

Acct ID: 514914 MTL: 052W200000300 Date: 10.12.23 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 5295 ST LOUIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 24125 Year: 2023

Last Date Appraised: 01/04/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (Residence)

Owner: WOLF, BRUCE P Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 332609

RMV Land: 738750 RMV Imp: 549673 RMV Total: 1288423 MAV: 285620 MSAV: 46989 SAV: 142957

Comment: 23-24: L3 1.4.23 GRH
 22-23: L3 01.07.2022 GRH

L3 - 10/12/23
AL - 2/22/24

23-24: Per GRH new res not started yet.
 Recheck 1/1/24./cwo/
 22-23: NEW MA NOT STARTED RECHECK
 1/1/23 21-003962
 REPLACE MANF w/ NSF5 5 BDRM 4 BATH

UPD Inv, add FC

NOT started yet

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input, JJS, 4.24.24
7/29/24 L4 CWO farm use ok - Hops

OSDs 1.0 SA Homesite 2BI

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR D RMV: 32370 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 2021: PER #29 MH WAS REMOVED, OWNER STATED THEY WERE REPLACING WITH A NEW HOME. THERE IS LIVING SPACE IN THE UB. KEEP HOMESITE AND OSD.//08-09: CYCLE WORK PER #29 CHG OSDA.RUR TO OSDG.RUR// 100030 06-07: RECALC SETUP, APPR NO 19, 9/29/05.

Site: 2 Code Area: 01600 Size: 16.87 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 571020 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Site: 3 Code Area: 01600 Size: 2.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 80360 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 RMV: 0
 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
Pump House	0	Finished	96	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 01600 Stat Class: 355 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 16x30 RMV: 1130
 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
Lean-to Heavy Duty	4	Finished	480	0	0	1988	1988	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1900 % Complete: 100
 Desc: Frost Control Dimensions: 20x95 RMV: 3663
 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
[Empty floor table]								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	1900	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 2320
 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	5	Finished	160	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 10422 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 125x54 RMV: 486370
 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
Attic	6	Finished	1836	0	0	2019	2019	Exception: Y N
Utility Building	6	Finished	6750	0	0	2018	2018	GOOD Exception: Y N
Finished Office	6	Finished	1836	0	FB-1	2019	2019	BATH - 1 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	520	2019	2631	1 Exception: Y N
PATIO	6	1080	2019	5465	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	2019	12380	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	2018	19540	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	1000	2019	36950	1 Exception: Y N

Bldg: 6 Code Area: 01600 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3456 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 72x48 RMV: 55400
 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
Machine Shed	4	Finished	3456	0	0	2020	2020	FAIR Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	720	2020	17410	1 Exception: Y N

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

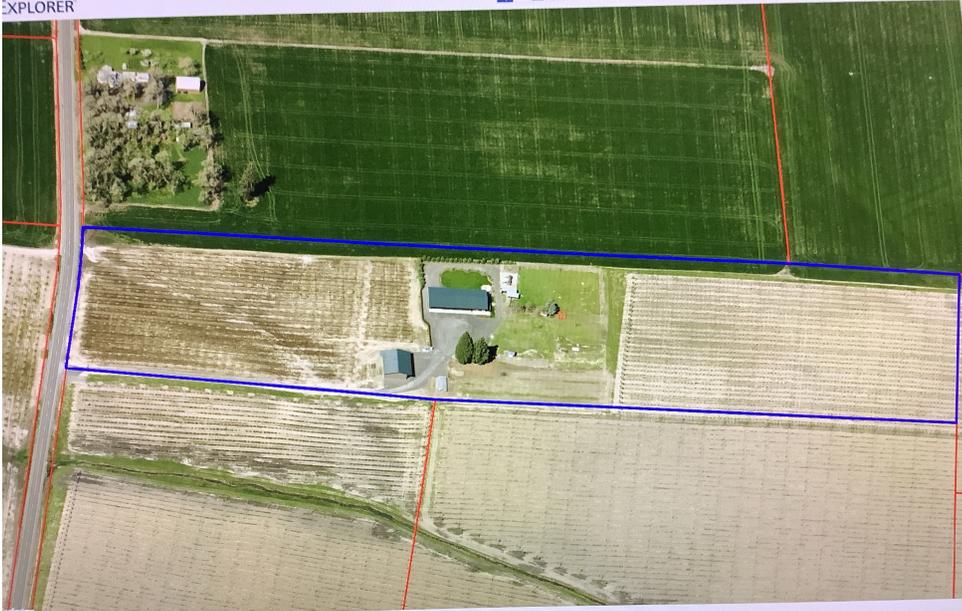
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	312	0	0	2000	2000	Exception: Y N

