

Acct ID: 519493 MTL: 063W010001000 Date: 3/12/24 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 3212 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23189 Year: 2024

Last Date Appraised: 04/15/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: _____
 Owner: BELL SOUTHSIDE LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TO INSP AV: 309354
 RMV Land: 678030 RMV Imp: 303920 RMV Total: 981950 MAV: 204840 MSAV: 104514 SAV: 323962
 Comment: _____

Notations UPD Inv Input, JJS, 3.29.24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	01410	1.00 Acres	005	REST	011	0
Class: Value Source: Farm Homesite		Description:		RMV: 9360	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100210						
Site: 2	01410	57.94 Acres	005	REST	011	0
Class: 2BI Value Source: Farm Use - EFU		Description: TWO BENCH IRR		RMV: 623670	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100210						

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	01410	133 +	1901	1960	2652	100
Desc: One Story with basement		Dimensions:		RMV: 236630		
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	3 +	Finished	1524	3	FB-1	1901	1960	KIT+, ROOF, FP - 1, HVAC, BATH - 1	Y N
Basement	3 +	Finished	1128	0	0	1901	1960	HVAC	Y N

Accessories Y13A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	176	1960	678	1	Y N
PATIO	3	1134	1960	4366	1	Y N
ROOF EXTENSION OR PATIO COVER	3	176	1960	3573	1	Y N
ROOF EXTENSION OR PATIO COVER	3	320	1960	6496	1	Y N

Bldg: 3 Code Area: 01410 Stat Class: 108 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 7130
 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
ASPHALT DRIVEWAY	1	3394	1960	7127	1	Y N

Improvements - Accessory Buildings

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 2	01410	301			48	100
Desc: Accessory Improvements & Misc.		Dimensions: 8x6		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
Pump House	0	Finished	48	0	0	0	0		Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 353	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 4960	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 124x40			RMV: 39450
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	4960	0	0	2003	2003	FAIR	

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 351	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 960	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 24x40			RMV: 10440
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	4	Finished	960	0	0	2003	2003	FAIR	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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CONCRETE DRIVEWAY	4	360	2000	1069	1	Exception: Y N
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Bldg: 6	Code Area: 01410	Stat Class: 341	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 408	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 3840
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
Multi-Purpose Bldg	4	Finished	408	0	0	2003	2003		

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 16x12			RMV: 2400
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
Multi-Purpose Bldg	5	Finished	192	0	0	2000	2000		

Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 252	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 18x14			RMV: 2400
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
Multi-Purpose Bldg	4	Finished	252	0	0	2000	2000		

Accessories

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

Bldg: 9	Code Area: 01410	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 1630
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
Multi-Purpose Bldg	4	Finished	120	0	0	2000	2000	FAIR	

Accessories

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

354 LTL 16X5 EXISTING I/O

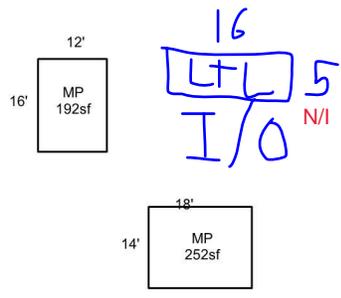
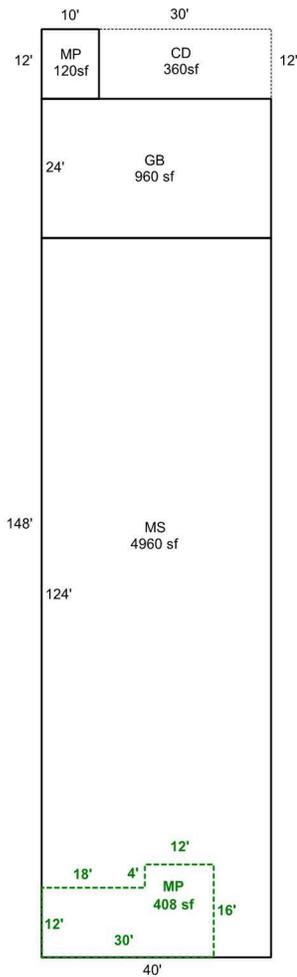


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

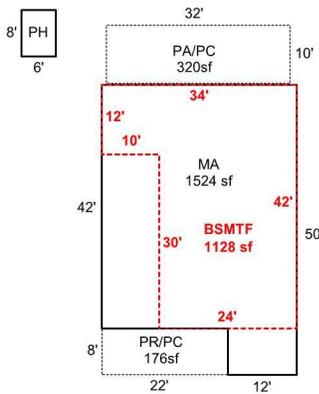
File No.: R19493 Parcel No.: 063W01 01000
 Property Address: 3212 WACONDA RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



R19493
 063W01 01000
 SCALE=1:30

APEX UPDATED



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	4960.0	328.0	
	GB	1.0	960.0	128.0	
	MP	1.0	408.0	92.0	
	MP	1.0	120.0	44.0	
	MP	1.0	192.0	56.0	
	MP	1.0	252.0	64.0	6892.0
GLA0	BSMTF	1.0	1128.0	152.0	1128.0
GLA1	MA	1.0	1524.0	168.0	1524.0
P/P	CD	1.0	360.0	84.0	
	PR/PC	1.0	176.0	60.0	
	PA/PC	1.0	320.0	84.0	856.0
	Net LIVABLE	cnt	1 (rounded)		2,652
	Net BUILDING	cnt	6 (rounded)		6,892

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/17/17
 UPDATED BY CJURAN 06/16/2021

COMMENT TABLE 2

#29 JS 04/15/2020
JSS 3.20.24

COMMENT TABLE 3

CYCLE PICTOM
cycle LZ