

Acct ID: 515306 MTL: 052W35B001100 Date: **11/2/23** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 12128 PORTLAND RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43967 Year: **2023**
 Last Date Appraised: 01/23/2014 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: 2024 - Tags/Permit (Addition)
 Owner: STOTT JRLT **22-010024 ADDITION OF SEWING ROOM & ENLARGE LIVING ROOM TO EXISTING SFD** Roll Type: R
 Cycle **(Tag)** Sales Verification Other: _____ Inspection level: 1 **(2)** 3 4 **(LCB)** TTO INSP AV: 230630
 RMV Land: 272040 RMV Imp: 345400 RMV Total: 617440 MAV: 230630 MSAV: 0 SAV: 0
 Comment:

Upd Soil, Addition complete

INPUT JJS 11.17.23

Notations **WW**
 No notation data available.

Tiny Home off Property

OSDs

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

Land

Site: 1 Code Area: 01600 Size: 1.58 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **2BD** Value Source: Rural Restrictive Description: **GSOIL** RMV: 227040 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#36 08-22-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 142 Year Blt: 1920 Eff Year Blt: **1987** Sq.Ft: 2333 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 321370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 **1/0** Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|--------------------------------|-----------|
| First Floor | 4 | Finished | 1685 | 1 | FB-2 | 1920 | 1980 | KIT-, ROOF, FP, HVAC, BATH - 2 | Y N |
| Attic | 4 | Finished | 648 | 3 | FB-1 | 1920 | 1980 | HVAC, BATH - 1 | Y N |

FIRST FLOOR 4 336 HVAC ROOF 2023/2023 NEW

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD | 4 | 1 | 1980 | 29862 | 1 | Y N |

Bldg: 2 Code Area: 01600 Stat Class: 138 Year Blt: 1920 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 20540
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Attached | 3 | Unfinished | 240 | 0 | 0 | 1920 | 1980 | ROOF | Y N |

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 392 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x14 RMV: 1620
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 4 | Finished | 392 | 0 | 0 | 1984 | 1984 | | Y N |

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 RMV: 0
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available | | | | | | | | | |

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Pump House | 0 | Finished | 96 | 0 | 0 | 0 | 0 | Exception: Y N |

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 354 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 176 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x11 RMV: 530
 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 Light Duty | 4 | Finished | 176 | 0 | 0 | 1997 | 1997 | FAIR Exception: Y N |

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 220 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 11x20 RMV: 1340
 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 | 220 | 0 | 0 | 1980 | 1980 | FAIR Exception: Y N |

Accessories

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

% Good

| | Sq.Ft. | .25 = 25% | % of Whole | |
|--------------------|--------|-----------|------------|------|
| Basement Finished: | | | 0% | 0 |
| 1st floor: | 1,685 | 79% | 63% | 0.5 |
| 2nd Floor: | | | 0% | 0 |
| Attic Finished: | 648 | 79% | 24% | 0.19 |
| Addition: | 336 | 100% | 13% | 0.13 |
| Total Sq.Ft.: | 2,669 | | 100% | 0.82 |

12x28 Sewing Room Addition @100%





MA



MA



LTL + MP + AGU OFF of MA



LTL + Yard Photos





Basketball Court +
Mp and PH



PH



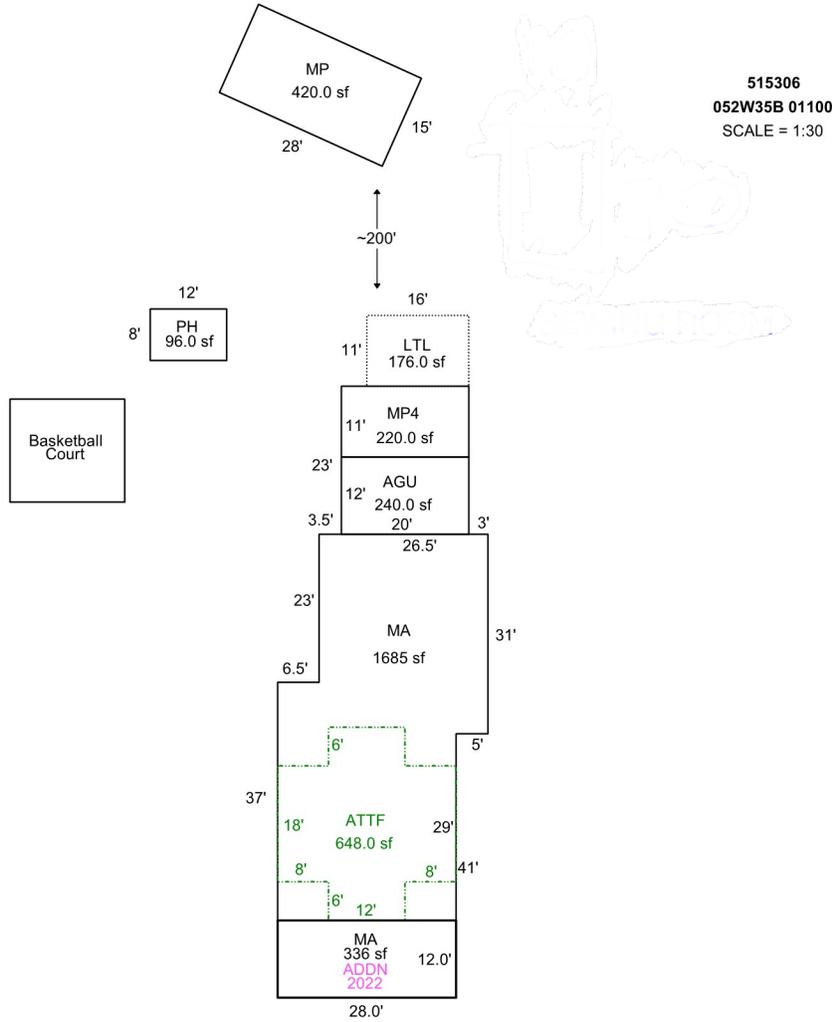
mp

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515306 Parcel No.: 052W35B 01100
 Property Address: 12128 PORTLAND 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 |
|--------|-------------|--------|----------|-----------|------------|
| GBA1 | PH | 1.0 | 96.0 | 40.0 | |
| | MP | 1.0 | 420.0 | 86.0 | |
| | MP4 | 1.0 | 220.0 | 62.0 | 736.0 |
| GLA1 | MA | 1.0 | 1685.5 | 186.0 | |
| | MA | 1.0 | 336.0 | 80.0 | 2021.5 |
| GLA2 | ATTF | 1.0 | 648.0 | 116.0 | 648.0 |
| GARAGE | AGU | 1.0 | 240.0 | 64.0 | 240.0 |
| P/P | LTL | 1.0 | 176.0 | 54.0 | 176.0 |

COMMENT TABLE 1

DRAWN BY AC 3/24/10
 UPDATED BY SRAGSDALE 1/24/14
 UPDATED BY CJURAN 01/17/2023 555-22-010024

COMMENT TABLE 2

COMMENT TABLE 3

JJS 11/3/23 Tays LZ

| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 3 | (rounded) | 2,670 |
| Net BUILDING | cnt | 3 | (rounded) | 736 |