

Acct ID: 519447 MTL: 063W020000400 Date: 3.5.24 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 11142 WHEATLAND RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23208 Year: 2024

Last Date Appraised: 01/21/2011 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: \_\_\_\_\_  
 Owner: BROADBENT, BARRY & BROADBENT, BRENDA Roll Type: R

Cycle 1 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB 1 10 INSP AV: 335509  
 RMV Land: 417100 RMV Imp: 439490 RMV Total: 856590 MAV: 319850 MSAV: 15659 SAV: 113039

Comment: UPD Apex and Inv MFB on prop (519448)  
**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input, JJS, 3.22.24

**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: 83400	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100030 HV=2						
Site: 3	Code Area: 01600	Size: 3.01 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 288700	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100030 06-07: F06-0447 LLA BETWEEN R19449 & R19447.						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 01600	Stat Class: 144	Year Blt: 1942	Eff Year Blt: 1959	Sq.Ft: 4776	% Complete: 100
Desc:	Multi Story above grade with basement		Dimensions:		RMV: 425500	
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	2320 <u>9</u>	3	FB-2	1942	1959	BATH - 2, ROOF, HVAC, FP - 1, KIT	Exception: Y N
Attic	4	Low Cost	800	2	FB-1	1942	1959	HVAC, BATH - 1	Exception: Y N
Basement	4	Low Cost	1656	0	0	1942	1959	FP - 1	Exception: Y N
Garage Detached	4	Unfinished	680	0	0	1942	1959	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>ASPHALT DRIVEWAY</u>	4	1800	1959	3780	1	Exception: Y N
<u>CONCRETE DRIVEWAY</u>	4	1120	1959	2548	1	Exception: Y N
<u>YARD IMPROVEMENTS FAIR</u>	4	1	1959	11718	1	Exception: Y N

Avg

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 01600	Stat Class: 301	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 160	% Complete: 100
Desc:	Accessory Improvements & Misc.		Dimensions: 16x10		RMV: 500	
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
Pump House	0	Finished	160	0	0	1980	1980		Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 01600	Stat Class: 312	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 1380	% Complete: 100
Desc:	Loft Barn (LB)		Dimensions: 46x30		RMV: 3730	
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	Exception
[No floor data visible in this section]									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Loft Barn	4	Finished	1380	0	0	1975	1975	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: 1979 Eff Year Blt: 1979 Sq.Ft: 960 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 60x16 RMV: 780  
 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	960	0	0	1979	1979	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 01600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 2496 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 64x39 RMV: 7920  
 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
Machine Shed	5	Finished	2496	0	0	1984	1984	FAIR

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: 1975 Eff Year Blt: 1975 Sq.Ft: 240 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x30 RMV: 1060  
 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	5	Finished	240	0	0	1975	1975	FAIR

