

Acct ID: 535132 MTL: 092W050002600 Date: **8/15/24** Appr: **GRH/WW** Prop Class: 921 RMV Prop Class: 451
 Situs: 9666 PARRISH GAP RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 52606 Year: 2024
 Last Date Appraised: 01/03/2023 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: CASCADE SCHOOL DISTRICT #5 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 315460 RMV Imp: 2484820 RMV Total: 2800280 MAV: 0 MSAV: 0 SAV: 0
 Comment: 22-23: ML PUT SCHOOL ON M&S // 23-24 NEW PORTABLE CLASSRM TO REPLACE PORTABLE CLASSRM'S #1, #2 & MP, MDL

Notations UPDATE INV

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	40000	05590	0

Land

Site: 1	Code Area: 05590	Size: 1.76 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Rural Restrictive	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 99400	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02						
Site: 2	Code Area: 05590	Size: 2.65 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural Restrictive	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 136060	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 9	Code Area: 05590	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 8470	% Complete: 100
Desc: OTHER SCHOOLS	Dimensions:	RMV: 781310				
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
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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

Bldg: 10	Code Area: 05590	Stat Class: 321	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 1800	% Complete: 100
Desc: Hay Cover (HC)	Dimensions: 60x30	RMV: 114000				
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
Hay Cover	4	Finished	1800	0	0	1973	1973	FAIR

Exception: Y N

Accessories

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

Bldg: 11	Code Area: 05590	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 3840	% Complete: 100
Desc: OTHER SCHOOLS	Dimensions:	RMV: 647030				
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
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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

Bldg: 15	Code Area: 05590	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 1288	% Complete: 100
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Desc: OTHER SCHOOLS **classroom 4** Dimensions: RMV: 116580
 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
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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

Bldg: 16 Code Area: 05590 Stat Class: 820 Year Blt: 2015 Eff Year Blt: Sq.Ft: 1792 % Complete: 100

Desc: OTHER SCHOOLS Dimensions: RMV: 164460
 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
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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

Bldg: 17 Code Area: 05590 Stat Class: 820 Year Blt: **2022** Eff Year Blt: Sq.Ft: 3564 % Complete: 100

Desc: OTHER SCHOOLS Dimensions: RMV: 589660 **NEW**
 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
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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

Bldg: 18 Code Area: 05590 Stat Class: 820 Year Blt: **1988** Eff Year Blt: Sq.Ft: 942 % Complete: 100

Desc: OTHER SCHOOLS **mobile office** Dimensions: RMV: 71780
 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
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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