Accessories

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

357 FC 40x22 2021 Exempt

EXPLORER



Most recent aerial



Frost control

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514914 Parcel No.: 052W20 00300
 Property Address: 5295 ST LOUIS ROAD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

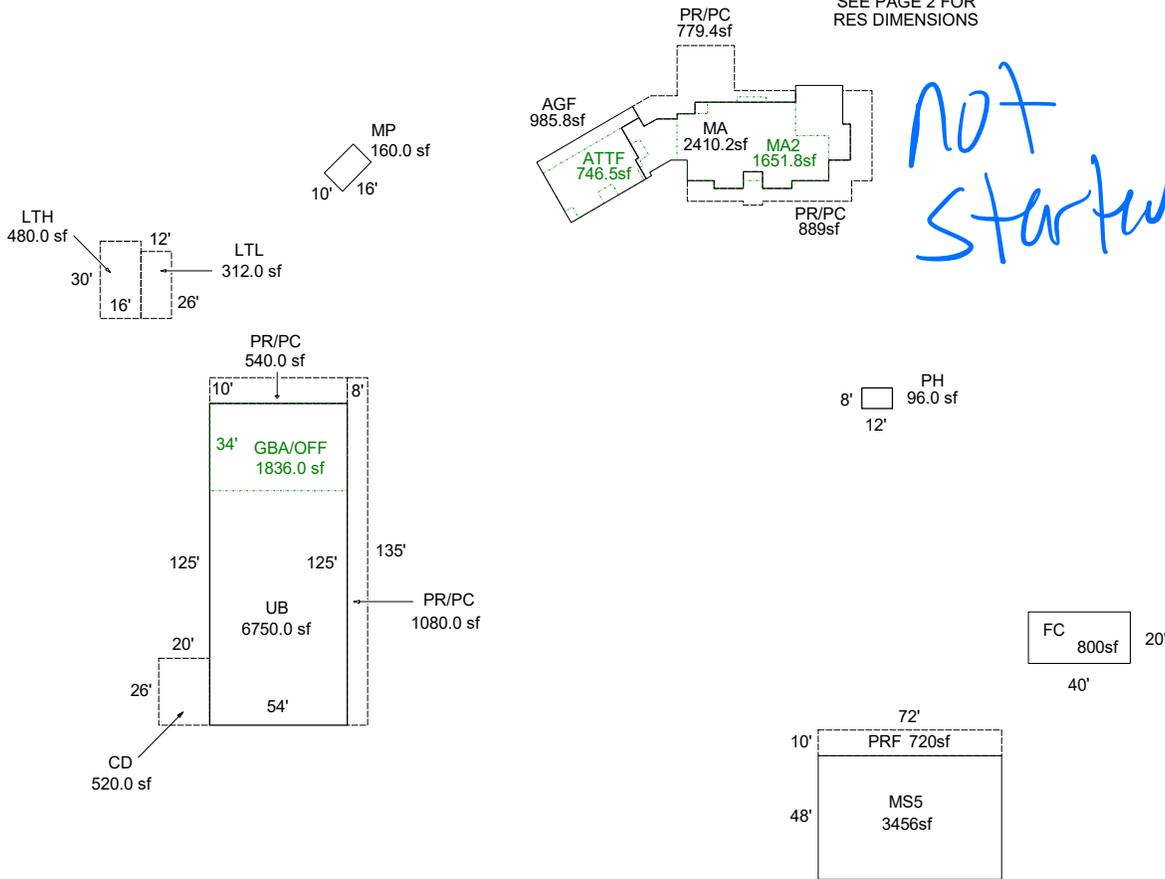
SKETCH

514914
052W20 00300
SCALE=1:60



SEE PAGE 2 FOR RES DIMENSIONS

Not Started



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	96.0	40.0	
	FC	1.0	800.0	120.0	
	UB	1.0	6750.0	358.0	
	LTH	1.0	480.0	92.0	
	LTL	1.0	312.0	76.0	
	MP	1.0	160.0	52.0	
	MS5	1.0	3456.0	240.0	12054.0
GBA2	GBA/OFF	1.0	1836.0	176.0	1836.0
GLA1	MA	1.0	2410.2	278.2	2410.2
GLA2	ATTF	1.0	746.5	133.0	
	MA2	1.0	1651.8	196.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
	PR/PC	1.0	779.4	182.3	
P/P	PR/PC	1.0	889.0	259.0	
	PRF	1.0	720.0	164.0	2388.4
YI1	CD	1.0	520.0	92.0	
	2 addl items				
	Net LIVABLE	cnt	3 (rounded)		4,808
	Net BUILDING	cnt	8 (rounded)		13,890