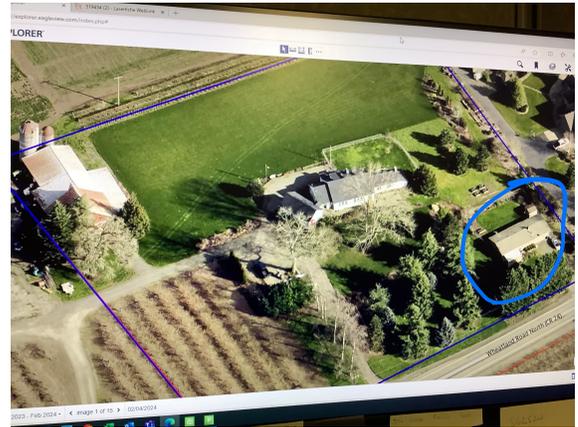
Exception: Y N

**Accessories**

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



MFG Needs Added to Apex, rest is unchanged



# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W02 00400

File No R19447

SUBJECT

Property Address 11142 WHEATLAND RD NE

City GERVAIS

State OR

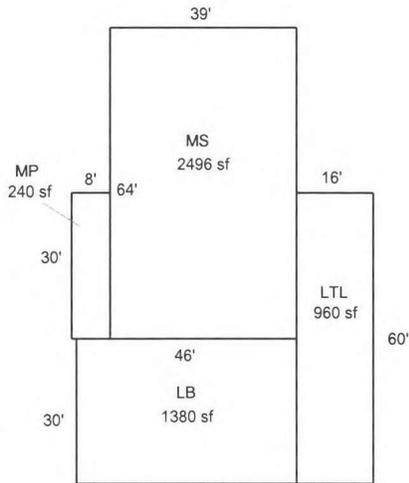
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

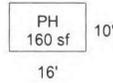
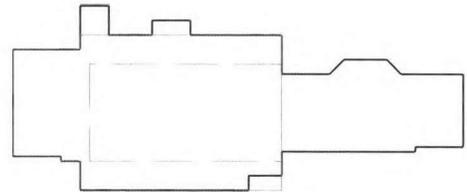
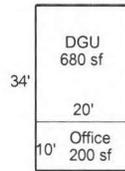


R19447  
063W02 00400



See Page 2 for Res Dimension

APEX UPDATED



N/A  
[Handwritten box]

MFG  
[Handwritten box]

Scale: 1 = 40

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2329	272	2329
GLA2	ATTL	1.00	800	120	800
GLA5	BSMTL	1.00	1656	176	1656
GBA1	MS	1.00	2496	206	
	LTL	1.00	960	152	
	LB	1.00	1380	152	
	MP	1.00	240	76	
	DGF	DGU	1.00	680	
OTH	Office	1.00	200	60	600
Net LIVABLE Area		(rounded w/ factors)			4785
Net BUILDING Area		(rounded w/ factors)			5076

#### Comment Table 1

APEX BY CE 8/24/10

#### Comment Table 2

SSS 3.5.24 cycle LZ

#### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

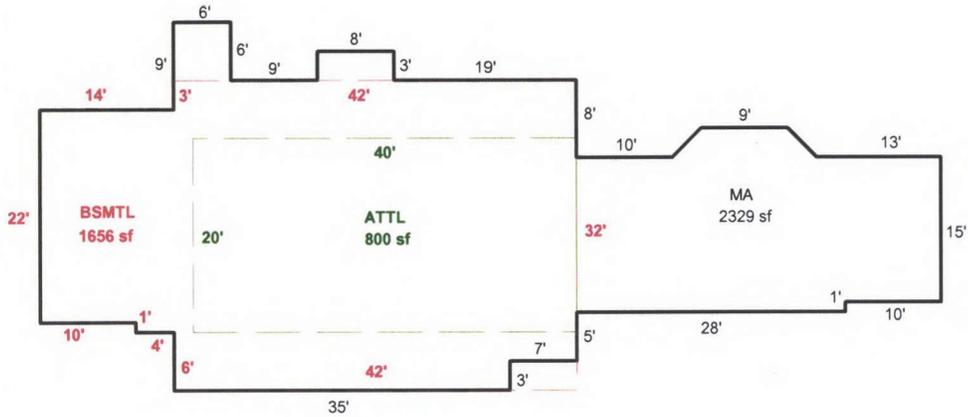
Parcel No **063W02 00400**

File No **R19447**

SUBJECT	Property Address <b>11142 WHEATLAND RD NE</b>	State <b>OR</b>	Zip <b>97026</b>
	City <b>GERVAIS</b>		
	Owner		
	Client		
	Appraiser Name		

**R19447**  
**063W02 00400**

See Page 1 for All Bldgs



Scale: **1 = 20**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CE 8/24/10					
	GLA1	MA	1.00	2329	272	2329						
	GLA2	ATTL	1.00	800	120	800						
GLA5	BSMTL	1.00	1656	176	1656							
Net LIVABLE Area (rounded w/ factors)						4785	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		Comment Table 2	Comment Table 3		
Comment Table 2	Comment Table 3											