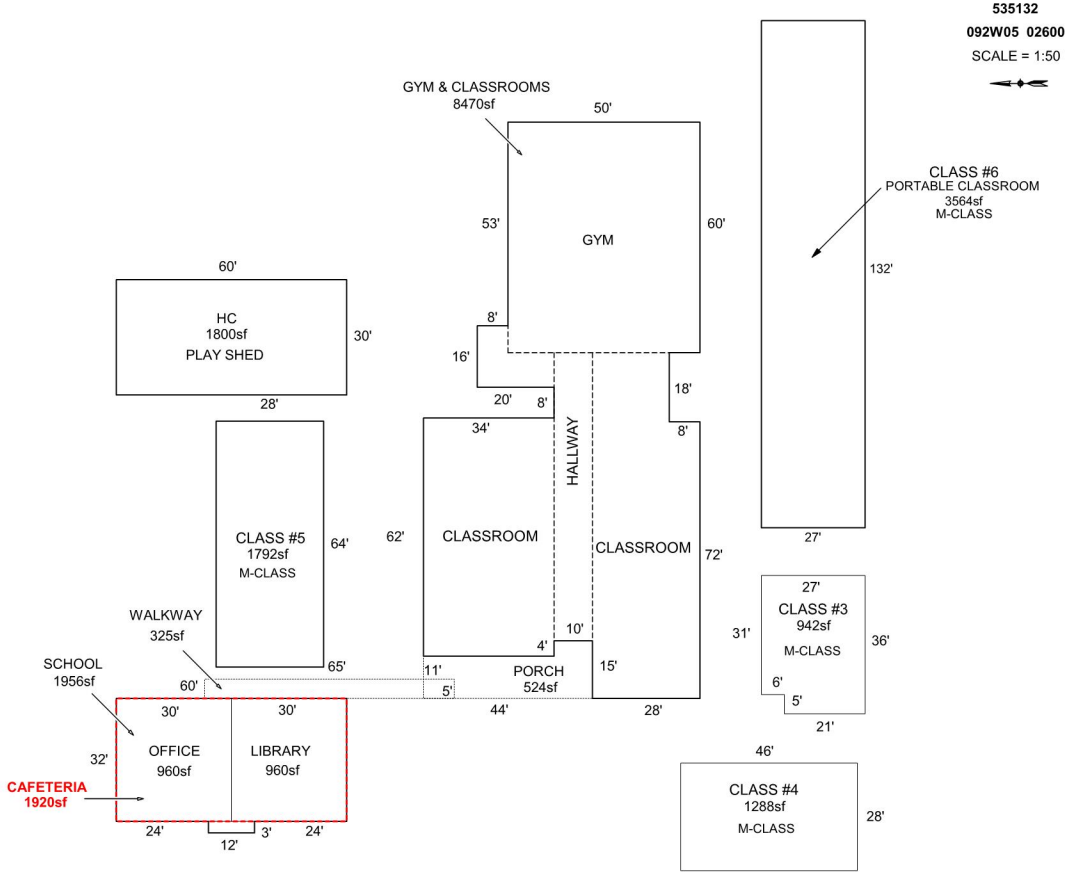


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535132 Parcel No.: 092W05 02600
 Property Address: 9666 PARRISH GAP RD SE
 City: TURNER County: State: OR ZipCode: 97392
 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	HC	1.0	1800.0	180.0	
	PORTABLE CLASS	1.0	3564.0	318.0	5364.0
GLA0	CAFETERIA	1.0	1920.0	184.0	1920.0
GLA1	SCHOOL	1.0	1956.0	190.0	
	GYM & CLASSROO	1.0	8470.0	508.0	12218.0
OTH	MO	1.0	1792.0	184.0	
	MO	1.0	942.0	126.0	
	OFFICE	1.0	960.0	124.0	
	MO	1.0	1288.0	148.0	
	LIBRARY	1.0	960.0	124.0	4150.0
P/P	PORCH	1.0	524.0	118.0	
	WALKWAY	1.0	325.0	140.0	849.0
	Net LIVABLE	cnt	3 (rounded)		14,138
	Net BUILDING	cnt	2 (rounded)		5,364

COMMENT TABLE 1

APEX BY CE 5/13/11
 UPDATED BY JRONDEMA 8/10/15
 UPDATED BY CJURAN 09/21/2022 555-22-006594
 UPDATED BY CJURAN 05/02/2023

COMMENT TABLE 2

ML 01/03/2023

COMMENT TABLE 3

TAGS L2

Commercial Property Appraisal

Marion County

CLASSROOMS & GYM

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes

Total Sq Ft 8,470

MA-SA-NH 07-06-000

<i>Component - Classrooms & Gym</i>
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97392

Data Collected 8/30/2022

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment 0

Section - Classrooms & GYM

Type Building

Size 8,470 sq ft

Perimeter 508 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
358	Gymnasium (School)	31	2.0	D Wood or Steel Framed Exterior Walls	14.0
356	Classroom	69	2.0	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	8,470	\$134.01	\$1,135,065	\$805,896	\$329,169
6604001	Chain Link Fence, Galvanized	1,141	\$25.33	\$28,902	\$0	\$28,902
3	Default Heating	8,470	\$17.10	\$144,837	\$102,834	\$42,003
764	Fire Alarm System	8,470	\$2.78	\$23,547	\$16,718	\$6,829
6604010	Gate, Chain Link	1	\$1,785.00	\$1,785	\$0	\$1,785
6403017	Paving, Asphalt	5,560	\$5.41	\$30,080	\$21,357	\$8,723
6403017	Paving, Asphalt	23,238	\$5.41	\$125,718	\$89,260	\$36,458
681	Sprinklers	8,470	\$6.40	\$54,208	\$38,488	\$15,720
896	Stud Walls-Wood Siding	8,470	\$23.12	\$195,826	\$139,036	\$56,790
				\$1,739,968	\$1,213,589	\$526,379

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% OF RCN)		\$173,996.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

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

CLASSROOMS & GYM

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes

Total Sq Ft 8,470

MA-SA-NH 07-06-000

Reconciliation	Base Value	\$700,375			Calculation Type	Marshall & Swift			
	Land		Structures		Mach/Equip		Personal Prop	Total	Improvements (S + M/E - P)
	\$0	+	\$700,375	+		-		= \$700,375	\$700,375

Commercial Property Appraisal

Marion County

Office ,Library, Cafeteria

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE PER GRH/WW

Total Sq Ft 3,840

MA-SA-NH 07-06-000

Component - Office ,Library, Cafeteria

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97392

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Office ,Library, Cafeteria

Type Building

Size 1,920 sq ft

Perimeter 184 ft

of Stories 1 (1 in building)