Apex by RW 06/25/08
 UPDATED BY JRONDEMA 12/3/18
 UPDATED BY JRONDEMA 1/10/19
 UPDATED BY CJURAN 06/03/2021
 UPDATED BY WWILLIAMS 9/20/23
 UPDATED BY CJURAN 09/28/2023 21-003962 MA

COMMENT TABLE 2

COMMENT TABLE 3

#29 JS 10/15/2020

TAGS L2

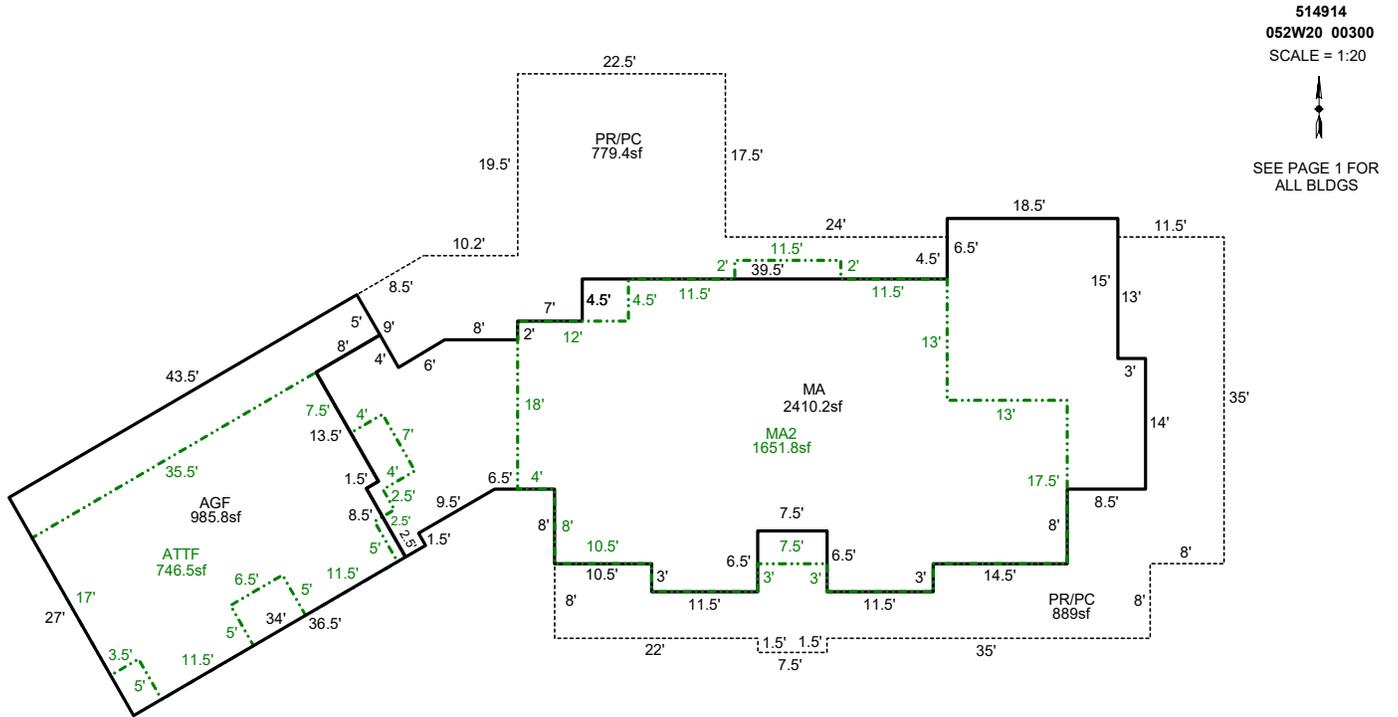
JSS 10.12.23 L3 Tags

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514914 Parcel No.: 052W20 00300
 Property Address: 5295 ST LOUIS ROAD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2410.2	278.2	2410.2
GLA2	MA2	1.0	1651.8	196.0	
	ATTF	1.0	746.5	133.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
P/P	PR/PC	1.0	779.4	182.3	
	PR/PC	1.0	889.0	259.0	1668.4

Apex by RW 06/25/08
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COMMENT TABLE 2

