

Acct ID: 514538 MTL: 052W030000500 Date: **1/26/24** Appr: **JJS** Prop Class: 641 RMV Prop Class: 401  
 Situs: 6589 STATE HWY 219 NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 88111 Year: 2024

Last Date Appraised: 05/05/2020 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)  
 Owner: PIATKOFF, AFANASY & PIATKOFF, NANCY Roll Type: R  
 Cycle: **Tag** Sales Verification Other: Inspection level: **1** 2 3 4 LCB TTO **INSP** AV: 281538  
 RMV Land: 407770 RMV Imp: 223360 RMV Total: 631130 MAV: 279320 MSAV: 2218 SAV: 3888  
 Comment: LEVEL 4 5-5-20 NM35

**New UB @ 100%, UPD Inv**

**Re-check MA Addition 1/1/25**

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**Input, JJS, 1.30.24**

**OSDs**

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

**23-002066 40X80 PERSONAL USE STORAGE/ OFFICE BUILDING W/ BATHROOM + 23-005171 ADDITION OF LIVING ROOM, KITCHEN, MAIN BDRM/BATH & NEW OFFICE, LAUNDRY, GARAGE**

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 2	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: <b>4BP</b>	Value Source: Market Homesite	Description:			RMV: 72700	Exception: Y N
Adjustment(s): Fire Patrol: Description:						
Comments: 10300030//07-08: SALES VERIFICATION, ADD TREE ADJUSTMENT						
Site: 3	Code Area: 03600	Size: 3.99 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 290070	Exception: Y N
Adjustment(s): Fire Patrol: Description:						
Comments: Liability year - 1990 / 10300030						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 03600	Stat Class: 142	Year Blt: 1980	Eff Year Blt: 1990	Sq.Ft: 2524	% Complete: <b>100</b>
Desc: Multi Story above grade Dimensions: RMV: 176580						
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	4	Finished	1736	2	FB-2	1980	1990	ROOF, HVAC+, KIT-, BATH - 2, FP	Exception: Y N
Attic	4	Finished	788	0	FB-1	1980	1990	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Low Cost	594	0	0	1980	1990	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<b>YIYA</b> PATIO	4	140	1990	647	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	140	1990	3410	1	Exception: Y N

Bldg: 2 Code Area: 03600 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 46780  
 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
<b>MIVE MAV TOY</b> ASPHALT DRIVEWAY	1	19290	2016	46778	1	Exception: Y N

**Improvements - Accessory Buildings**  
 No improvement data available for all other stat class types.

**352 UB 6 3520 SF Good 2023 New Bath**  
**341 MP 4 12x18 SF Fair 2016 Existing**



MA Addition  
re-check 1/1/25



New UB @ 1001.

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 35L QLTY + - FLOOR Garage  
 AREA ETW EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + 3200 HVAC + \_\_\_\_\_  
 BATH PKG: \_\_\_\_\_ BATH 1 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + \_\_\_\_\_  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + \_\_\_\_\_ LIN FT \_\_\_\_\_  
 COMMENT: Garage w/ finished office

TYPE MP  
 STAT / CLASS 341  
 SIZE 18x12  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2016  
 EFF YR 2016  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR Office  
 AREA 800 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + \_\_\_\_\_ HVAC + \_\_\_\_\_  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + 1 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + \_\_\_\_\_  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + \_\_\_\_\_ LIN FT \_\_\_\_\_  
 COMMENT: Finished office

COMMENT: Been on Aerial photos since 2016

COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + \_\_\_\_\_ HVAC + \_\_\_\_\_  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + \_\_\_\_\_  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + \_\_\_\_\_ LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

