

Acct ID: 543223 MTL: 051W30DB00200 Date: 7/26/24 Appr: JSS/MAL Prop Class: 911 RMV Prop Class: 451
 Situs: 12970 BETHLEHEM DR NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 134638 Year: 2024

Last Date Appraised: 09/09/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: **EMAIL BRADLI**
 Owner: CHURCH OF THE HOLY ASCENSION, THE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 193000 RMV Imp: 451570 RMV Total: 644570 MAV: 0 MSAV: 0 SAV: 0
 Comment:

Notations 24-25 M/s Church project Input JSS, 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: 21344 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 153000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: ORIG VAL = 44570 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 05-06: F05-0424 LLA BETWEEN R43223 & R43224, NO IMPS MOVING 06-07: RECALC SETUP;#29 1-10-06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 62950
 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
<u>ASPHALT DRIVEWAY</u>	1	24000	1995	51600	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 880 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x22 RMV: 4870
 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	4	Finished	880	0	0	1990	1990	FAIR
Exception: Y N								

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 901 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2320 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 383750
 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	2320	0	0	1995	1995	
Exception: Y N								

Accessories

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

upd Inv

move to church

PART of XI

VISA



SKETCH/AREA TABLE ADDENDUM

Parcel No R43223

File No 051W30DB00200

SUBJECT

Property Address 12970 Bethlehem Dr NE

City Gervais

State OR

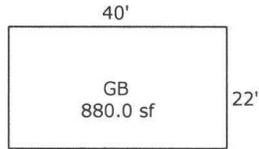
Zip 97026

Owner

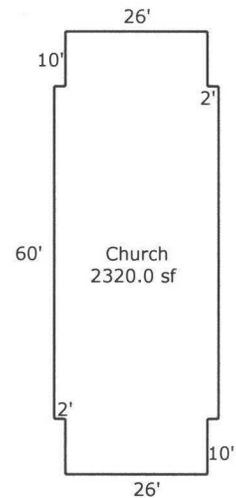
Client

Appraiser Name

IMPROVEMENTS SKETCH



R43223
051W30DB00200



Bethlehem Dr

Scale: 1 = 35

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Church	1.00	2320.0	220.0	2320.0
OTH	GB	1.00	880.0	124.0	880.0

Net LIVABLE Area (rounded w/ factors) 2320

Comment Table 1

Apex 9/15/2010 Jane

Comment Table 2

JSS 8.21.24 Cycle

Comment Table 3

L3

Commercial Property Appraisal

Marion County

CHURCH OF THE HOLY ASCENSION

Stat Class 901 - PARSONAGE

Account ID 543223

Notes 24-25: L3 8.21.24 JJS

Total Sq Ft 2,320

MA-SA-NH 02-06-000

Component - CHURCH OF THE HOLY ASCENSION

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 OF THE HOLY ASCENSION

Type Building

Size 2,320 sq ft

Perimeter 220 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	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	2,320	\$202.93	\$470,798	\$244,815	\$225,983
3	Default Heating	2,320	\$26.56	\$61,619	\$32,042	\$29,577
2	Default Walls	2,320	\$29.46	\$68,347	\$35,540	\$32,807
764	Fire Alarm System	2,320	\$3.25	\$7,540	\$3,921	\$3,619
6403017	Paving, Asphalt	24,000	\$5.98	\$143,520	\$74,630	\$68,890
				\$751,824	\$390,948	\$360,876

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$75,182.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

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

Reconciliation **Base Value** \$396,963 Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total		Improvements (S + M/E - P)
\$0	+	\$396,963	+	-	=	\$396,963		\$396,963		\$396,963