

Acct ID: 543220 MTL: 051W30AC02200 Date: 1/4/24 Appr: JJS Prop Class: ~~459~~ 451 RMV Prop Class: ~~459~~ 451
 Situs: 13029 BETHLEHEM DR NE GERVAIS OR 97026 MaSaNh: 02 06 003 Unit: 134635 Year: ~~2023~~ 2024
 Last Date Appraised: 09/09/2010 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2024 - NEW RESIDENCE (MS PLACEMENT)
 Owner: ALAGOZ, SERGY Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB (TTO) INSP AV: 68040
 RMV Land: 228620 RMV Imp: 34150 RMV Total: 262770 MAV: 68040 MSAV: 0 SAV: 0
 Comment:

22-003055 REPL MANF w/
 NSF2 2 BDRM 2 BATH
 FRAMING 8/18/23

Notations New MA@100% +MP gone, VPD Inv
 No notation data available.
Input, JJS, 1.25.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	03600	0

Land

Site: 1 Code Area: 03600 Size: 0.81 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 193620 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#10 08-23-05

Improvements - Residence / Manufactured Structures

Bldg: 6 Code Area: 03600 Stat Class: 445 Year Blt: 1966 Eff Year Blt: 1966 Sq.Ft: 1040 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 20' WIDE DOUBLE Dimensions: RMV: 22300 R - 126752
 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	1040	2	FB-2	1966	1966	SKIRT, ROOF+, HVAC+, KIT	Y N

STILL HERE -
 MFG 130376 GONE

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 03600 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 670 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 5120
 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	6	Finished	670	0	FB-1/ HB-1	1978	1978	AVG, BTH - 1	Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 321 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1456 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 52x28 RMV: 5700
 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
Hay Cover	5	Finished	1456	0	0	1987	1987		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	416	1960	1830	1

Bldg: 5 Code Area: 03600 Stat Class: 341 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

GONE

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	1973	1973		

Accessories

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

GONE

152 MA ST 2609sf Aug 2023 New



ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT S QLTY (+) - FLOOR MA
 AREA 1877 EFF AREA _____ BED 2
ROOF + 763 HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G (A) E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT S QLTY (+) - FLOOR MAZ
 AREA 732 EFF AREA _____ BED 0
ROOF + 2183 HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR ALF
 AREA 1544 EFF AREA _____ BED _____
ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

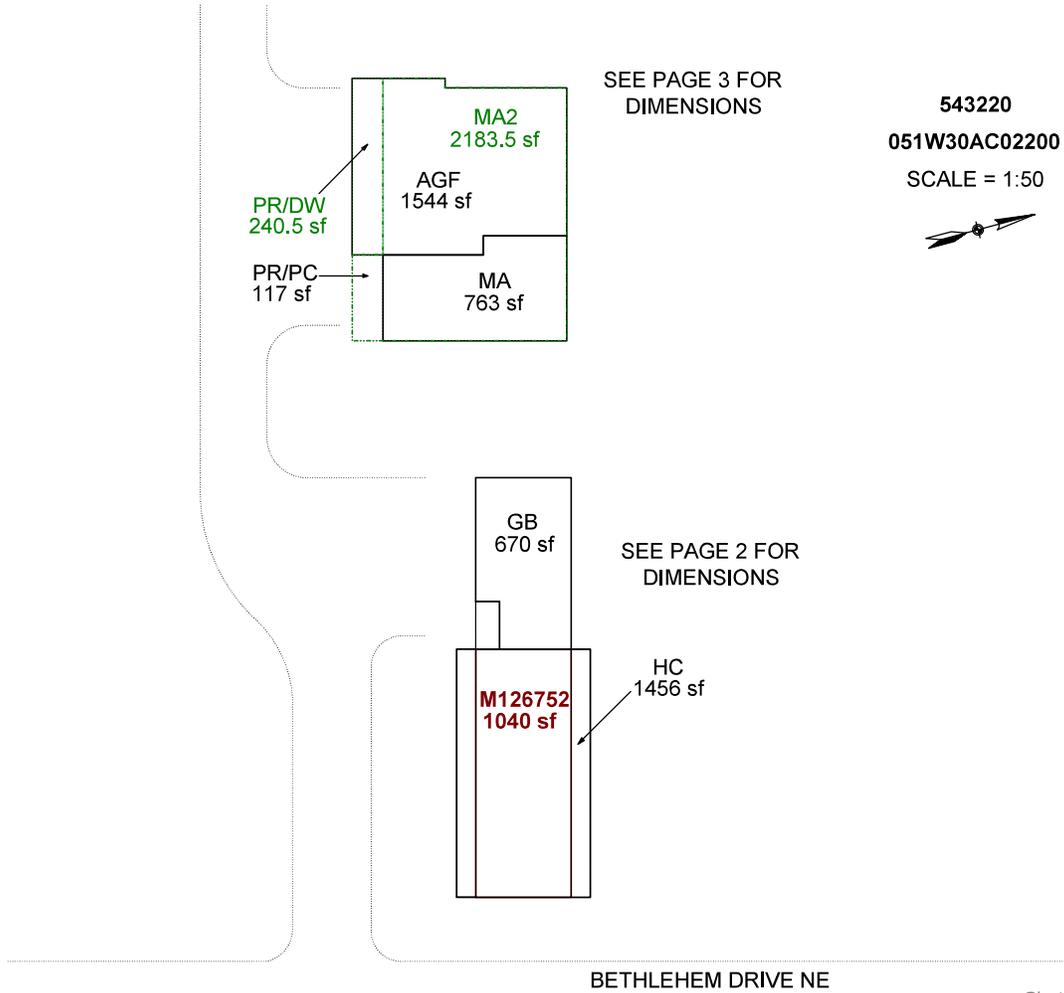
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 543220 Parcel No.: 051W30AC02200
 Property Address: 13029 BETHLEHEM DRIVE NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	670.0	112.0	
	HC	1.0	1456.0	160.0	2126.0
GLA1	MA	1.0	763.0	121.0	763.0
GLA2	MA2	1.0	2183.5	200.0	2183.5
GAR	AGF	1.0	1544.0	164.0	1544.0
OTH	M126752	1.0	1040.0	144.0	1040.0
P/P	PR/PC	1.0	117.0	49.0	
	PR/DW	1.0	240.5	87.0	
	PR	1.0	50.0	30.0	
	DF	1.0	208.0	112.0	
	DF	1.0	208.0	112.0	823.5
	Net LIVABLE	cnt	2 (rounded)		2,947
	Net BUILDING	cnt	2 (rounded)		2,126

