

Acct ID: 514258 MTL: 051W310000600 Date: **1/4/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 10203 MT ANGEL GERVAIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 73707 Year: ~~2023~~
 Last Date Appraised: 11/18/2022 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2024 - Tags/Permit (Completion) **2024**
 Owner: SCHINDLER JRLT & SCHINDLER, DIANA M TRE & Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 ~~4~~ LCB **TTT** INSP AV: 113736
 RMV Land: 532840 RMV Imp: 137490 RMV Total: 670330 MAV: 85170 MSAV: 28566 SAV: 70107
 Comment: 23-24: L2 11.18.22 GRH

Notations Add LTH, Re-tag per 1/1/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE: CHRISTMAS TREES OK

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01470	0

Land

Site: 2	Code Area: 01470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	GSOIL		RMV: 36250	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 100150						
Site: 3	Code Area: 01470	Size: 8.06 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 292120	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1976 / 100150 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 11.55 TTL ACRES						
Site: 4	Code Area: 01470	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL			RMV: 156500	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1976 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//100150						
Site: 5	Code Area: 01470	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 2970	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1976						
Sam Brown Creek						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01470	Stat Class: 131	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 1132	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 131880	Addition at bSI. comp
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	1132	2	FB-1	1973	1973	HVAC, ROOF, KIT, BATH - 1	Y N

820SF ADDN @ 65%

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	120	1973	2736	1	Y N
YARD IMPROVEMENTS FAIR	3	1	1973	7182	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01470	Stat Class: 353	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 1152	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 48x24		RMV: 4110	✓
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
Machine Shed	5	Finished	1152	0	0	1978	1978	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 01470	Stat Class: 341	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x20		RMV: 1500	✓

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: Y N
Multi-Purpose Bldg	4	Finished	400	0	0	1978	1978		

Accessories

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

353 MS 38X42sf Fair 2023 New ✓
 355 LTA 48X28 2023 New



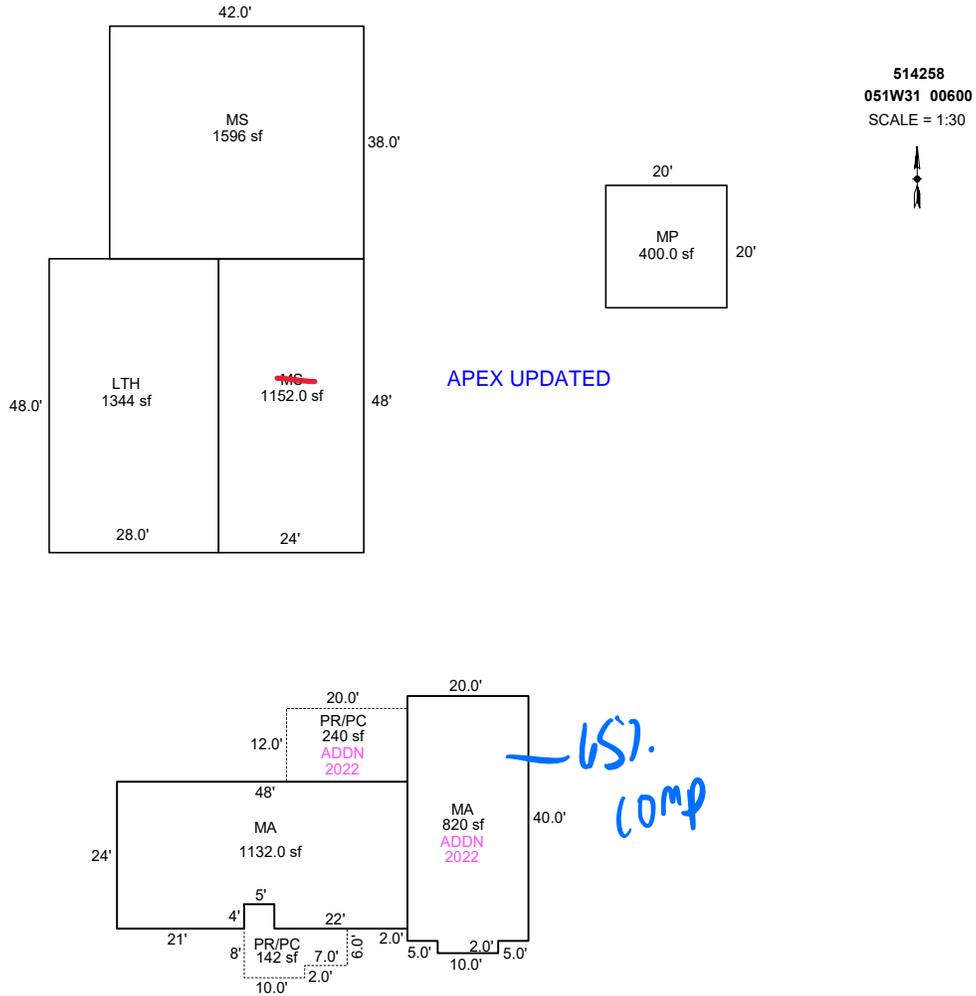


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514258 Parcel No.: 051W31 00600
 Property Address: 10203 MT ANGEL GERVAIS RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1132.0	152.0	1952.0
	MA	1.0	820.0	124.0	
OTH	MS	1.0	1152.0	144.0	4492.0
	MP	1.0	400.0	80.0	
P/P	MS	1.0	1596.0	160.0	382.0
	LTH	1.0	1344.0	152.0	
	PR/PC	1.0	240.0	64.0	
	PR/PC	1.0	142.0	58.0	
	Net LIVABLE	cnt	2 (rounded)		1,952

COMMENT TABLE 1

Apex Jane 7/26/10
 UPDATED BY CJURAN 04/25/2022 555-22-001634
 UPDATED BY CJURAN 09/25/2023 22-001634 REV01
 UPDATED BY CJURAN 02/29/2024

COMMENT TABLE 2

JIS 01/04/2024

COMMENT TABLE 3

TAGS L2

Percent Complete Form

Account # MA addition

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0% ✓	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45% ✓	Framing	14%	20%	16%	35%
8%	50% ✓	Trusses	7%	30%	7%	40%
7%	60% ✓	Roofing	7%	35%	7%	45%
7%	65% ✓	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%	2%		
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR JIS
 APPR _____
 APPR _____
 APPR _____

Date 1/4/24
 Date _____
 Date _____
 Date _____

YR For 24/25
 YR For _____
 YR For _____
 YR For _____

% COMP 65
 % COMP _____
 % COMP _____
 % COMP _____