

Acct ID: 514988 MTL: 052W230000600 Date: 6/6/24 JJS Appr: _____ Prop Class: 551 RMV Prop Class: 451
 Situs: 7475 JENSEN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 146679 Year: 2024

Last Date Appraised: 04/26/2010 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: _____
 Owner: CEJA, RAFAEL HERNANDEZ JR Roll Type: R
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 162928
 RMV Land: 381120 RMV Imp: 197430 RMV Total: 578550 MAV: 159320 MSAV: 3608 SAV: 11498
 Comment: _____

Urd Inv

Input, JJS, 6.17.24

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

DO porta potty business

Land

Chris 8/12/24: Send intent letter, process as PAT LIAB, still compatible for farm use.

Site: 2 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: 2BD Value Source: Market Homesite Description: _____ RMV: 97440 Exception: Y N
 Adjustment(s): GSOIL, ~~IRR~~ Fire Patrol: _____ Description: _____
 Comments: 100030

Site: 3 Code Area: 01600 Size: 2.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~2BD~~ Value Source: Farm Use - EFU Description: TWO BENCH ~~IRR~~ RMV: 238680 Exception: Y N
 Adjustment(s): GSOIL, ~~IRR~~ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1982 / 100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 142 - Year Blt: 1930 Eff Year Blt: 1945 Sq.Ft: 1948 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 161500
 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	1428	1	FB-1	1930	1945	BATH - 1, ROOF, FP - 1, HVAC+, KIT-	Y N
Attic	4 -	Finished	520	4	FB-1	1930	1945	BATH - 1, HVAC	Y N

Accessories

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

Y14F

Bldg: 2 Code Area: 01600 Stat Class: 138 Year Blt: 1930 Eff Year Blt: 1945 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: _____ RMV: 23430
 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
Garage Detached	3	Unfinished	483	0	0	1930	1945	ROOF	Y N

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 108 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 1720
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN GREENHOUSE	1	120	0	1717	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 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	Exception: Y N
Pump House	0	Finished	80	0	0	0	0		

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1280
 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: Y N
Multi-Purpose Bldg	5	Finished	320	0	0	1982	1982	fair	

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1248 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x26 RMV: 4710
 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: Y N
General Purpose Bldg	5	Finished	1248	0	0	1979	1979	fair	

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 4420
 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: Y N
General Purpose Bldg	5	Finished	960	0	0	1979	1979	FAIR	

Accessories

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

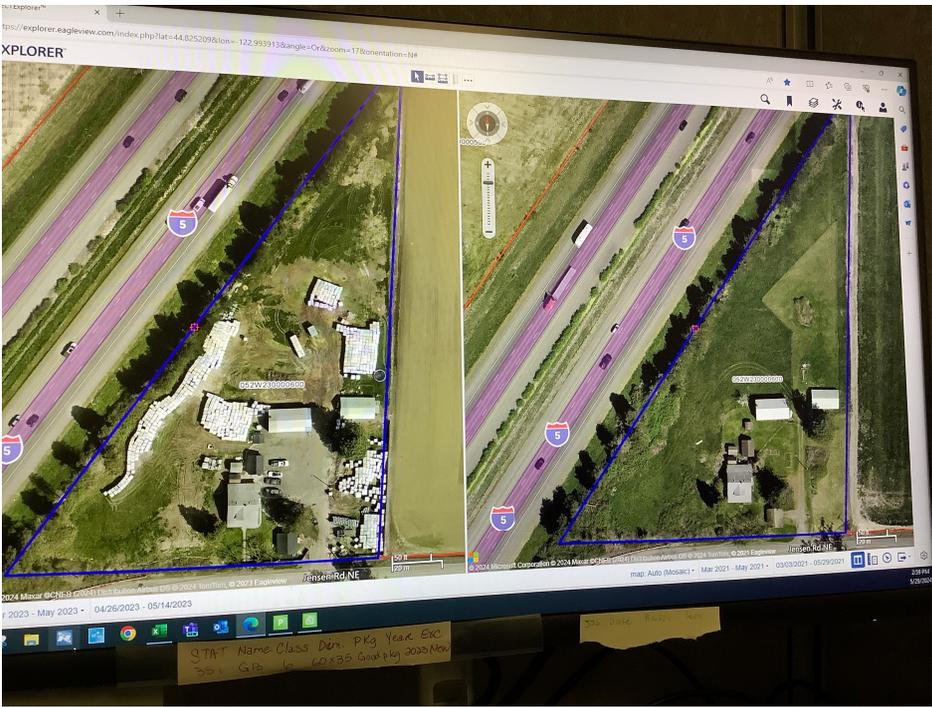
Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 90 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x9 RMV: 370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	90	0	0	0	0	FAIR	