COMMENT TABLE 1

APEX BY CE 12/8/10
 UPDATED BY CJURAN 04/13/2023 555-22-003055
 UPDATED BY CJURAN 10/03/2023 22-003055 REV-01
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JJS 01/04/2024

COMMENT TABLE 3

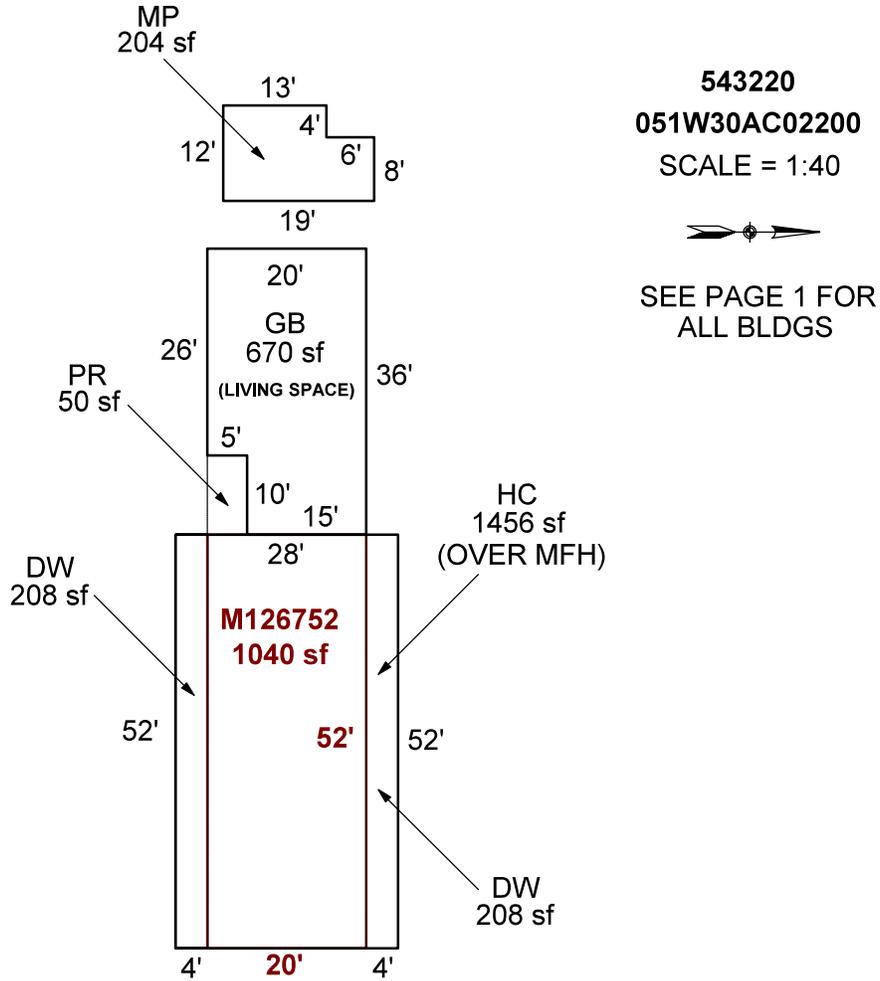
TAGS L2

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 City: GERVAIS County: State: OR ZipCode: 97026
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 Client: Client Address:
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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	1456.0	160.0	
	MP	1.0	204.0	62.0	
	GB	1.0	670.0	112.0	2330.0
OTH	M126752	1.0	1040.0	144.0	1040.0
P/P	DW	1.0	208.0	112.0	
	DW	1.0	208.0	112.0	
	PR	1.0	50.0	30.0	466.0

COMMENT TABLE 1

APEX BY CE 12/8/10
 UPDATED BY CJURAN 04/13/2023 555-22-003055
