

Acct ID: 518269 MTL: 062W06D000500 Date: **3/20/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 10703 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 52994 Year: 2024

Last Date Appraised: 04/17/2020 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:

Owner: ERIC & NANCY CORNELIUSSEN TR & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 198357

RMV Land: 374170 RMV Imp: 323356 RMV Total: 697526 MAV: 165640 MSAV: 32717 SAV: 65206

Comment:

VPD Inv

Input, JJS, 3.29.24

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 01600 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: 52780 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 06-07: RECALC SETUP; #19 1/18/06.

Site: 2 Code Area: 01600 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 220730 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Site: 3 Code Area: 01600 Size: 3.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 5280 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//08-09: 8BENCH PROJECT-CHG TO WASTELAND AND MOVE 1.37 ACRES TO 4BENCH, MOVE 1.13 ACRES FROM 2BENCH TO 4BENCH// 100030

Site: 4 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 50380 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 134 + Year Blt: 1940 Eff Year Blt: 1974 Sq.Ft: 1628 % Complete: 100 ✓
 Desc: Multi Story above grade with basement Dimensions: RMV: 184480
 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	1232	3	FB-1	1940	1974	KIT, ROOF, FP - 1, HVAC, BATH - 1	Y N
Attic	3 +	Finished	396	2	0	1940	1974	HVAC	Y N
Basement	3 +	Unfinished	330	0	0	1940	1940		Y N

Accessories

473A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	84	1940	1164	1	Y N
DECK	3	120	1940	1663	1	Y N
ROOF EXTENSION OR PATIO COVER	3	84	1940	1535	1	Y N
ROOF EXTENSION OR PATIO COVER	3	120	1972	2610	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 80 % Complete: 100 ✓
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 RMV: 0
 Func Obsc: 0 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
Pump House	0	Finished	80	0	0	0	0		Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 1977 Eff Year Blt: 1989 Sq.Ft: 960 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 7070
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
General Purpose Bldg	5	Finished	960	0	0	1977	1989	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 01600 Stat Class: 351 Year Blt: 1977 Eff Year Blt: 2004 Sq.Ft: 704 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 32x22 RMV: 10050
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
General Purpose Bldg	5	Finished	704	0	0	1977	2004	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 01600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1280 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 40x32 RMV: 14190
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
General Purpose Bldg	6	Finished	1280	0	0	1994	1994	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 2816 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 64x44 RMV: 33060
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
General Purpose Bldg	4	Finished	2816	0	0	1994	1994		
GP Building Attic	4	Finished	1196	0	0	1994	1994		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 160 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 1000
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	160	0	0	1989	1989		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 01600 Stat Class: 332 Year Blt: 1977 Eff Year Blt: 1980 Sq.Ft: 1800 % Complete: 100
Desc: Commercial Greenhouse (CG) Dimensions: 60x30 RMV: 2460
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
Commerical Greenhouse	5	Finished	1800	0	0	1977	1980		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 01600 Stat Class: 332 Year Blt: 1978 Eff Year Blt: 1980 Sq.Ft: 1800 % Complete: 100
Desc: Commercial Greenhouse (CG) Dimensions: 60x30 RMV: 1160
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
Commerical Greenhouse	4	Finished	1800	0	0	1978	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: 357 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 7560 % Complete: 100
Desc: Frost Control Dimensions: RMV: 7993
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
Frost Control	4	Finished	7560	0	0	1995	1995	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 01600 Stat Class: 357 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 41160 % Complete: 100
Desc: Frost Control Dimensions: RMV: 38384
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
Frost Control	4	Finished	41160	0	0	1995	1995	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 01600 Stat Class: 357 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 10920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 10962
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
Frost Control	4	Finished	10920	0	0	1995	1995	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 13 Code Area: 01600 Stat Class: 357 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2400 % Complete: 100
Desc: Frost Control Dimensions: RMV: 2865
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
Frost Control	4	Finished	2400	0	0	1995	1995	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 14 Code Area: 01600 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 400 % Complete: 100
Desc: Frost Control Dimensions: 20x20 RMV: 873
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
Frost Control	4	Finished	400	0	0	2007	2007	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 15 Code Area: 01600 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 5314
 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
Frost Control	4	Finished	2880	0	0	2007	2007		

