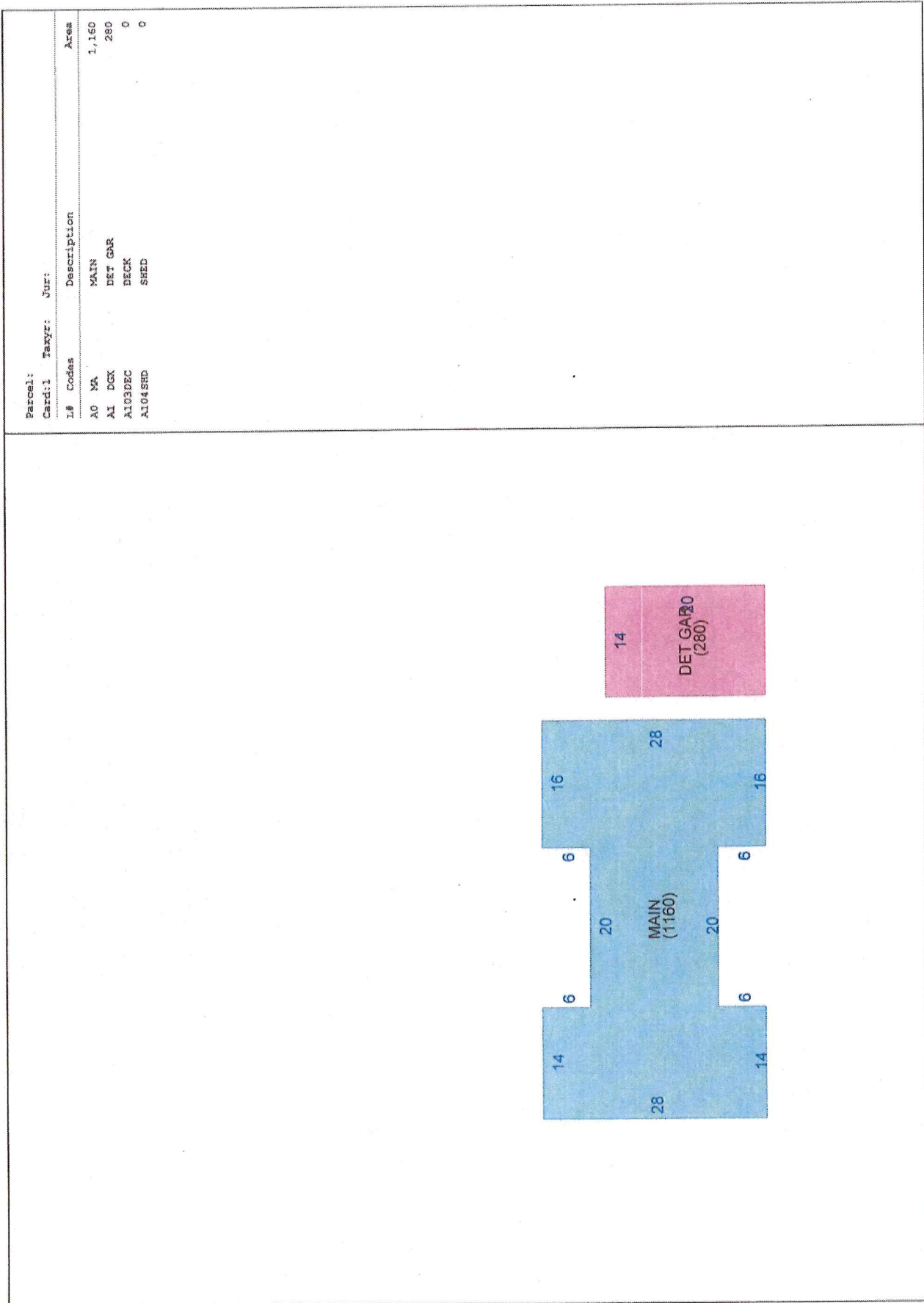
Seg Base Value	56,929	Overall %	118.04	Total FD \$ Adj	0
Base Imp Value	66,413	Interim Value	78,394	Interim Value	92,505
Total BD \$ Adj	0	Total % Adj	118	Final % Adj	0
Interim Value	66,413	Interim Value	92,505	Interim RMV	92,505

RMV Override

RMV Ovr	▾	Total Trend	0.0000	Final RMV	▾
Ovr Rsn	▾	Trended Value	0	Final RMV is rounded to the nearest \$10	
				RMV Total	92,510
				Calculation Message	
				Message	

Calculation Detail

Fixed Increment	Unit Price	Calculated Value
Fireplace	Foundation	Foundation
Interior	Roof	Roof
Plumbing	Heat	Heat
Other	Air Cond	AC
Fin/Ufin Attic		
Fin/Ufin Bsmt		
Total		



Parcel: _____
Card:1 Taxyr: Jur: _____

L#	Codes	Description	Area
A0	MA	MAIN	1,160
A1	DOX	DET GAR	280
A103DEC		DECK	0
A104SHD		SHED	0