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	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	1,920	\$175.14	\$336,269	\$208,487	\$127,782
3	Default Heating	1,920	\$18.09	\$34,733	\$20,840	\$13,893
764	Fire Alarm System	3,840	\$2.78	\$10,675	\$6,619	\$4,056
681	Sprinklers	1,920	\$8.04	\$15,437	\$9,571	\$5,866
896	Stud Walls-Wood Siding	1,920	\$25.54	\$49,037	\$29,422	\$19,615
				\$446,151	\$274,939	\$171,212

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	E&P (10% of RCFN)		\$44,615.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 30 yrs

Additional Functional 0.0 %

External 0.0 %

Section - Basement Cafeteria

Type Basement

Associated Section 240

Size 1,920 sq ft

Perimeter 184 ft

of Stories 1 (1 in building)

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire), Type: Finished Basement	100	2.0	C Masonry Bearing Walls	10.0

Office ,Library, Cafeteria

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE PER GRH/WW

Total Sq Ft 3,840

MA-SA-NH 07-06-000

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
4	Basement Base Cost	1,920	\$129.76	\$249,139	\$154,466	\$94,673
51	Basement Fireproofing	1,920	\$10.21	\$19,603	\$12,154	\$7,449
3003	Default Heating	1,920	\$14.46	\$27,763	\$17,213	\$10,550
				\$296,505	\$183,833	\$112,672

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O (10%)		\$29,650.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

None

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$339,766

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)				
\$0	+	\$339,766	+	\$0	-	\$0	=	\$339,766	\$339,766

Commercial Property Appraisal

Marion County

Relocatable Classroom #4

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE UPDATE INV PER GRH/WW

Total Sq Ft 1,288

MA-SA-NH 07-06-000

Component - Relocatable Classroom #4

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97392

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classroom #4

Type Building

Size 1,288 sq ft

Perimeter 148 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	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	1,288	\$149.96	\$193,148	\$137,135	\$56,013
3	Default Heating	1,288	\$9.72	\$12,519	\$5,008	\$7,511
764	Fire Alarm System	1,288	\$2.78	\$3,581	\$2,543	\$1,038
				\$209,248	\$144,686	\$64,562

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost			\$20,925.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$85,487 Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$85,487	+		-		=	\$85,487	\$85,487

Commercial Property Appraisal

Marion County

Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE PER GRH/WW

Total Sq Ft 1,792

MA-SA-NH 07-06-000

Component - Relocatable Classroom #5

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97392

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classroom #5

Type Building

Size 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	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	1,792	\$146.44	\$262,420	\$186,318	\$76,102
3	Default Heating	1,792	\$9.49	\$17,006	\$2,381	\$14,625
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$3,537	\$1,445
				\$284,408	\$192,236	\$92,172

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$28,440.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation	Base Value \$120,612		Calculation Type Marshall & Swift
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	Land		Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
	\$0	+	\$120,612	+	-	= \$120,612	\$120,612

Commercial Property Appraisal

Marion County

Relocatable Classroom #6

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE PER GRH/WW//23-24: Added new relocatable classrm #6 to replace two that burned down. ML

Total Sq Ft 3,564

MA-SA-NH 07-06-000

Component - Relocatable Classroom #6

Stat Class 820 - OTHER SCHOOLS

Notes 23-24: NEW RELOCATABLE CLASSRM

Cost Approach

ZIP Code 97392

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classroom #6

Type Building

Size 3,564 sq ft

Perimeter 318 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,564	\$137.20	\$488,981	\$156,474	\$332,507
3	Default Heating	3,564	\$8.89	\$31,684	\$10,139	\$21,545
764	Fire Alarm System	3,564	\$2.78	\$9,908	\$3,171	\$6,737
				\$530,573	\$169,784	\$360,789

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$53,057.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 10 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation **Base Value** \$413,846 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$413,846	+	-	= \$413,846
					\$413,846

Commercial Property Appraisal

Marion County

Relocatable Classrm #3

Stat Class 820 - OTHER SCHOOLS

Account ID 535132

Notes 24-25: CYCLE PER GRH/WW

Total Sq Ft 942

MA-SA-NH 07-06-000

Component - Relocatable Classrm #3

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97392

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classrm #3

Type Building

Size 942 sq ft

Perimeter 126 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	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	942	\$155.69	\$146,660	\$104,129	\$42,531
3	Default Heating	942	\$10.09	\$9,505	\$6,749	\$2,756
764	Fire Alarm System	942	\$2.78	\$2,619	\$1,859	\$760
				\$158,784	\$112,737	\$46,047

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$15,878.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$50,652 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$50,652	+	-	= \$50,652	\$50,652