

Acct ID: 519432 MTL: 063W010000200 Date: **3/20/24** Appr: **JJS** Prop Class: 559 RMV Prop Class: 559
 Situs: 2291 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23193 Year: 2024

Last Date Appraised: 10/25/2021 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: _____
 Owner: MISSION BOTTOM FARMS LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 130269
 RMV Land: 1110840 RMV Imp: 0 RMV Total: 1110840 MAV: 0 MSAV: 130269 SAV: 399544

Comment: 22-23: L2 10.25.21 GRH
 LEVEL 4 C19 05.18.20 WV06//

**MFG Acct on 601283
 Imps Valued on 519433**

NIC

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Input, JJS, 3.20.24

OSDs

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

Land

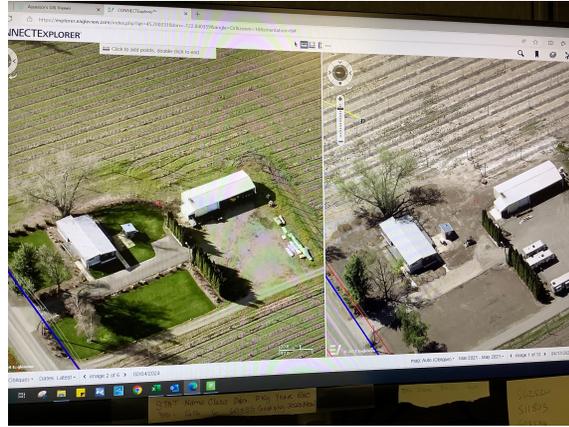
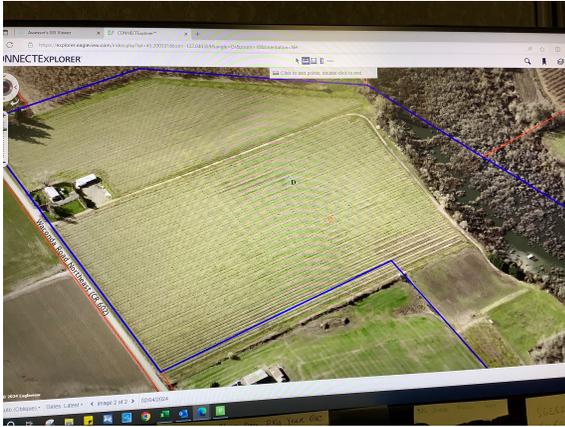
Site: 1	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 12630	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT //09-10: GW39 changed land type per Excel analysis// 100030					
Site: 2	Code Area: 01600	Size: 69.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 911190	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100030 01-02: COMBINED LAND SEG5 - SAME SOIL CLASS, SAME LIAB YR, 72.0 TTL ACRES					
Site: 3	Code Area: 01600	Size: 12.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT	RMV: 137800	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976					
Site: 4	Code Area: 01600	Size: 12.26 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 4220	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100030					

