

Acct ID: 518272 MTL: 062W060001500 Date: **3/20/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 3777 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 52997 Year: 2024

Last Date Appraised: 06/15/2022 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:
 Owner: PETERKA FAM TR & PETERKA, DUANE E TRE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 393453
 RMV Land: 829900 RMV Imp: 465630 RMV Total: 1295530 MAV: 340660 MSAV: 52793 SAV: 150693
 Comment: 22-23 L4 6/15/22 CLUKE

New MP + UPD 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: 25920 Exception: Y N
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 20-21: CYCLE WORK #10 C19 CHG WASTE TO WOOD// 06-07: RECALC SETUP, APPR NO 10, 10/5/05

Site: 2 Code Area: 01600 Size: 21.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 577590 Exception: Y N
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 00100030

Site: 3 Code Area: 01600 Size: 7.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 181390 Exception: Y N
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 142 + Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 3196 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 399200
 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	4 +	Finished	2476	3	FB-1/ HB-1	1977	1977	BATH - 1, BTH - 1, HVAC+, FP - 1, ROOF, KIT+	Y N
Second Floor	4 +	Finished	720	3	FB-1	1977	1977	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	528	0	0	1977	1977	ROOF	Y N

Accessories

YIYA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	2200	1977	5506	1	Y N
PATIO	4	216	1977	915	1	Y N
PATIO	4	820	1977	3473	1	Y N
ROOF EXTENSION OR PATIO COVER	4	72	1977	1608	1	Y N
ROOF EXTENSION OR PATIO COVER	4	132	1977	2948	1	Y N

More MP

Bldg: 2 Code Area: 01600 Stat Class: 108 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	1620	1977	3742	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 355 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 792 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 36x22

RMV: 3310

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	792	0	0	2004	2004	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 352 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 3520 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 88x40 RMV: 59380
 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
Utility Building	6	Finished	3520	0	0	2004	2004	AVG Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	868	1930	955	1 Exception: Y N

341 MP 4 10x10 Fair 2021 Existing

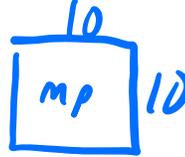
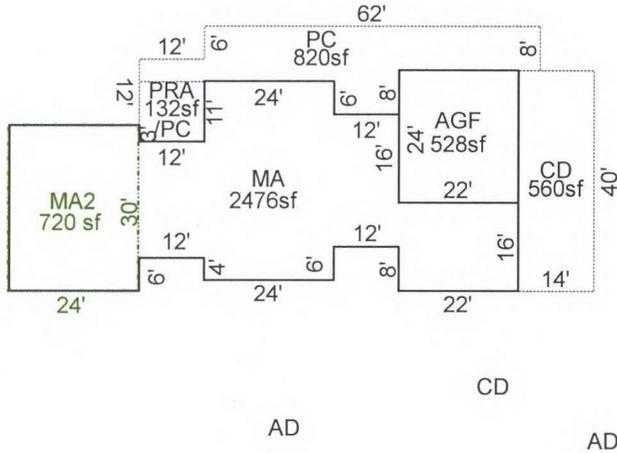


SKETCH/AREA TABLE ADDENDUM

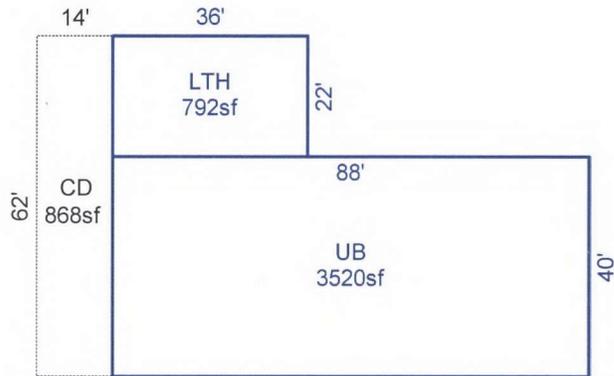
SUBJECT INFO

File No.: R18272 Parcel No.: 062W06 01500
 Property Address: 3777 WACONDA RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



R18272
062W06 01500
SCALE=1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1	3520	256	
	LTH	1	792	116	4312
GLA1	MA	1	2476	294	2476
GLA2	MA2	1	720	108	720
GAR	AGF	1	528	92	528
P/P	CD	1	560	108	
	PC	1	820	202	
	PRA	1	132	46	
	CD	1	868	152	2380
	Net LIVABLE	cnt	2 (rounded)		3,196
	Net BUILDING	cnt	2 (rounded)		4,312

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPD BY PHU 09.17.20

COMMENT TABLE 2

04.16.20 CL #10: CYCLE;

JJS 3.29.24

COMMENT TABLE 3

cycle L2