

Acct ID: 548399 MTL: 051W30B000800 Date: 7/24/24 Appr: JS/MDL Prop Class: 911 RMV Prop Class: 451  
 Situs: 13300 FROLOV DR NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 123048 Year: 2024

Last Date Appraised: 09/02/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: \_\_\_\_\_

Owner: OLD RITUALIST CHURCH ST NICOLA Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
 RMV Land: 279260 RMV Imp: 1395700 RMV Total: 1674960 MAV: 0 MSAV: 0 SAV: 0

Comment: Upd Inv

Notations 2425 M/s church project Input, JIS, 8.21.24  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>X2</u>	40000	03600	0

Land

Site: 1 Code Area: 03600 Size: 1.63 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 239260 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 08-09: LAND SEG CONSOLIDATION// 10300030 //ORIG VAL = 76490 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 04-05: DELETED XTCV LAND SEG - HAS BEEN ON W/VALUE IN ERROR SINCE 2001-02. 05-06: PER #87, REVALUE THIS LAND SEG AS PART OF DISQUAL PROCESS, ENTIRE SPECIALLY ASSESSED PORTION OF ACCT DISQ FROM FARM DEFERRAL - CHG FROM 96EA TO 01YA & BREAK OUT OSD VALUE 06-07: RECALC SETUP; #29 05-05-05

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 03600 Stat Class: 108 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 64610  
 Func Obsc: 50 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: Y N
ASPHALT DRIVEWAY	1	56341	2009	52961	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 03600 Stat Class: 901 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 3804 % Complete: 100  
 Desc: PARSONAGE Dimensions: RMV: 794800  
 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	2	Finished	3804	0	FB-2	1971	1997	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1790  
 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	6	Finished	192	0	0	1971	1971	FAIR Exception: Y N

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 390 Year Blt: 1997 Eff Year Blt: Sq.Ft: 4227 % Complete: 100  
 Desc: Farm Marshall Swift -Leaving as is Dimensions: RMV: 534500  
 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								

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
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No accessory data available