Accessories

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

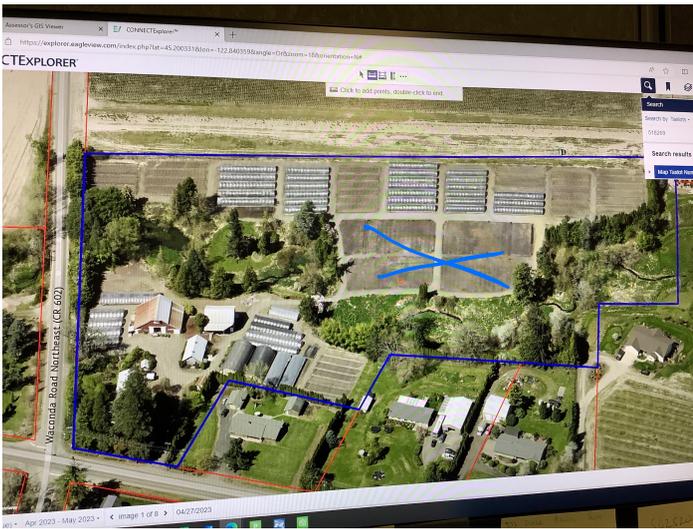
Bldg: 16 Code Area: 01600 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1600 % Complete: 100
 Desc: Frost Control Dimensions: 80x20 RMV: 3495
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Frost Control	4	Finished	1600	0	0	2007	2007		