COMMENT TABLE 3

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TAGS L2

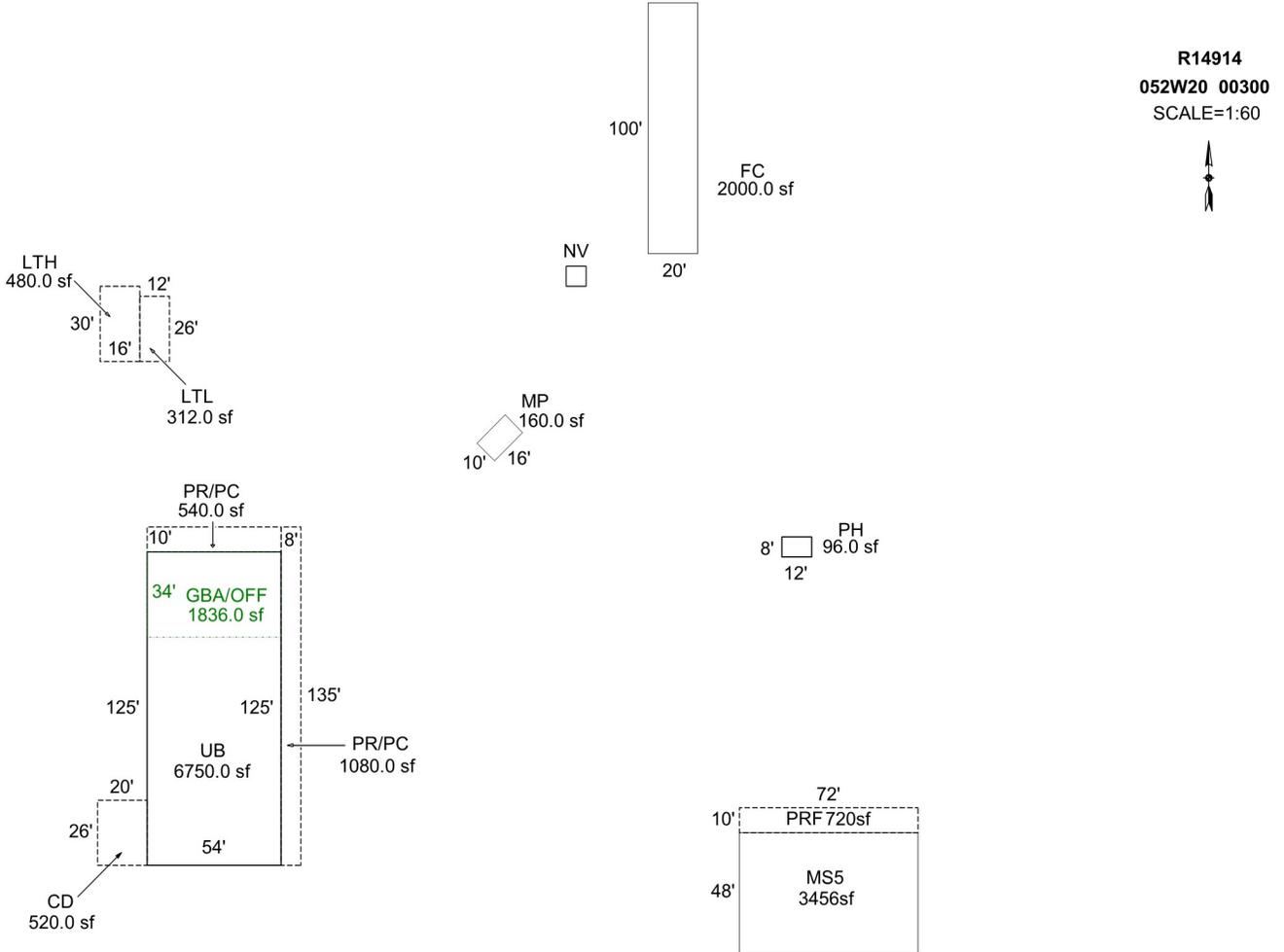
Net LIVABLE cnt 3 (rounded) 4,808

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R14914 Parcel No.: 052W20 00300
 Property Address: 5295 St Louis Rd NE
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	96.0	40.0	
	FC	1.0	2000.0	240.0	
	UB	1.0	6750.0	358.0	
	LTH	1.0	480.0	92.0	
	LTL	1.0	312.0	76.0	
	MP	1.0	160.0	52.0	
	MS5	1.0	3456.0	240.0	13254.0
GBA2	GBA/OFF	1.0	1836.0	176.0	1836.0
P/P	PRF	1.0	720.0	164.0	720.0
YI1	PR/PC	1.0	540.0	128.0	
	PR/PC	1.0	1080.0	286.0	
	CD	1.0	520.0	92.0	2140.0
	Net BUILDING	cnt	8 (rounded)		15,090

Apex by RW 06/25/08
 UPDATED BY JRONDEMA 12/3/18
 UPDATED BY JRONDEMA 1/10/19
 UPDATED BY CJURAN 06/03/2021

COMMENT TABLE 2

COMMENT TABLE 3

#29 JS 10/15/2020

TAGS L2