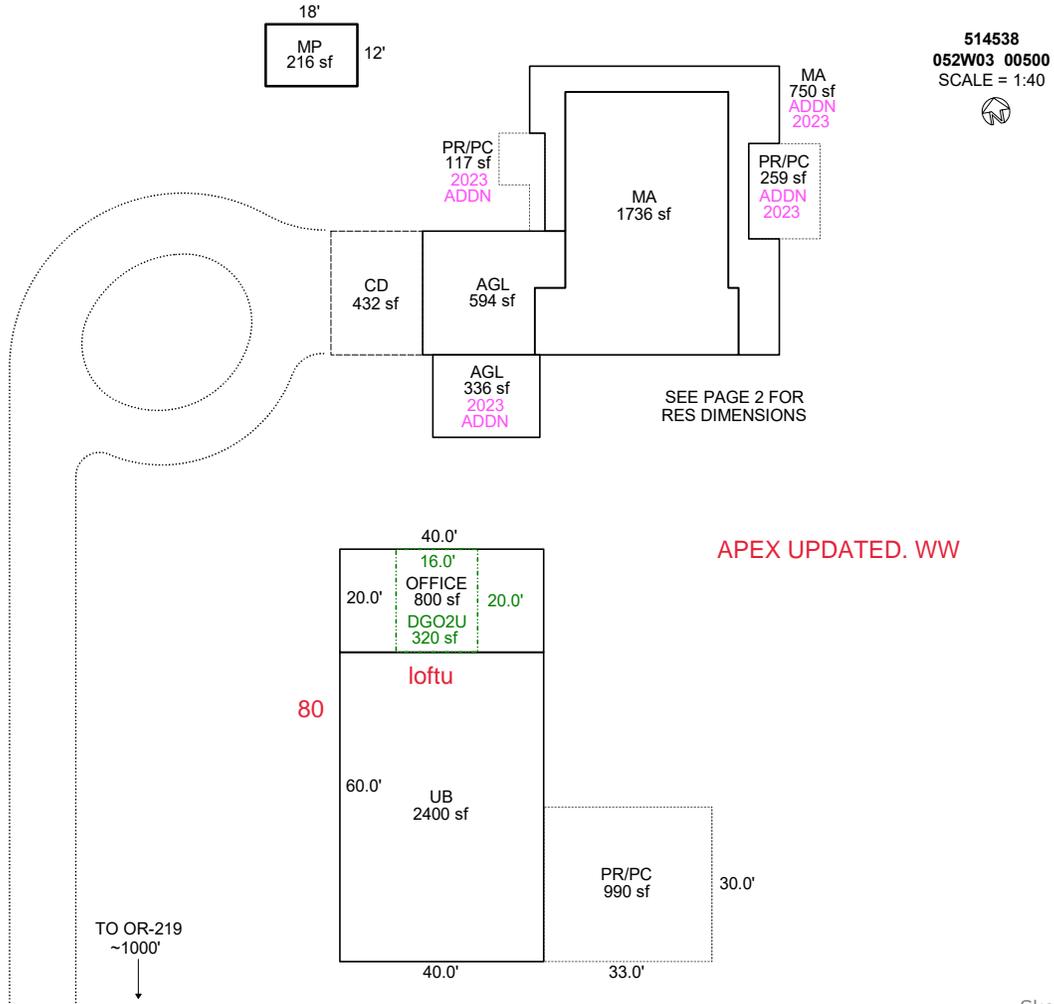
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514538 Parcel No.: 052W03 00500  
 Property Address: 6589 STATE HWY 219 NE  
 City: GERVAIS County: MARION State: OR ZipCode: 97026  
 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	MP	1.0	216.0	60.0	
	OFFICE	1.0	800.0	120.0	1016.0
GBA2	DGO2U	1.0	320.0	72.0	320.0
GLA1	MA	1.0	1736.0	182.0	
	MA	1.0	750.0	276.0	2486.0
GAR	UB	1.0	2400.0	200.0	
	AGL	1.0	594.0	104.0	
	AGL	1.0	336.0	74.0	3330.0
P/P	PR/PC	1.0	990.0	126.0	
	PR/PC	1.0	259.0	65.0	
	PR/PC	1.0	117.0	56.0	
	CD	1.0	432.0	84.0	1798.0
	Net LIVABLE	cnt	2 (rounded)		2,486
	Net BUILDING	cnt	3 (rounded)		1,336

