

Acct ID: 519485 MTL: 063W020000800 Date: 3.5.24 Appr: JJS Prop Class: 559 RMV Prop Class: 559
 Situs: 1022 GOULET LN NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 28653 Year: 2024
 Last Date Appraised: 04/30/2020 Appraiser: JORDAN SCHULTZ Retag: Y Tag info:
 Owner: WESTWOOD FARMS INC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 3 4 LCB TTO INSP AV: 633089
 RMV Land: 1283000 RMV Imp: 378355 RMV Total: 1661355 MAV: 454980 MSAV: 256469 SAV: 796109
 Comment: LEVEL 4 C19 05.12.20 JS29//

Input, JJS, 3.28.24

Notations

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

OSDs

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

Land

Site: 1	Code Area: 01410	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 66010	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100210 06-07: RECALC SETUP;#19 11-8-05						
Site: 3	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 8260	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 00100030						
Site: 5	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: 7900	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 00100030						
Site: 6	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 8260	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 00100030						
Site: 7	Code Area: 01600	Size: 131.21 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 1082660	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100030						
Site: 8	Code Area: 01600	Size: 8.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 1830	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 08-09: 8BENCH PROJECT-CHG TO RIVER, MOVE 10.61 ACRES TO 2BENCH AND 2.4 ACRES TO 4BENCH// 00100030 water/marsh						
Site: 9	Code Area: 01600	Size: 2.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 18080	Exception: Y N
Adjustment(s): GSOIL, IRR, GSOIL, WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 466	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 2352	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE			Dimensions:		RMV: 46230	
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
First Floor	6	Finished	2352	4	FB-2	1982	1982	BATH - 2, FP - 1, ROOF, SKIRT, HVAC+, KIT+ Exception: Y N

Accessories

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

Bldg: 1	Code Area: 01600	Stat Class: 138	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 0	% Complete: 100			
Desc: Res other improvements			Dimensions:		RMV: 20030				
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	
Carport Attached	3	Unfinished	660	0	0	1980	1980	ROOF	Exception: Y N

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

Bldg: 3	Code Area: 01600	Stat Class: 108	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 5420	
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	
DECK	1	308	1982	5421	1	Exception: Y N

Bldg: 4	Code Area: 01600	Stat Class: 138	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:		RMV: 21200	
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	
Carport Attached	3	Unfinished	700	0	0	1980	1980	ROOF	Exception: Y N

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

Bldg: 5	Code Area: 01600	Stat Class: 108	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 2470	
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	
CONCRETE DRIVEWAY	1	950	1982	2470	1	Exception: Y N

Bldg: 11	Code Area: 01600	Stat Class: 108	Year Blt: 1909	Eff Year Blt: 1909	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 5010	
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	
CONCRETE DRIVEWAY	1	3084	1909	5012	1	Exception: Y N

Bldg: 15	Code Area: 01600	Stat Class: 108	Year Blt: 1900	Eff Year Blt: 1900	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 660	
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	
CONCRETE DRIVEWAY	1	504	1900	655	1	Exception: Y N

Bldg: 16	Code Area: 01600	Stat Class: 108	Year Blt: 1900	Eff Year Blt: 1900	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 1760	

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	1	1350	1900	1755	1

Bldg: 18 Code Area: 01600 Stat Class: 108 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2280
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	1	128	1984	2281	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 220 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x10 RMV: 1150
 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
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Multi-Purpose Bldg	5	Finished	220	0	0	1979	1979	FAIR
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Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 357 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1200 % Complete: 100
 Desc: Frost Control Dimensions: 60x20 RMV: 771
 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
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Frost Control	4	Finished	1200	0	0	1979	1979	
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Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 100 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x10 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
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Pump House	0	Finished	100	0	0	0	0	
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Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 357 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1500 % Complete: 100
 Desc: Frost Control Dimensions: 75x20 RMV: 964
 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
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Frost Control	4	Finished	1500	0	0	1979	1979	
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Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 353 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 320 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x16 RMV: 2540

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
Machine Shed	5	Finished	320	0	0	1994	1994	FAIR	

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 342 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3750 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 75x50 RMV: 49120
 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
Metal Componet Bldg	5	Finished	3750	0	0	1991	1991	AVG	

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 342 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3750 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 75x50 RMV: 49120
 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
Metal Componet Bldg	5	Finished	3750	0	0	1991	1991	AVG	

Accessories

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

Bldg: 13 Code Area: 01600 Stat Class: 351 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x14 RMV: 5760
 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	560	0	0	1991	1991	FAIR	

