

Summary

Lead Appr: WW

Clerk: 3/5/21

Lead Clerk:

Appr:

Print Date:

7/31/2023

Acct ID: 514593

MTL: 052W08000100

Date: 3/5/21

Appr: JJS

Prop Class: 459 451

RMV Prop Class: 459 451

Situs: 16263 FRENCH PRAIRIE RD NE WOODBURN OR 97071

MaSaNh: 02 06 000

Unit: 86647

Year: 2023-2024

Last Date Appraised: 03/20/2018

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: BEARD, CHARLES P & NEWELL, LYNETTE

Roll Type: R

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

AV: 179810

RMV Land: 354200

RMV Imp: 133520

RMV Total: 487720

MAV: 179810

MSAV: 0

SAV: 0

Comment:

New GB/LTH
UPD SOIL/YI/INV

Input, JJS, 3.20.24

22-009767 Shop 40x42 w/
Attached Carport
finald 8/23/23

Notations

No notation data available.

OSDs

EMAILED MWILTSE 4.9.24

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

Land

Site: 2	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description: GSOIL			RMV: 96620	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 100030						
Site: 3	Code Area: 01600	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description:			RMV: 212580	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 100030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 445	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 920	% Complete: 100			
Desc: MANUF STRUCT, CLASS 4, 20' WIDE DOUBLE					Dimensions: 46x20	RMV: 29660			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
GONE									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	920	2	FB-2	1965	1965	KIT-, ROOF+, SKIRT, HVAC+, FP, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	368	2000	5229	0
Exception: Y N					

Bldg: 1	Code Area: 01600	Stat Class: 138	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 43610
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	792	0	0	1960	1960	ROOF	Y N

Accessories

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

Bldg: 2	Code Area: 01600	Stat Class: 107	Year Blt:	Eff Year Blt: 1965	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements					Dimensions:	RMV: 31570
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1965	27216	1
Exception: Y N					

Bldg: 3	Code Area: 01600	Stat Class: 138	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 9630
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type
No floor data available

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Carport Attached	3	Unfinished	288	0	0	1960	1960	ROOF	Exception: Y N	

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1480
 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		
No floor data available										

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	1	80	0	1280	0
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 2480
 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	6	Finished	240	0	0	1978	1978	FAIR	Exception: Y N	

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 112 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x8 RMV: 650
 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	112	0	0	1978	1978		Exception: Y N	

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 392 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x14 RMV: 1470
 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	392	0	0	1960	1960		Exception: Y N	

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 11520
 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	1152	0	0	1993	1993	FAIR	Exception: Y N	

Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x14 RMV: 1150
 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	224	0	0	1980	1980	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 355 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 192 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 16x12 RMV: 300
 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	192	0	0	1980	1980	Exception: Y N

Accessories

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

3SI GBS 30x40 Fair 2023 New
 3SS LTH 10x40 2023 New ✓

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 351
 SIZE 30x40
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % 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: _____

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 LTH
 STAT / CLASS 355
 SIZE 10x40
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % 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: _____

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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % 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: _____

