

Acct ID: 519441 MTL: 063W020001000 Date: **3.5.24** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
Situs: 10614 WHEATLAND RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23202 Year: 2024

Last Date Appraised: 08/15/2019 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
Owner: HALTER, KIMBERLY N Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 201960
RMV Land: 254500 RMV Imp: 243620 RMV Total: 498120 MAV: 201960 MSAV: 0 SAV: 0
Comment:

Input, JJS, 3.26.24

Notations
No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1 | MKTG | OSD - GOOD | 55000 | 01600 | 0 |

Land

Site: 2 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: Value Source: Rural Restrictive Description: RMV: 199500 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 001000030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1958 Eff Year Blt: 1977 Sq.Ft: 2024 % Complete: 100 ✓
Desc: One Story Only Dimensions: RMV: 227790
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 | 2024 | 3 | FB-2 | 1958 | 1977 | KIT-, ROOF, HVAC, FP - 1, BATH - 2 | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4 | 1 | 1977 | 21483 | 1 |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 2000 Sq.Ft: 1360 % Complete: 100 ✓
Desc: General Purpose Building (GB) Dimensions: 40x34 RMV: 15830
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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 5 | Finished | 1360 | 0 | 0 | 1984 | 2000 | FAIR | Y N |

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No **063W02 01000**

File No **R19441**

SUBJECT

Property Address **10614 WHEATLAND RD NE**

City **GERVAIS**

State **OR**

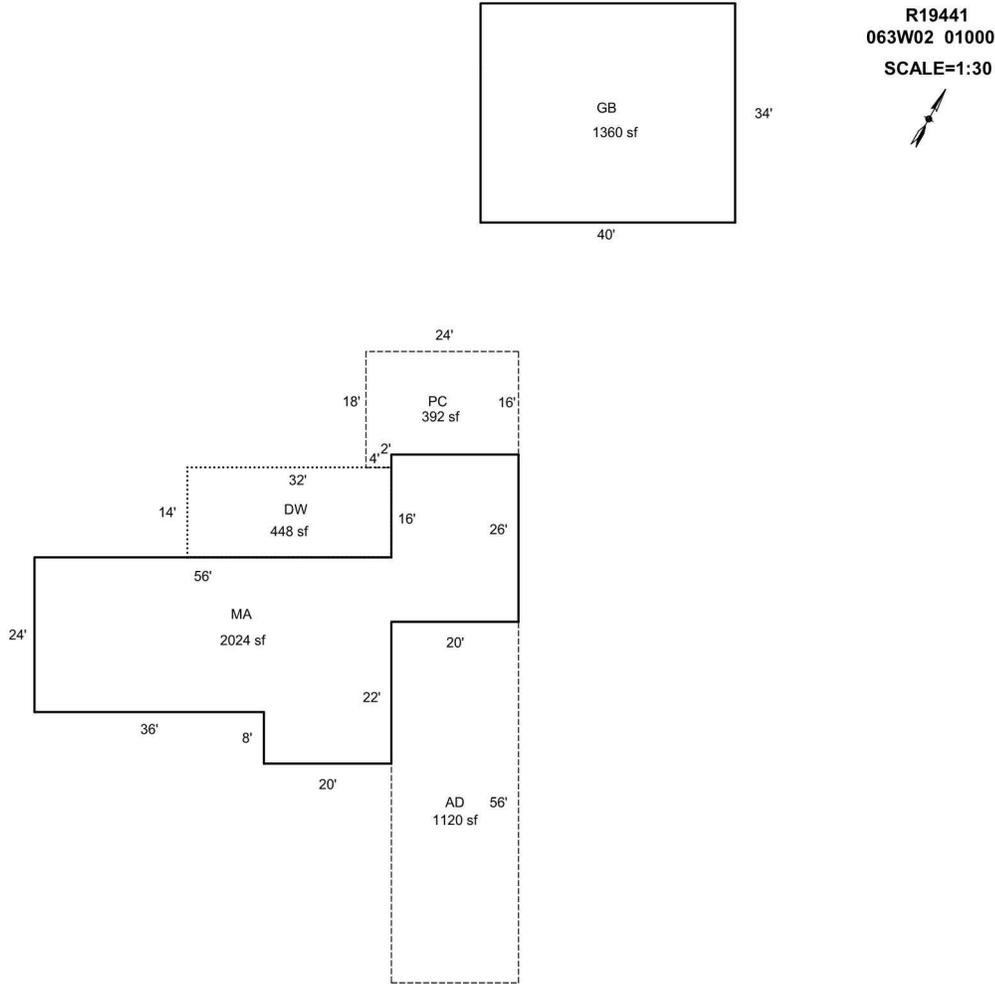
Zip **97026**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|--|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 2024 | 248 | 2024 |
| GBA1 | GB | 1.00 | 1360 | 148 | 1360 |
| CD | DW | 1.00 | 448 | 92 | 448 |
| <p>Net LIVABLE Area (rounded w/ factors) 2024</p> <p>Net BUILDING Area (rounded w/ factors) 1360</p> | | | | | |

Comment Table 1

APEX BY CE 8/30/10
UPD BY PH 08.16.19
UPDATED BY CHRIS 10/10/19

Comment Table 2

3SS 3.5.24

Comment Table 3

Code LL

8-15-19

R19441 GB 40x34

