

Acct ID: 519442 MTL: 063W020000900 Date: **3.5.24** Appr: **JJS** Prop Class: 559 RMV Prop Class: 559
 Situs: 1031 GOULET LN NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23203 Year: 2024

Last Date Appraised: 05/27/2020 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: _____

Owner: BECKNER JRLT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **6** 3 4 LCB TTO INSP AV: 157474
 RMV Land: 448050 RMV Imp: 103400 RMV Total: 551450 MAV: 103610 MSAV: 53864 SAV: 123624

Comment: _____

UPD INV

NIC

INPUT, JJS, 3.26.24

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	01600	0
1	WELL	PRIVATE WELL	11500	01600	0

Land

Site: 1	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 93020	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100030//09-10: HOMESITE PROJECT- QUALIFYING HOMESITES// 06-07: RECALC SETUP, APPR NO 28, 10/25/05						
Site: 2	Code Area: 01600	Size: 2.37 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 253530	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100030						

Improvements - Residence / Manufactured Structures

Bldg: 5	Code Area: 01600	Stat Class: 467	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1782	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE			Dimensions:		RMV: 40620	
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	6	Finished	1782	0	FB-2	1988	1988	HVAC+, SKIRT, ROOF, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	6	108	1988	1689	1	Y N

Improvements - Accessory Buildings

Bldg: 8	Code Area: 01600	Stat Class: 108	Year Blt: 1968	Eff Year Blt: 1968	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 29110	
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	1	72	1988	1315	1	Y N
DECK	1	450	1988	8217	1	Y N
ENCLOSED PORCH	6	108	1960	5141	1	Y N
ROOF EXTENSION OR PATIO COVER	1	72	1988	1733	1	Y N
ROOF EXTENSION OR PATIO COVER	1	600	1968	12702	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 01600	Stat Class: 352	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 2400	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 60x40		RMV: 21950	
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	5	Finished	2400	0	0	1994	1994	AVG	Exception: Y N

Accessories

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

Bldg: 2	Code Area: 01600	Stat Class: 341	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x10		RMV: 1640	
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	
Multi-Purpose Bldg	4	Finished	200	0	0	1994	1994		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1992	Sq.Ft: 1000	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 50x20		RMV: 8750	
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	
General Purpose Bldg	5	Finished	1000	0	0	1998	1992	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01600	Stat Class: 354	Year Blt: 1998	Eff Year Blt: 1992	Sq.Ft: 700	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 50x14		RMV: 1080	
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 Light Duty	4	Finished	700	0	0	1998	1992		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 01600	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 8x12		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	
Multi-Purpose Bldg	6	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01600	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 160	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 10x16		RMV: 250	
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 Light Duty	4	Finished	160	0	0	1992	1992		Exception: Y N

Accessories

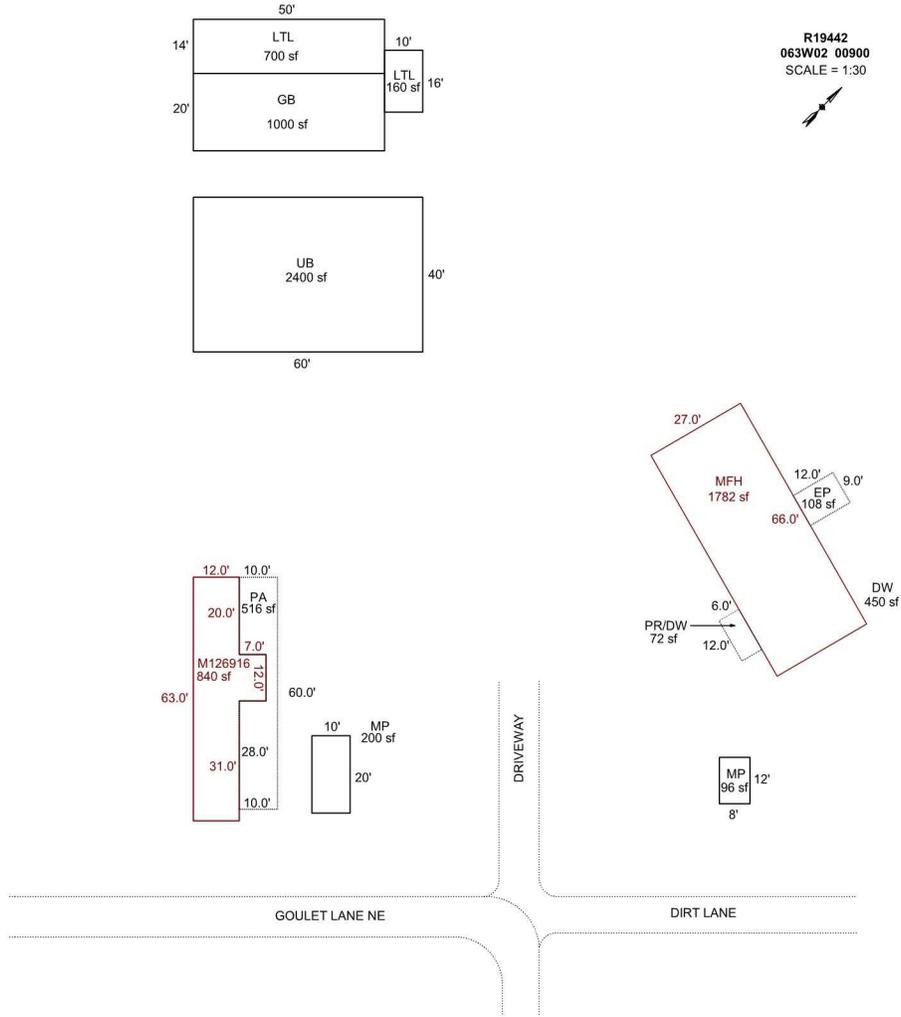
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R19442 Parcel No.: 063W02 00900
 Property Address: 1031 GOULET LN NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1000.0	140.0	
	LTL	1.0	700.0	128.0	
	UB	1.0	2400.0	200.0	
	LTL	1.0	160.0	52.0	
	MP	1.0	200.0	60.0	
	MP	1.0	96.0	40.0	4556.0
GLA1	MFH	1.0	1782.0	186.0	1782.0
OTH	M126916	1.0	840.0	164.0	840.0
P/P	PA	1.0	516.0	154.0	
	EP	1.0	108.0	42.0	
	PR/DW	1.0	72.0	36.0	696.0
	Net LIVABLE	cnt	1 (rounded)		1,782
	Net BUILDING	cnt	6 (rounded)		4,556

APEX BY CE 8/30/10
 UPDATED BY CJURAN 06/16/2021

COMMENT TABLE 2

COMMENT TABLE 3

#29 JS 04/16/2020

CYCLE INSP.



R19442.MFS 1782 sf

5-27-20