Accessories

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

Bldg: 14 Code Area: 01600 Stat Class: 353 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3600 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 90x40 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: Y N
Machine Shed	5	Finished	3600	0	0	1991	1991		

Accessories

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

Bldg: 17 Code Area: 01600 Stat Class: 316 Year Blt: 1988 Eff Year Blt: 1996 Sq.Ft: 20736 % Complete: 100
 Desc: Arenas (HA) Dimensions: RMV: 108300
 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
Horse Arena	4	Finished	20736	0	0	1988	1996	FAIR	

Accessories

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

Bldg: 19 Code Area: 01600 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Tank/Silo/Bin Dimensions: RMV: 6750
 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
No accessory data available					

Bldg: 20 Code Area: 01600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1995 Sq.Ft: 3432 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 26x132 RMV: 29680
 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	3432	0	0	1994	1995	FAIR
Exception: Y N								

Accessories

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

Bldg: 21 Code Area: 01600 Stat Class: 351 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 760 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 38x20 RMV: 2470
 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	4	Finished	760	0	0	1973	1973	FAIR
Exception: Y N								

Accessories

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

Bldg: 22 Code Area: 01600 Stat Class: 341 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 840
 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	224	0	0	1973	1973	
Exception: Y N								

Accessories

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

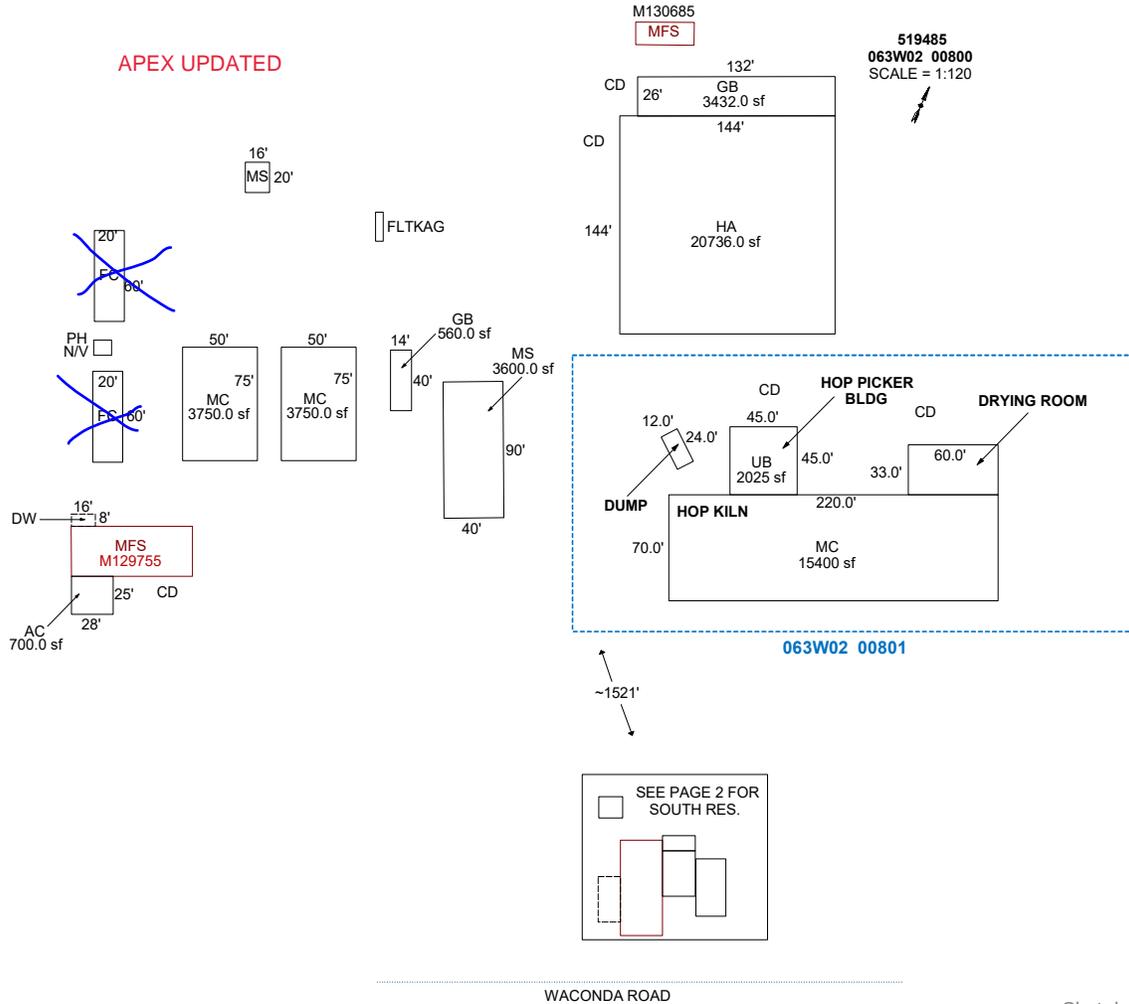


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519485 Parcel No.: 063W 02 00800
 Property Address: 1022 GOULET LANE NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	320.0	72.0	
	DRYING ROOM	1.0	1980.0	186.0	
	MC	1.0	15400.0	580.0	
	GB	1.0	3432.0	316.0	
	HA	1.0	20736.0	576.0	
	PH	1.0	120.0	44.0	
	FC	1.0	1200.0	160.0	
	FC	1.0	1200.0	160.0	
	FLTKAG	1.0	95.0	48.0	
	UB	1.0	2025.0	180.0	
	MC	1.0	3750.0	250.0	
	GB	1.0	560.0	108.0	
	MS	1.0	3600.0	260.0	
	MP	1.0	224.0	60.0	
	20x38	1.0	760.0	116.0	
	MP	1.0	220.0	64.0	
	9 addl items				
	Net LIVABLE	cnt	3 (rounded)		5,020
	Net BUILDING	cnt	17 (rounded)		59,372

COMMENT TABLE 1

Apex 2/09/2011 Jane
 UPDATED BY CJURAN 10/12/2022

COMMENT TABLE 2

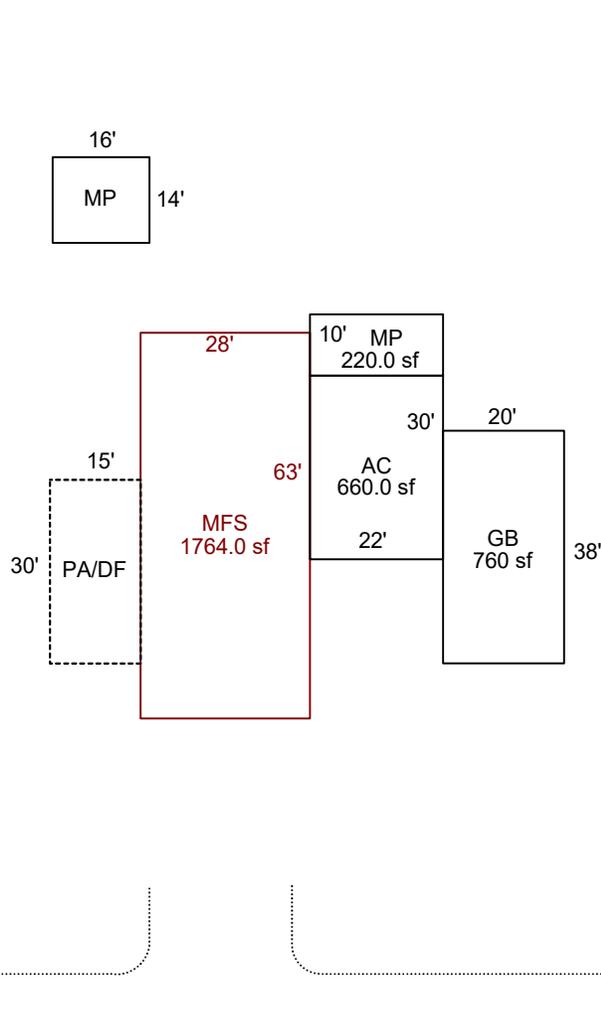
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519485 Parcel No.: 063W 02 00800
 Property Address: 1022 GOULET LANE NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	220.0	64.0	
	GB	1.0	760.0	116.0	
	MP	1.0	224.0	60.0	1204.0
GLA1	MFS	1.0	1764.0	182.0	1764.0
GAR	AC	1.0	660.0	104.0	660.0
P/P	PA/DF	1.0	450.0	90.0	450.0

COMMENT TABLE 1

Apex 2/09/2011 Jane
 UPDATED BY CJURAN 10/12/2022

COMMENT TABLE 2

SSS 3.5.24

COMMENT TABLE 3

Under SSS

Net LIVABLE	cnt	1	(rounded)	1,764
Net BUILDING	cnt	3	(rounded)	1,204