

Acct ID: 547430 MTL: 052W31A001200 Date: 7/21/24 Appr: JS/MDL Prop Class: 921 RMV Prop Class: 451
 Situs: 12234 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 107890 Year: 2024

Last Date Appraised: 03/11/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: **email bradli**

Owner: SALEM MISSIONARY BAPTIST CHURCH Roll Type: R

Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 266100 RMV Imp: 262690 RMV Total: 528790 MAV: 0 MSAV: 0 SAV: 0

Comment:

Update Inv

Input, JS, 8.21.24

Notations *24.25 M/s Church project*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01600	0

Land

OSD A

Site: 1 Code Area: 01600 Size: 1.40 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 226100 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 00-01: 78000, REAPP 06-07: RECALC SETUP;#10 10-28-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1901 Eff Year Blt: 1901 Sq.Ft: 4198 % Complete: 100
 Desc: One Story Only *Parsonage* Dimensions: RMV: 232270
 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	4198	0	FB-2	1901	1901	BATH - 2, KIT-, ROOF	Y N

Accessories

VEHA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	690	2001	3378	1	Y N

Bldg: 2 Code Area: 01600 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 7570
 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
No floor data available									

Accessories

VE

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2323	2001	6202	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 10870
 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	5	Finished	1200	0	0	1994	1994	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 351 Year Blt: 1901 Eff Year Blt: 1994 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x18 RMV: 6250
 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	576	0	0	1901	1994	<i>F</i>	Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 5730
 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	6	Finished	192	0	0	2008	2008		

Accessories

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



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R47430 Parcel No.: 052W31A 01200
 Property Address: 12234 RIVER RD NE
 City: GERVAIS County: MARION 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	GB	1.0	1200.0	140.0	
	GB	1.0	576.0	100.0	
	MP	1.0	192.0	56.0	1968.0
GLA1	MA	1.0	4234.0	330.0	4234.0
P/P	PC	1.0	690.0	106.0	
	AD	1.0	2323.0	196.0	3013.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/17
 UPDATED BY CJURAN 08/11/2021 555-21-005447

COMMENT TABLE 2

JSS 7.26.24

COMMENT TABLE 3

Cycle L2

Net LIVABLE cnt 1 (rounded) 4,234
 Net BUILDING cnt 3 (rounded) 1,968

Commercial Property Appraisal

Marion County

SALEM MISSIONARY BAPTIST CHURCH

Stat Class 901 - PARSONAGE

Account ID 547430

Notes

Total Sq Ft 4,234

MA-SA-NH 02-06-000

Component - SALEM MISSIONARY BAPTIST CHURCH
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Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97026

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SALEM MISSIONARY BAPTIST CHURCH

Type Building

Size 4,234 sq ft

Perimeter 330 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.0	D Wood or Steel Framed Exterior Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	4,234	\$148.83	\$630,146	\$390,691	\$239,455
3	Default Heating	4,234	\$18.30	\$77,482	\$48,039	\$29,443
764	Fire Alarm System	4,234	\$2.78	\$11,771	\$7,298	\$4,473
6403017	Paving, Asphalt	2,323	\$5.41	\$12,567	\$7,792	\$4,775
896	Stud Walls-Wood Siding	4,234	\$19.03	\$80,573	\$49,955	\$30,618
				\$812,539	\$503,775	\$308,764

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$81,253.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 30 yrs
 Additional Functional 0.0 %
 External 0.0 %

Reconciliation **Base Value** \$339,640 Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$339,640	+	-	=	\$339,640		\$339,640	