

Acct ID: 548398 MTL: 051W30B000700 Date: **11/2/23** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 13330 FROLOV DR NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 123047 Year: ~~2023~~  
 Last Date Appraised: 09/02/2010 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2024 - Tags/Permit (Addition) **2024**  
 Owner: REUTOV, OLGA **22-009206 1392sqft addition, adding Powder Room & Unfinished Bonus Room** Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 169929  
 RMV Land: 485650 RMV Imp: 209180 RMV Total: 694830 MAV: 143000 MSAV: 26929 SAV: 98438  
 Comment:

**INPUT JJS 11.17.23**

**UPD SOIL, UPD SQ FT, EYB + CLASS PER CALC, UPD INV AND YI'S**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**FARM USE: ROW CROPS OK**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

**Land**

Site: 2 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **2BD** Value Source: Farm Homesite Description: **GSOIL** RMV: 58010 Exception: Y N  
 Adjustment(s): GSOIL, **IRR** Fire Patrol: Description:  
 Comments: Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 4.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **2Bb** Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 309550 Exception: Y N  
 Adjustment(s): GSOIL, **IRR** Fire Patrol: Description:  
 Comments: Liability year - 1981 / 10300030

Site: 4 Code Area: 03600 Size: 1.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **4Bb** Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 73090 Exception: Y N  
 Adjustment(s): GSOIL, **IRR** Fire Patrol: Description:  
 Comments: Liability year - 1981 / 10300030

**P/R/W PER CALC**

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03600 Stat Class: 131 Year Blt: 1969 Eff Year Blt: ~~1975~~ **1987** Sq.Ft: 1204 ~~2506~~ **2603** SF RMV: 177030 % Complete: 100  
 Desc: One Story Only Dimensions: **2603** RMV: 177030  
 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	<b>4-</b>	3	Finished	1204	3	FB-2	1969	1975	FP, ROOF, KIT-, BATH - 2, HVAC	Exception: Y N
Garage Attached	3	Low Cost	572	0	0	1969	1975	ROOF	Exception: Y N	

**Accessories**

**SEE BELOW**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	220	1969	529	1	Exception: Y N
ENCLOSED PORCH	3	264	1975	6098	1	Exception: Y N

Bldg: 5 Code Area: 03600 Stat Class: 108 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 7670  
 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	2344	2009	6610	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 18240  
 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	6	Finished	600	0	0	1993	1993		Exception: Y N
Finished Office	6	Finished	600	0	FB-1	1993	1993	FAIR, BATH - 1	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 312 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 26x12 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	
Multi-Purpose Bldg	4	Finished	312	0	0	0	0	FAIR	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 03600 Stat Class: 351 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 1248 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x26 RMV: 6240  
 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	1248	0	0	1983	1983	FAIR	Exception: Y N

**Accessories**

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

MA Addition @100%.





MA w/ Addition @ 100%



AGL



GB Front



GB Back



MA 2



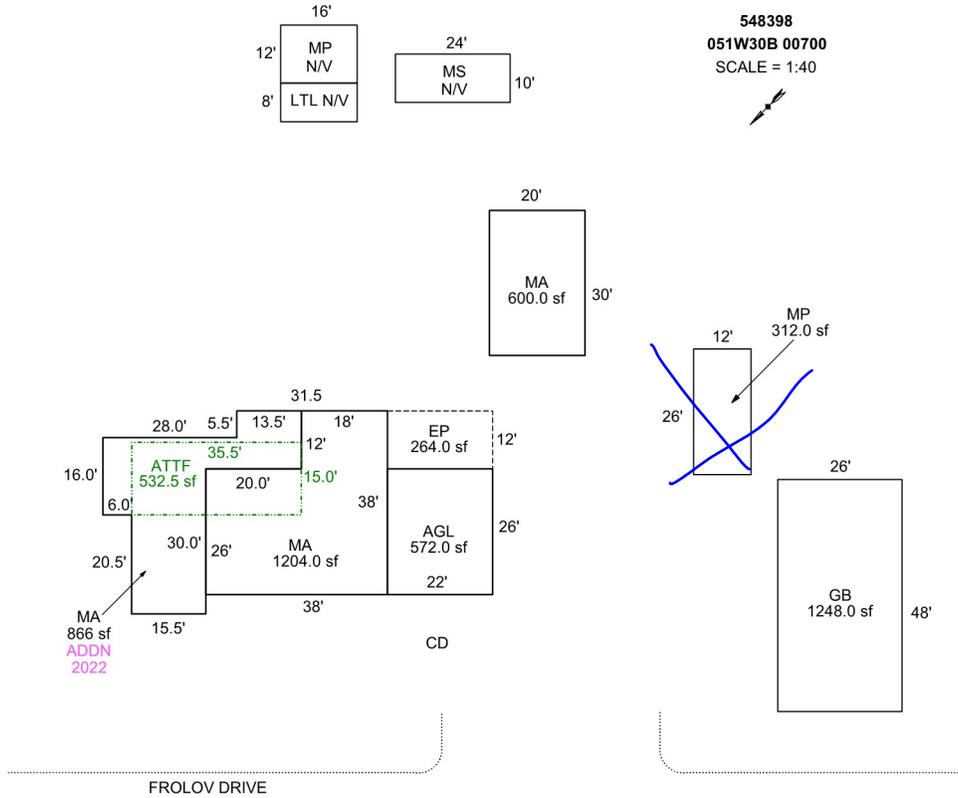
Driveway view

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 548398 Parcel No.: 051W30B 00700  
 Property Address: 13330 FROLOV DR NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1204.0	152.0	
	MA	1.0	600.0	100.0	
	MA	1.0	866.0	167.0	2670.0
GLA2	ATTF	1.0	532.5	101.0	532.5
GAR	AGL	1.0	572.0	96.0	572.0
OTH	MP	1.0	312.0	76.0	
	GB	1.0	1248.0	148.0	
	MP	1.0	192.0	56.0	
	LTL	1.0	128.0	48.0	
	MS	1.0	240.0	68.0	2120.0
P/P	EP	1.0	264.0	68.0	264.0
	Net LIVABLE	cnt	4 (rounded)		3,203

Apex 9/14/2010 Jane  
 UPDATED BY CJURAN 12/28/2022 555-22-009206

### COMMENT TABLE 2

### COMMENT TABLE 3

JSS 11/3/23 Tys L4