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



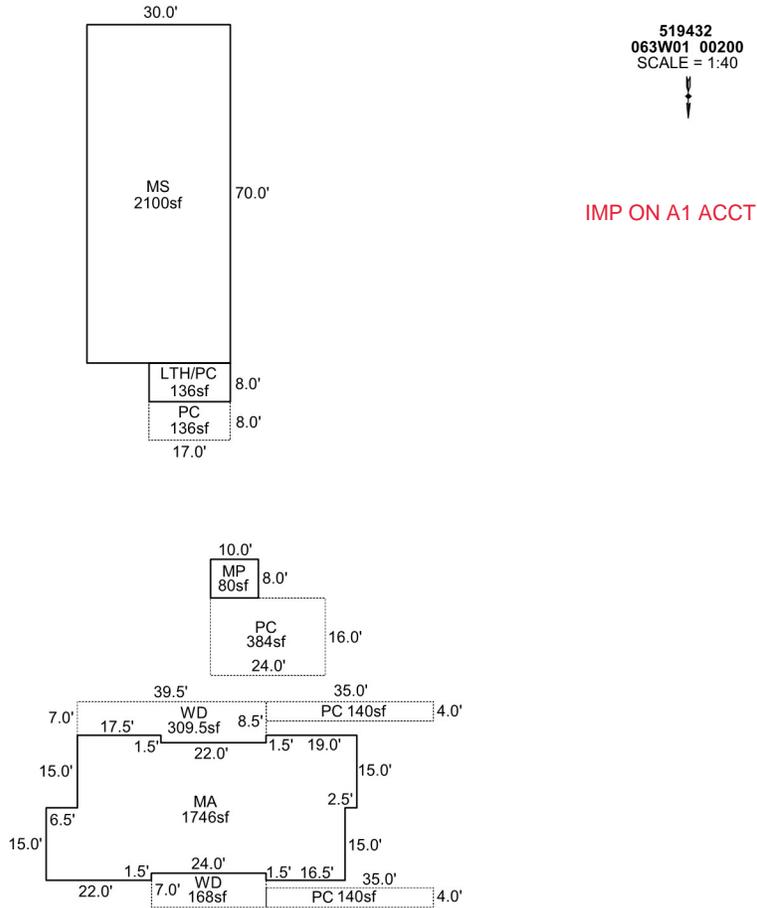


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519432 Parcel No.: 063W010000200
 Property Address: 2291 WACONDA ROAD NE
 City: SALEM County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	80.0	36.0	
	LTH/PC	1.0	136.0	50.0	
	MS	1.0	2100.0	200.0	2316.0
GLA1	MA	1.0	1746.0	196.0	1746.0
P/P	WD	1.0	309.5	96.0	
	WD	1.0	168.0	62.0	
	PC	1.0	140.0	78.0	
	PC	1.0	140.0	78.0	
	PC	1.0	384.0	80.0	
	PC	1.0	136.0	50.0	1277.5
	Net LIVABLE	cnt	1 (rounded)		1,746
	Net BUILDING	cnt	3 (rounded)		2,316

APEX BY CJURAN 09/07/2022

COMMENT TABLE 2

COMMENT TABLE 3

#47 GRH 8/20/22

JJS 3.20.24

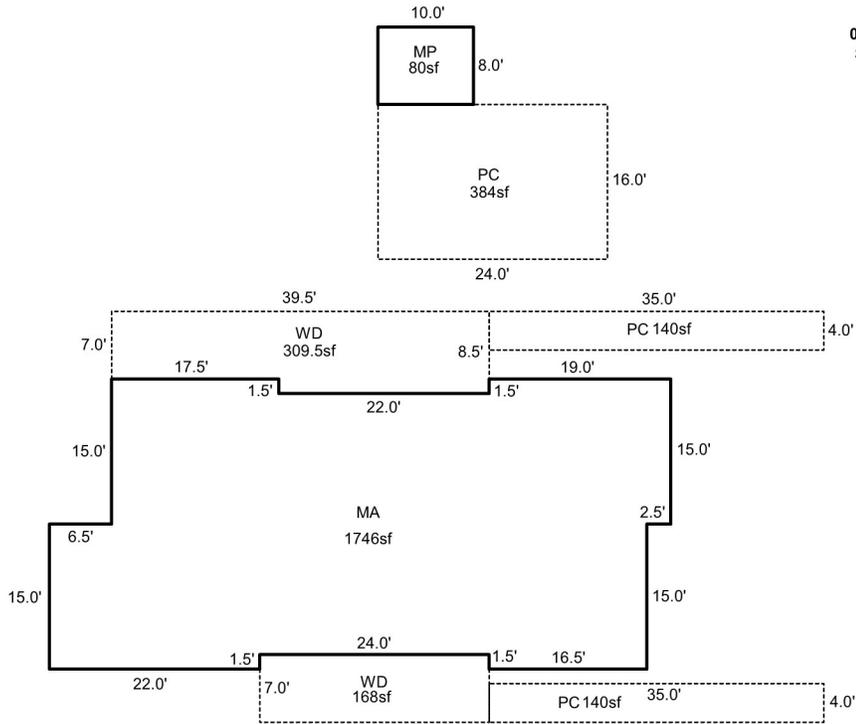
cycle LZ

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	80.0	36.0	80.0
GLA1	MA	1.0	1746.0	196.0	1746.0
P/P	WD	1.0	309.5	96.0	
	WD	1.0	168.0	62.0	
	PC	1.0	140.0	78.0	
	PC	1.0	140.0	78.0	
	PC	1.0	384.0	80.0	1141.5

COMMENT TABLE 1

APEX BY CJURAN 09/07/2022

COMMENT TABLE 2

#47 GRH 8/20/22

JJS 3.20.24

COMMENT TABLE 3

CYCLE L2

Net LIVABLE	cnt	1	(rounded)	1,746
Net BUILDING	cnt	1	(rounded)	80