

Acct ID: 519429 MTL: 063W010000400 Date: **3/20/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 2181 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23190 Year: 2024

Last Date Appraised: 12/12/2013 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: \_\_\_\_\_  
 Owner: SCHUSTER, MATTHEW DEAN & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 282482  
 RMV Land: 347080 RMV Imp: 421840 RMV Total: 768920 MAV: 270400 MSAV: 12082 SAV: 136029  
 Comment: \_\_\_\_\_

**NEW HC @100%**

**Input, JJS, 3.28.24**

**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: 2 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 114230 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 100030

Site: 3 Code Area: 01600 Size: 1.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 187850 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 100030

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 144 Year Blt: 1977 Eff Year Blt: 1988 Sq.Ft: 3300 % Complete: 100 ✓  
 Desc: Multi Story above grade with basement Dimensions: RMV: 408780  
 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	1416	0	FB-1/ HB-1	1977	1988	BATH - 1, BTH - 1, ROOF, HVAC+, FP - 2, KIT	Y N
Attic	4	Finished	234	1	0	1977	1988	HVAC+	Y N
Basement	4	Low Cost	1650	1	FB-1	1977	1988	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	576	0	0	1977	1988	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1988	23157	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01600 Stat Class: 353 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 960 % Complete: 100 ✓  
 Desc: Machine Shed (MS) Dimensions: 24x40 RMV: 8490  
 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	960	0	0	2002	2002		Y N

**Accessories**

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

Bldg: 3 Code Area: 01600 Stat Class: 332 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 2160 % Complete: 100 ✓  
 Desc: Commercial Greenhouse (CG) Dimensions: 30x72 RMV: 4570  
 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
Commerical Greenhouse	4	Finished	2160	0	0	2012	2012		Y N

**Accessories**

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

321 HC Fair 16x16 2023 New





# SKETCH/AREA TABLE ADDENDUM

Parcel No R19429

File No 063W01 00400

SUBJECT

Property Address 2181 Waconda Rd NE

City Gervais

State OR

Zip 97026

Owner

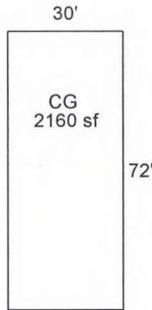
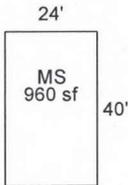
Client

Appraiser Name

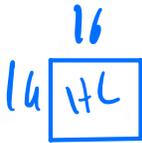
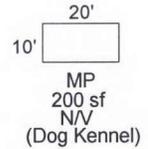
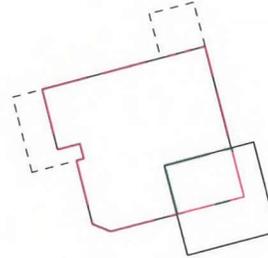
R19429  
063W01 00400  
Scale 1:50



APEX UPDATED



See Page 2 for Res Dimension



Scale: 1 = 50

IMPROVEMENTS SKETCH

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1416	170	1416
GLA2	ATTF	1.00	234	62	234
GBA1	MS	1.00	960	128	
	CG	1.00	2160	204	3120
BSMT	BSMTL	1.00	1650	170	1650
GAR	AGF	1.00	576	96	576
P/P	PR	1.00	184	68	
	DW	1.00	144	48	328
OTH	MP	1.00	200	60	200
<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">1650</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">3120</span></p>					

#### Comment Table 1

APEX 1/29/2010 Jane  
Updates by CE 1/28/11  
Updated by CW 1/8/14

#### Comment Table 2

JJS 3.20.24

#### Comment Table 3

CYCLE L2

# SKETCH/AREA TABLE ADDENDUM

Parcel No R19429

File No 063W01 00400

Property Address 2181 Waconda Rd NE

City Gervais

State OR

Zip 97026

Owner

Client

Appraiser Name

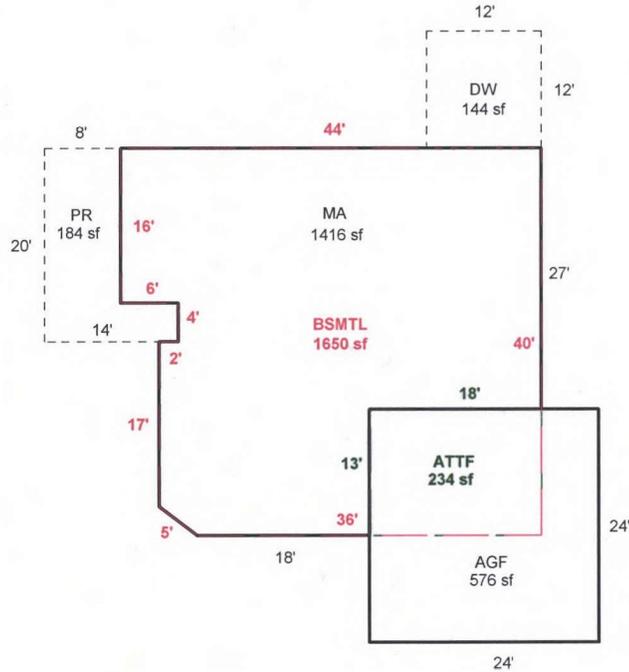
SUBJECT

IMPROVEMENTS SKETCH

R19429  
063W01 00400



See Page 1 for All Bldgs



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1416	170	1416
GLA2	ATTF	1.00	234	62	234
BSMT	BSMTL	1.00	1650	170	1650
GAR	AGF	1.00	576	96	576
P/P	PR	1.00	184	68	
	DW	1.00	144	48	328

### Comment Table 1

APEX 1/29/2010 Jane  
Updates by CE 1/28/11  
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### Comment Table 2

### Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1650