### COMMENT TABLE 1

UPDATED BY CJURAN 05/23/2023 555-23-002066  
 UPDATED BY CJURAN 10/31/2023 23-005171 AD  
 UPDATED BY CJURAN 03/06/2024

### COMMENT TABLE 2

JIS 01/26/2024

### COMMENT TABLE 3

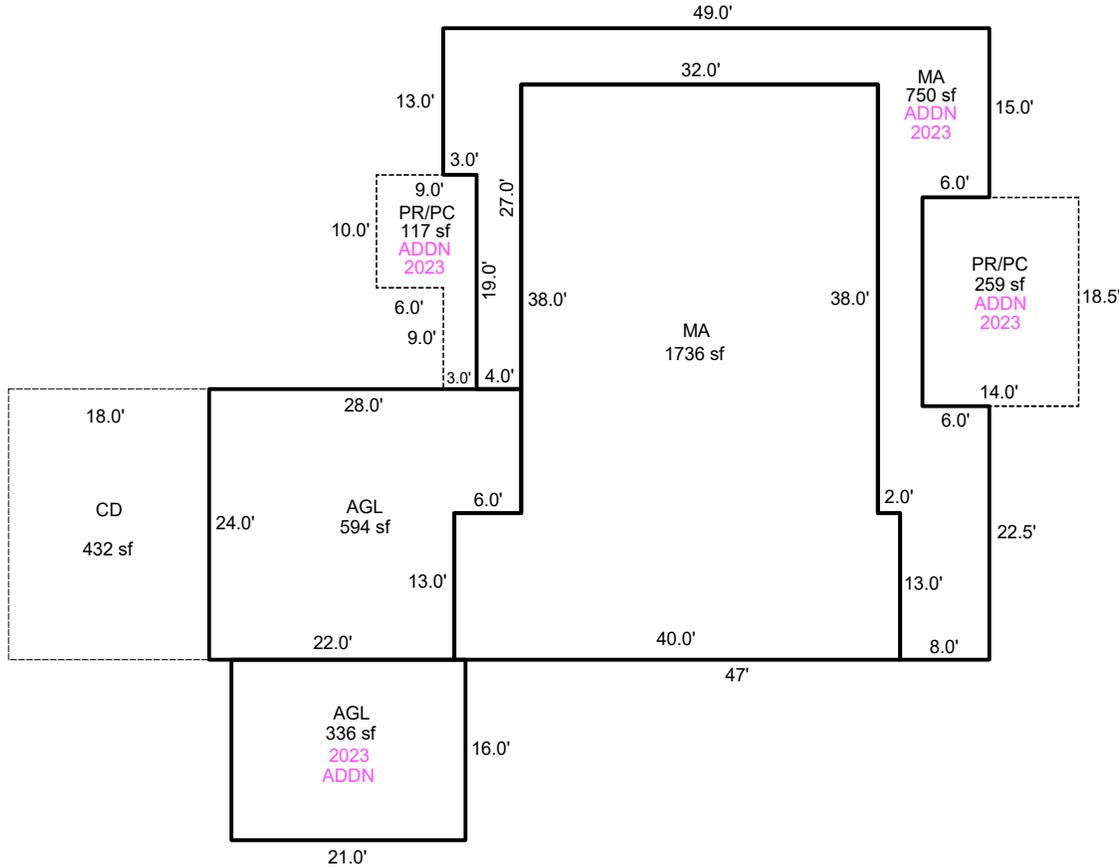
TAGS L2

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514538 Parcel No.: 052W03 00500  
 Property Address: 6589 STATE HWY 219 NE  
 City: GERVAIS County: MARION 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	1736.0	182.0	2486.0
	MA	1.0	750.0	276.0	
GAR	AGL	1.0	594.0	104.0	930.0
	AGL	1.0	336.0	74.0	
P/P	CD	1.0	432.0	84.0	808.0
	PR/PC	1.0	259.0	65.0	
	PR/PC	1.0	117.0	56.0	

UPDATED BY CJURAN 05/23/2023 555-23-002066  
 UPDATED BY CJURAN 10/31/2023 23-005171 AD  
 UPDATED BY CJURAN 03/06/2024

### COMMENT TABLE 2

### COMMENT TABLE 3

JIS 01/26/2024

TAGS L2

Net LIVABLE                      cnt                      2                      (rounded)                      2,486

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____