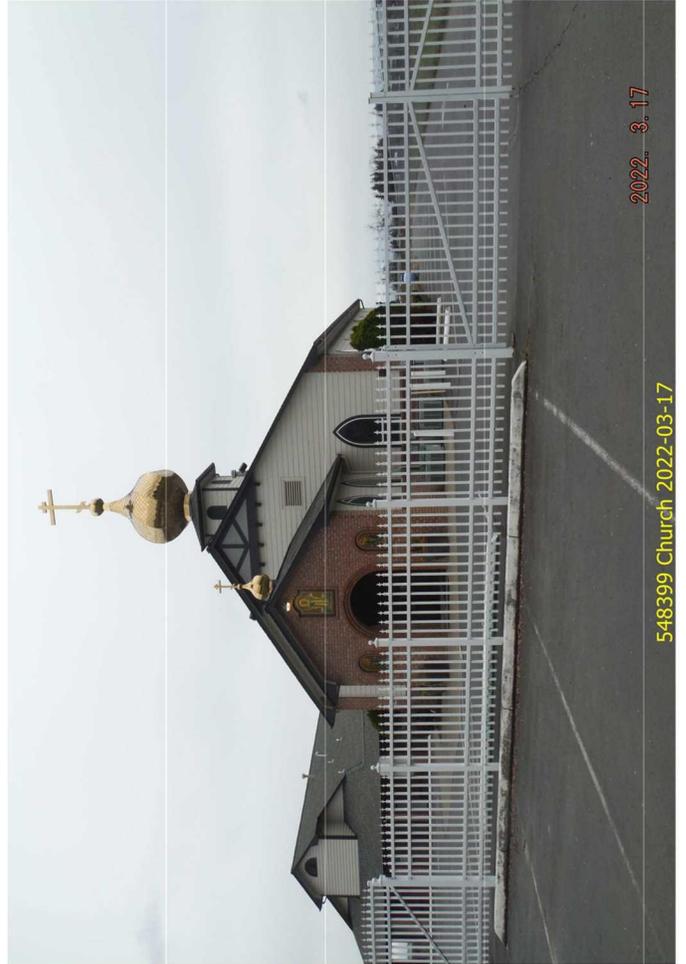


7/26/24



2022. 3. 17

548399 Fellowship Hall 2022-03-17



2022. 3. 17

548399 Church 2022-03-17

# SKETCH/AREA TABLE ADDENDUM

Parcel No R48399

File No 051W30B 00800

Property Address 13300 Frolov Dr NE

City Gervais

State OR

Zip 97026

Owner

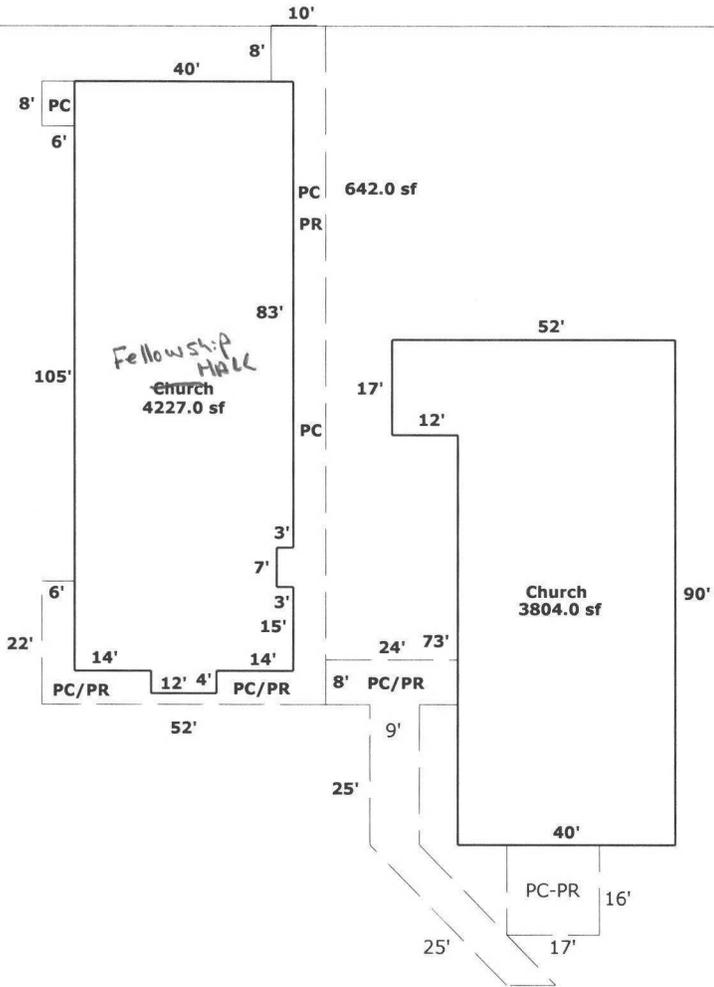
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R48399  
051W30B 00800



Scale: 1 = 35

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Church	1.00	4227.0	304.0	8031.0
	Church	1.00	3804.0	284.0	
P/P	PC	1.00	1111.0	400.0	2073.0
	PC	1.00	48.0	28.0	
	PC/PR	1.00	642.0	184.7	
	PC-PR	1.00	272.0	66.0	
	MP	1.00	192.0	56.0	
OTH	MP	1.00	192.0	56.0	192.0
Net LIVABLE Area			(rounded w/ factors)		8031

Comment Table 1	
Apex 9/9/2010 Jane	
Comment Table 2	Comment Table 3
<p>3/16/22 #40 MDL JSS 821.24</p>	<p>Cycle CYCLE LS</p>

AREA CALCULATIONS

# Commercial Property Appraisal

Marion County

CHURCH - OLD RITUALIST CHURCH ST NICOLA

**Stat Class** 901 - PARSONAGE

**Account ID** 548399

**Notes** 24-25: L3 8.21.24 JJS

**Total Sq Ft** 3,804

**MA-SA-NH** 02-06-000

<b>Component - CHURCH - OLD RITUALIST CHURCH ST NICOLA</b>
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**Stat Class** 901 - PARSONAGE

**Notes** 24-25: L3 8.21.24 JJS

## 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 - CHURCH - OLD RITUALIST CHURCH ST NICOLA

**Type** Building

**Size** 3,804 sq ft

**Perimeter** 284 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	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	3,804	\$207.62	\$789,786	\$323,812	\$465,974
3	Default Heating	3,804	\$27.18	\$103,393	\$42,391	\$61,002
2	Default Walls	3,804	\$30.14	\$114,653	\$47,008	\$67,645
764	Fire Alarm System	3,804	\$3.25	\$12,363	\$5,069	\$7,294
6403017	Paving, Asphalt	56,341	\$5.98	\$336,919	\$138,137	\$198,782
				\$1,357,114	\$556,417	\$800,697

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$135,711.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 25 yrs

Additional Functional 0.0 %

External 0.0 %

**Reconciliation**      **Base Value** \$880,766

Calculation Type      Marshall & Swift

<b>Land</b>		<b>Structures</b>		<b>Mach/Equip</b>		<b>Personal Prop</b>		<b>Total</b>	<b>Improvements (S + M/E - P)</b>
\$0	+	\$880,766	+	-		=	\$880,766	\$880,766	

# Commercial Property Appraisal

Marion County

Fellowship Hall

**Stat Class** 390 - Farm Marshall Swift

**Account ID** 548399

**Notes**

**Total Sq Ft** 4,227

**MA-SA-NH** 02-06-000

## Component - Fellowship Hall

**Stat Class** 390 - Farm Marshall Swift

**Notes** 22-23 Revalued on M/S #40 MDL ; 2010-11: CYCLE WORK BY #19

### Cost Approach

**ZIP Code** 97026

**Data Collected** 3/21/2022

**Local Multiplier** (Default)

**Reporting Date** 1/2022

**Cost Data Set** 1/2022

**Architect's Fees** (Default)

**Eff. Age Adjustment** n/a

### Section - Fellowship Hall

**Type** Building

**Size** 4,227 sq ft

**Perimeter** 304 ft

**# of Stories** 1

#### Occupancy

Code	Description	%	Quality	Class	Height (ft)
516	Fellowship Hall	100	2.5	D Wood or Steel Framed Exterior Walls	10.0

#### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	4,227	\$116.88	\$494,052	\$222,323	\$271,729
3	Default Heating	4,227	\$9.18	\$38,804	\$17,462	\$21,342
910	Single -Wall-Boards on Wood	4,227	\$7.41	\$31,322	\$14,095	\$17,227
				\$564,178	\$253,880	\$310,298

#### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% of RCN)		\$56,400.00		<input type="checkbox"/>	<input type="checkbox"/>	

#### Depreciation

Marshall & Swift Tables	Eff. Age 20 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation		Base Value	Calculation Type				Marshall & Swift
Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)		
\$0	+	\$341,318	+	-	=	\$341,318	
				\$341,318	\$341,318		