

Acct ID: 514224 MTL: 051W30DB00800 Date: 7/26/24 Appr: JS/MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 12909 BETHLEHEM DR NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 70708 Year: 2024

Last Date Appraised: 01/31/2017 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info:
 Owner: CAM, EROFEL E & CAM, EVDOKLYA DIANE Roll Type: R
 Cycle (C) Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 453856
 RMV Land: 476900 RMV Imp: 602680 RMV Total: 1079580 MAV: 417420 MSAV: 36436 SAV: 81430
 Comment:

Upl Inv

Input JS, 8.21.24

Notations *24.25 M/S church project*

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE <i>XZ</i>	45000	03600	0

Land

Site: 1 Code Area: 03600 Size: 6.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 371830 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1976 / 10300030, 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 7.19 TTL ACRES 06-07: RECALC SETUP;#29 1-10-06

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: TWO BENCH DRY RMV: 60070 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / KEEP THIS ACRE FOR HOMESITE// 06-07: DISQ ONE ACRE FOR NEW HOMESITE

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 03600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 4160 % Complete: 100 ✓
 Desc: General Purpose Building (GB) Dimensions: 40x80 RMV: 76530
 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
Attic	6	Finished	960	0	FB-1	2000	2000	BATH - 1	Y N
General Purpose Bldg	6	Finished	3200	0	0	2000	2000	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1990 Sq.Ft: 864 % Complete: 100 ✓
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 6100
 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	4	Finished	864	0	FB-2	1975	1990	BATH - 2, FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 355 Year Blt: 1975 Eff Year Blt: 1990 Sq.Ft: 260 % Complete: 100 ✓
 Desc: Lean-to Heavy (LTH) Dimensions: 13x20 RMV: 600
 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
Lean-to Heavy Duty	4	Finished	260	0	0	1975	1990		Y N

Accessories

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

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 4	Code Area: 03600	Stat Class: 901	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 3000	% Complete: 100		
Desc: PARSONAGE					Dimensions:	RMV: 519450		
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	9	Finished	3000	0	0	2016	2016	Exception: Y N
Accessories								
VI A								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								



SKETCH/AREA TABLE ADDENDUM

Parcel No 051W30DB00800

File No R14224

SUBJECT

Property Address 12909 BETHLEHEM DR SE

City GERVAIS

County MARION

State OR

Zip 97026

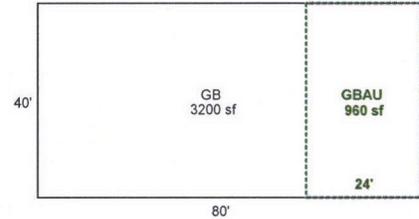
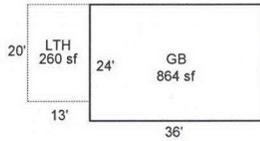
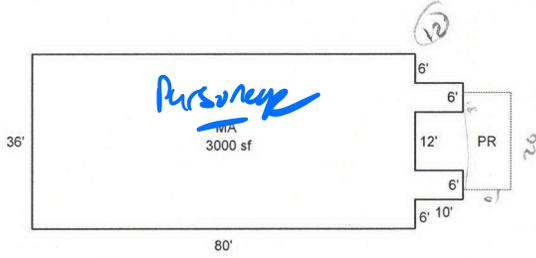
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R14224
051W30DB00800
SCALE=1:40



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3000	272	3000
GBA1	GB	1.00	864	120	
	LTH	1.00	260	66	
	GB	1.00	3200	240	4324
GBA2	GBAU	1.00	960	128	960
<p>Net LIVABLE Area (rounded w/ factors) 3000</p> <p>Net BUILDING Area (rounded w/ factors) 5284</p>					

Comment Table 1

DRAWN BY JRONDEMA 6/1/16
UPDATED BY JRONDEMA 2/1/17

Comment Table 2

SSS 8.21.24

Comment Table 3

Wade LS

Commercial Property Appraisal

Marion County

CHURCH

Stat Class 901 - PARSONAGE

Account ID 514224

Notes 24-25: L3 8.21.24 JJS

Total Sq Ft 3,000

MA-SA-NH 02-06-000

Component - CHURCH

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

Type Building

Size 3,000 sq ft

Perimeter 272 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	3,000	\$201.29	\$603,870	\$78,503	\$525,367
3	Default Heating	3,000	\$26.35	\$79,050	\$10,277	\$68,773
2	Default Walls	3,000	\$29.22	\$87,660	\$11,396	\$76,264
764	Fire Alarm System	3,000	\$3.25	\$9,750	\$1,268	\$8,482
				\$780,330	\$101,444	\$678,886

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$78,033.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$746,775

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$746,775	+	-	= \$746,775
					\$746,775