

Acct ID: 519438 MTL: 063W020001100 Date: **3.5.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 10602 WHEATLAND RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23199 Year: 2024

Last Date Appraised: 10/10/2019 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: \_\_\_\_\_  
 Owner: COTTINGS, HEATHER E & COTTINGS, BRIAN D Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **(2)** 3 4 LCB TTO INSP AV: 484802  
 RMV Land: 699250 RMV Imp: 844650 RMV Total: 1543900 MAV: 441450 MSAV: 43352 SAV: 123714  
 Comment: \_\_\_\_\_

**Upd Inv**

**Input, JJS, 3.26.24**

**Notations**

RP/MS	Code	Description
MS	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: 32950 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 // 09-10: GW39 changed land type per Excel analysis//100030

Site: 3 Code Area: 01600 Size: 15.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 571870 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1976 / 100030

Site: 4 Code Area: 01600 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 49430 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M// 100030

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 01600 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 3620  
 Func Obsc: 50 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
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No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2625	2005	3623	1	Exception: Y N

Bldg: 4 Code Area: 01600 Stat Class: 152 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 4537 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 793310  
 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	5	Finished	3059	3	FB-3	2014	2014	KIT, ROOF, HVAC+, BATH - 3, BATH+	Exception: Y N
Second Floor	5	Finished	1478	0	0	2014	2014	HVAC+	Exception: Y N
Garage Attached	5	Finished	1375	0	0	2014	2014	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	1200	2014	3744	1	Exception: Y N
PATIO	5	162	2014	855	1	Exception: Y N
PATIO	5	344	2014	1816	1	Exception: Y N
PATIO	5	412	2014	2175	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	162	2014	4510	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	412	2014	11470	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 1 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: 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
Pump House	0	Finished	80	0	0	0	0		

**Accessories**

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

Bldg: 2 Code Area: 01600 Stat Class: 352 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2760 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 60x46 RMV: 19230  
 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
Utility Building	5	Finished	2760	0	0	1989	1989	AVG	

**Accessories**

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

Bldg: 5 Code Area: 01600 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 20550  
 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	864	0	0	2019	2019		

**Accessories**

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

Bldg: 6 Code Area: 01600 Stat Class: 355 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 640 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 3970  
 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
Lean-to Heavy Duty	5	Finished	640	0	0	2019	2019		

**Accessories**

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

Bldg: 7 Code Area: 01600 Stat Class: 355 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 640 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 3970  
 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
Lean-to Heavy Duty	5	Finished	640	0	0	2019	2019		

**Accessories**

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





# SKETCH/AREA TABLE ADDENDUM

Parcel No **063W02 01100**

File No **R19438**

Property Address **10602 WHEATLAND RD NE**

City **GERVAIS**

State **OR**

Zip **97026**

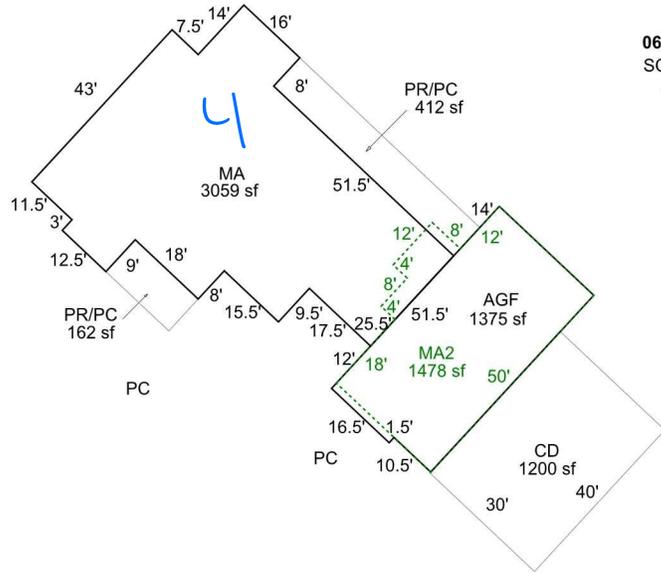
Owner

Client

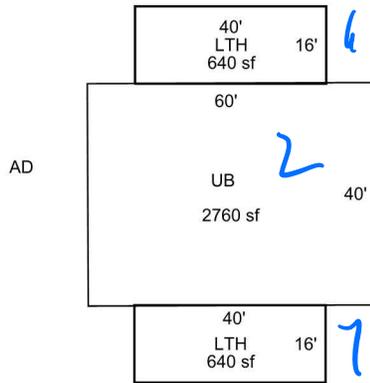
Appraiser Name

SUBJECT

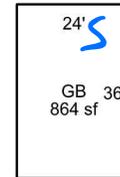
IMPROVEMENTS SKETCH



R19438  
063W02 01100  
SCALE = 1:40  
N



DRIVEWAY



WHEATLAND RD

Scale: 1" = 70'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3059	270	3059
GLA2	MA2	1.00	1478	170	1478
GBA1	PH	1.00	80	36	
	UB	1.00	2760	212	
	GB	1.00	864	120	
	LTH	1.00	640	112	
	LTH	1.00	640	112	4984
YI1	CD	1.00	1200	140	
	PR/PC	1.00	412	119	
	PR/PC	1.00	162	54	1774
Net LIVABLE Area		(rounded w/ factors)			4537
Net BUILDING Area		(rounded w/ factors)			4984

## Comment Table 1

APEX BY CE 8/31/10  
UPDATED BY SRAGSDALE 1/15/14  
UPDATED BY SRAGSDALE 1/20/15  
UPDATED BY JRONDEMA 5/20/15  
UPD BY PH 01.31.20

## Comment Table 2

10.10.19 WV #06

JSS 3.5.24

## Comment Table 3

TAGS

Cycle L2