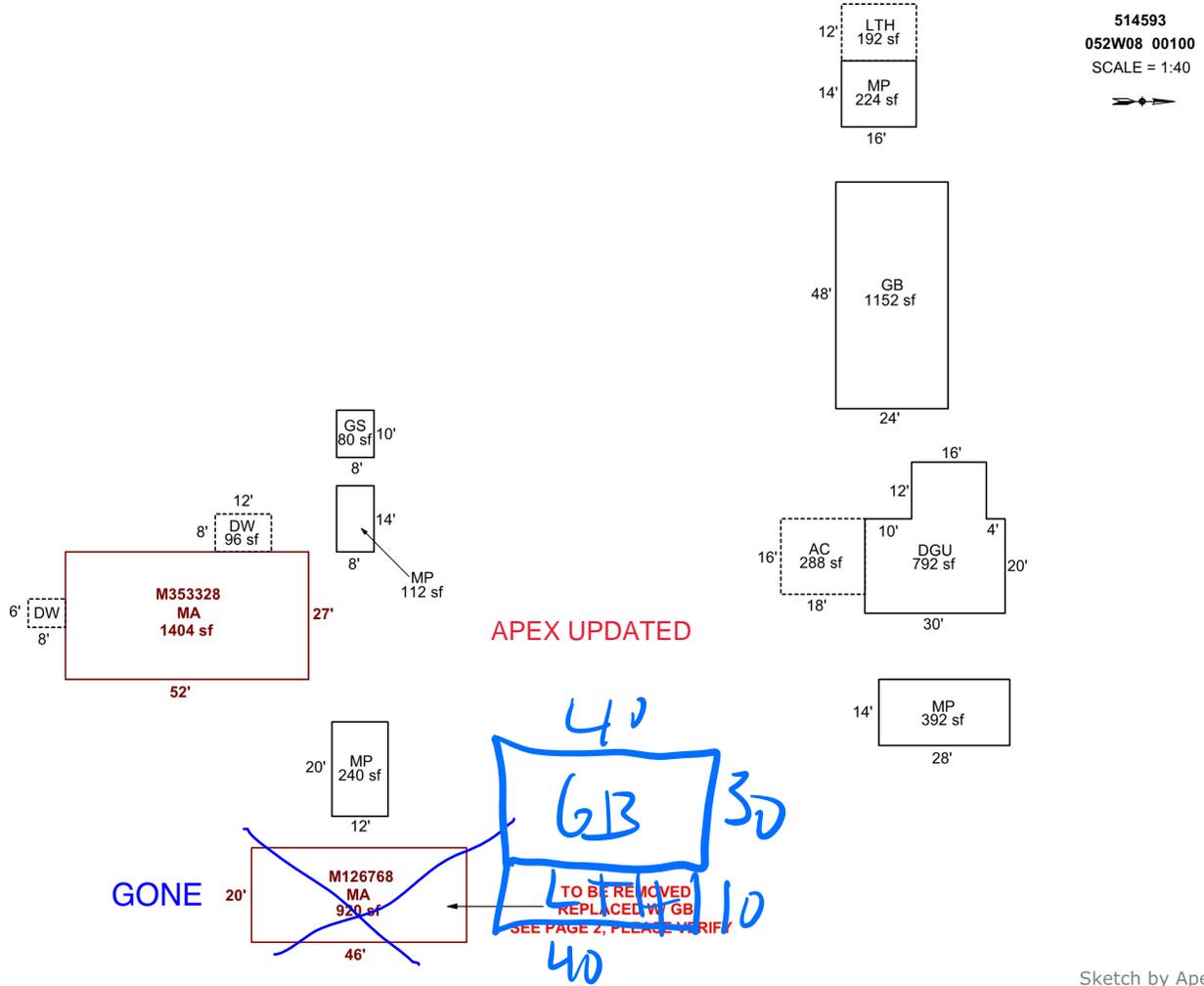


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514593 Parcel No.: 052W08 00100
 Property Address: 16263 FRENCH PRARIE ROAD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	224.0	60.0	
	LTH	1.0	192.0	56.0	416.0
GLA1	MA	1.0	1404.0	158.0	
	MA	1.0	920.0	132.0	2324.0
GAR	DGU	1.0	792.0	124.0	
	AC	1.0	288.0	68.0	1080.0
OTH	GB	1.0	392.0	84.0	
	GS	1.0	80.0	36.0	
	MP	1.0	112.0	44.0	
	MP	1.0	240.0	64.0	
	GB	1.0	1152.0	144.0	1976.0
P/P	DW	1.0	96.0	40.0	
	DW	1.0	48.0	28.0	144.0
	Net LIVABLE	cnt	2 (rounded)		2,324
	Net BUILDING	cnt	2 (rounded)		416

COMMENT TABLE 1

Apex by JA 8/03/09
 UPDATED BY JRONDEMA 2/21/17
 UPDATED BY JRONDEMA 12/14/17
 UPDATED BY CJURAN 12/28/2022 555-22-009767

COMMENT TABLE 2

3.8.16 JS 29
 2.13.16 JS 29
 10/27/23 SSS L3 Tags

COMMENT TABLE 3