Accessories

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

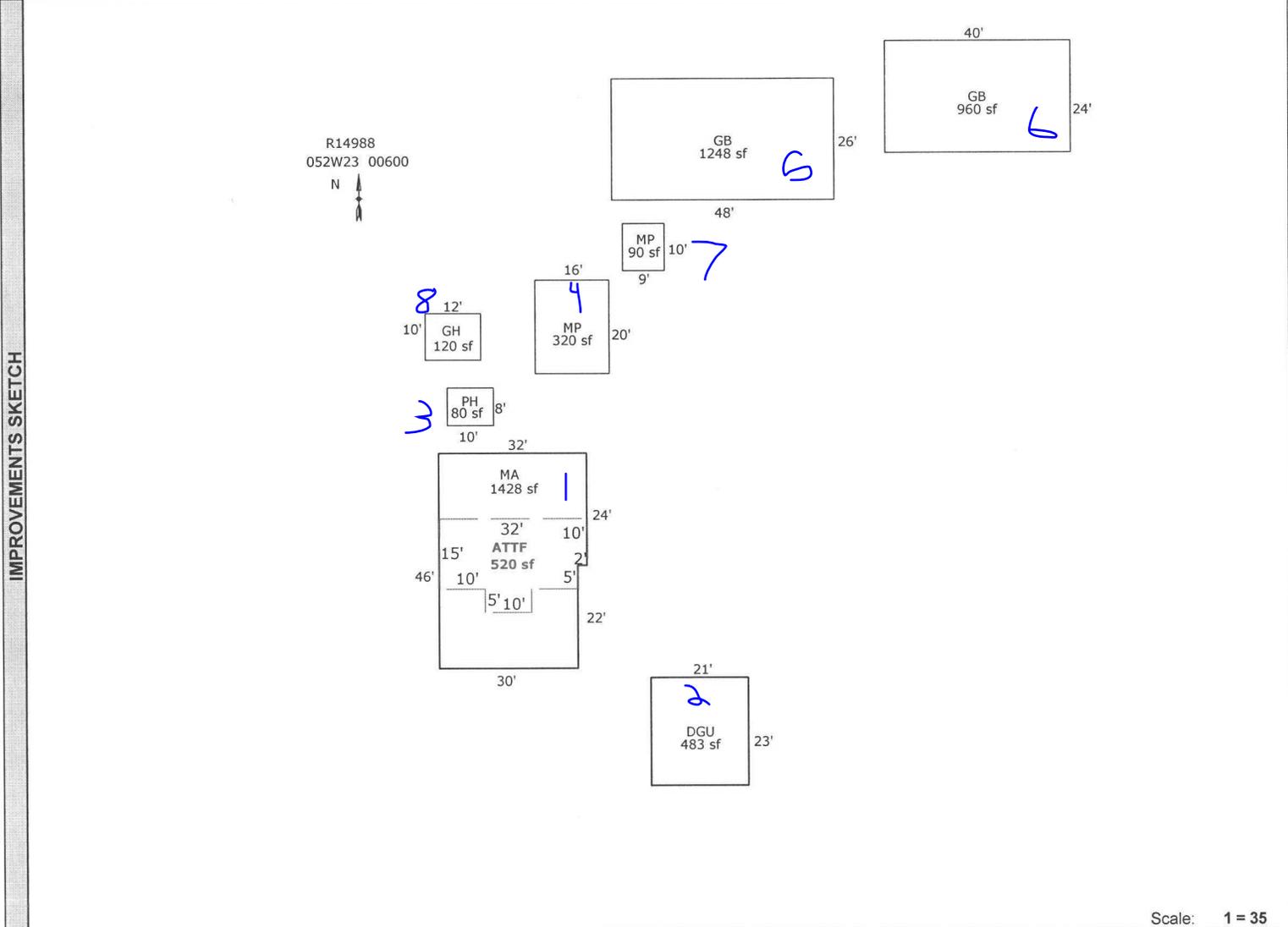


SKETCH/AREA TABLE ADDENDUM

Parcel No R14988

File No 052W23 00600

SUBJECT	Property Address 7475 Jensen Rd NE	State OR	Zip 97026
	City Gervais		
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 35

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 5/14/2010 Jane	
GLA1	MA	1.00	1428	156	1428		
GLA2	ATTF	1.00	520	104	520		
GAR	DGU	1.00	483	88	483		
OTH	GB	1.00	960	128			
	PH	1.00	80	36			
	MP	1.00	320	72			
	GB	1.00	1248	148			
	MP	1.00	90	38			
	GH	1.00	120	44	2818		
Net LIVABLE Area (rounded w/ factors)					1948	Comment Table 2	Comment Table 3
						JSS 6.6.24	FF L3