Accessories

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

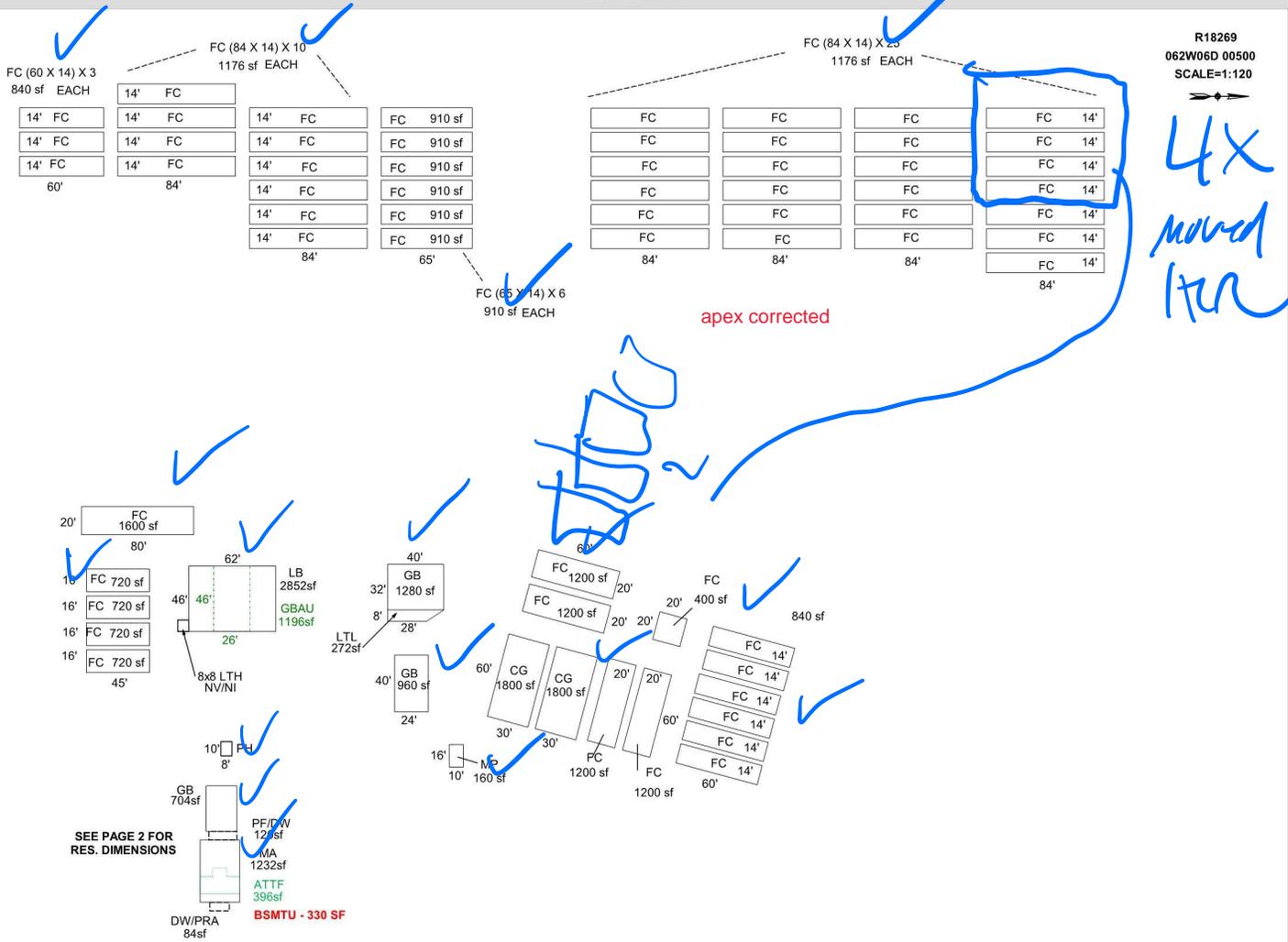


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18269 Parcel No.: 062W06D 00500
 Property Address: 10703 RIVER RD NE
 City: GERVAIS County: MARION 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	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
	FC	1.0	1176.0	196.0	
FC	1.0	1176.0	196.0		
	57 addl items				
	Net LIVABLE	cnt	2 (rounded)		1,628
	Net BUILDING	cnt	69 (rounded)		74,884

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 03/09/2021

COMMENT TABLE 2

#10 CL 04/17/2020
JJS 3.20.24

COMMENT TABLE 3

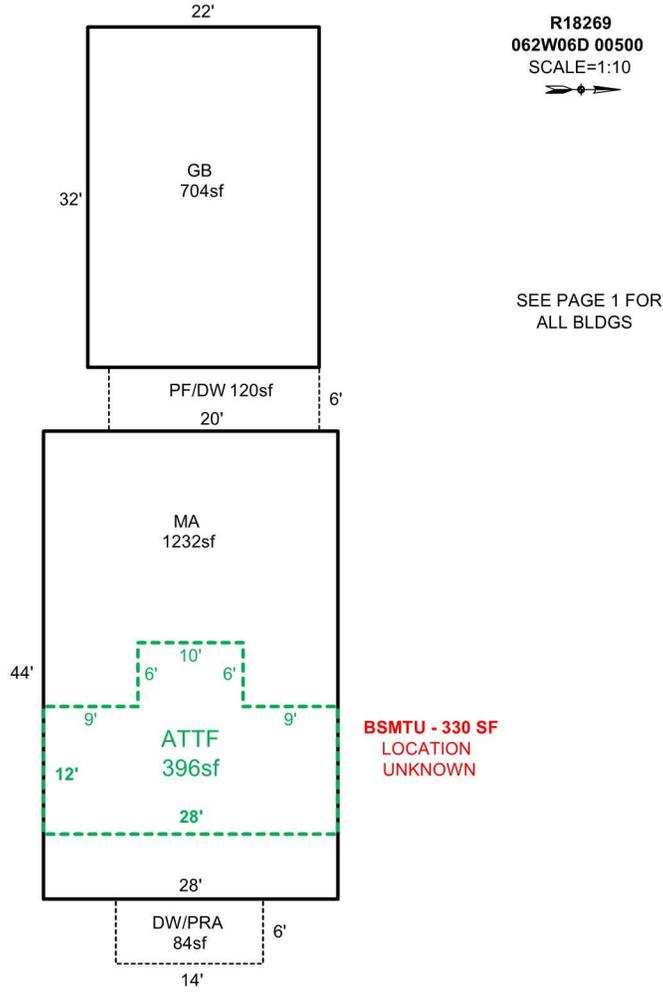
PICTOM CYCLE C-19
Cyde L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 10703 RIVER 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	GB	1.0	704.0	108.0	704.0
GLA1	MA	1.0	1232.0	144.0	1232.0
GLA2	ATTF	1.0	396.0	92.0	396.0
P/P	DW/PRA	1.0	84.0	40.0	
	PF/DW	1.0	120.0	52.0	204.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 03/09/2021

COMMENT TABLE 2

#10 CL 04/17/2020

COMMENT TABLE 3

PICTOM CYCLE C-19

Net LIVABLE	cnt	2	(rounded)	1,628
Net BUILDING	cnt	1	(rounded)	704