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 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/04/2024

COMMENT TABLE 3

TAGS L2

Net BUILDING cnt 3 (rounded) 2,330

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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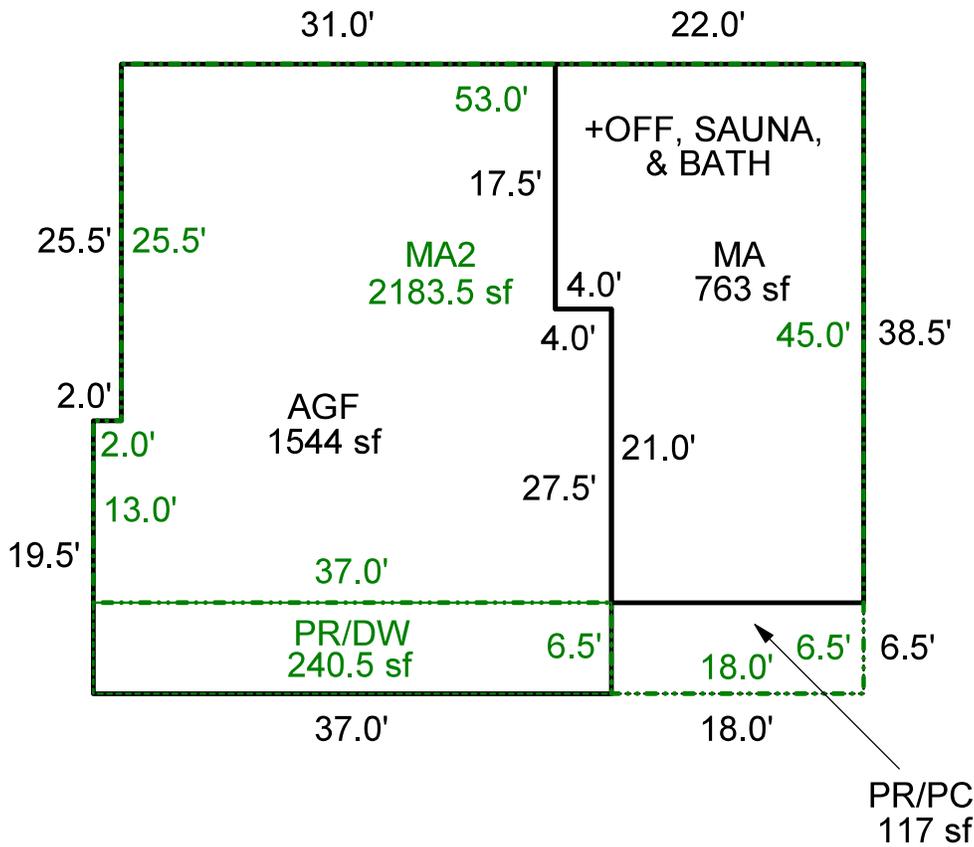
SKETCH

543220
051W30AC02200

SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	763.0	121.0	763.0
GLA2	MA2	1.0	2183.5	200.0	2183.5
GAR	AGF	1.0	1544.0	164.0	1544.0
P/P	PR/PC	1.0	117.0	49.0	
	PR/DW	1.0	240.5	87.0	357.5

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 UPDATED BY CJURAN 10/03/2023 22-003055 REV-01
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/04/2024

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 2,947