

Acct ID: 515237 MTL: 052W310000100 Date: 8/8/24 Appr: MLH Prop Class: 551 RMV Prop Class: 551  
 Situs: 12423 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 37233 Year: 2024

Last Date Appraised: 12/07/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: SCENIC PROPERTIES Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1144147

RMV Land: 806550 RMV Imp: 1608690 RMV Total: 2415240 MAV: 1004520 MSAV: 139627 SAV: 426251

Comment: Scenic Valley Farms

update inventory

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

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

**Land**

Site: 2 Code Area: 01600 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: 9420 Exception: Y N

Adjustment(s): GSOIL, WASTE, IRR

Fire Patrol: Description:

Comments: Liability year - 2009 / 00-01: 100030, UPDATE MARKET VALUE

Site: 3 Code Area: 01600 Size: 76.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 750950 Exception: Y N

Adjustment(s): GSOIL, WASTE, IRR

Fire Patrol: Description:

Comments: Liability year - 1976 / 00-01: 100030, UPDATE MARKET VALUE

Site: 4 Code Area: 01600 Size: 4.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 1180 Exception: Y N

Adjustment(s): GSOIL, WASTE, IRR

Fire Patrol: Description:

Comments: Liability year - 1980 / 00-01: 100030, UPDATE MARKET VALUE

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 153 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 3851 % Complete: 100

Desc: One Story with basement

Dimensions: RMV: 1056890

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

3894 to match Apex

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	<u>3851</u>	5	FB-3	1988	1988	BATH - 3, KIT, HVAC+, FP - 1, ROOF+	Y N
Basement	5	Unfinished	<u>3851</u>	0	0	1988	1988		Y N
Garage Attached	5	Finished	1168	0	0	1988	1988	ROOF+	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	2000	1988	4980	1	Y N
CONCRETE DRIVEWAY	5	2835	1988	7647	1	Y N
CONCRETE DRIVEWAY	5	4501	1988	12141	1	Y N
PATIO	5	1300	1988	5935	1	Y N
SWIMMING POOL	5	800	1988	21000	1	Y N

VIS 6

Bldg: 6 Code Area: 01600 Stat Class: 108 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements

Dimensions: RMV: 0

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Fence

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Part of VIS

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01600 Stat Class: 312 Year Blt: 1985 Eff Year Blt: 1998 Sq.Ft: 4560 % Complete: 100

Desc: Loft Barn (LB)

Dimensions: 76x60

RMV: 26240

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	4	Finished	4560	0	0	1985	1985	FAIR <i>Ade</i>	

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Accessory Improvements & Misc.

*Scales*

Dimensions:

RMV: 0

*N/U*

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
No floor data available									

*Gone*

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Commercial Grain Storage (GR)

Dimensions:

RMV: 0

*2000 conversion error*

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
Grain Bin	4	Finished	0	0	0	0	0		

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Tank/Silo/Bin

Dimensions:

RMV: 40500

*N/U*

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
No floor data available									

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 9000 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 150x60

RMV: 82230

*I/O*

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	9000	0	0	1997	1997	FAIR <i>Ade</i>	

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 352 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 5000 % Complete: 100

Desc: Utility Building (UB)

Dimensions: 100x50

RMV: 26990

*I/O*

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
Utility Building	5	Finished	5000	0	0	1988	1988	FAIR <i>Ade</i>	

Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 342 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 12600 % Complete: 100

Desc: Metal Component Building (MC)

Dimensions: 120x60

RMV: 350840

*Change to M&S*

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*Metal Frame, 16 H 12,600 SF. 360 perimeter*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft	6	Finished	3200	0	0	2014	2014		Exception: Y N
Metal Componet Bldg	6	Finished	7200	0	FB-2	2014	2014	BATH - 2, AVG	Exception: Y N
Finished Office	6	Finished	2200	0	0	2014	2014		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	6	1080	2015	4082	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	960	2014	31850	1	Exception: Y N

Bldg: 11 Code Area: 01600 Stat Class: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 25000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*N/C*

**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
No accessory data available					

**Commercial Property Appraisal**  
 Marion County  
 SCENIC VALLEY FARMS TASTING ROOM Stat Class 544 - DINING - LOUNGE  
 Account ID 515237 Notes 18-19- ADD NEW MC, OFF, LOFT, CD & PR @ 100%  
 Total Sq Ft 7,200 MA-SA-NH 02-06-000

**Component - SCENIC VALLEY FARMS TASTING ROOM**  
 Stat Class 544 - DINING - LOUNGE  
 Notes

**Cost Approach**  
 ZIP Code 97026 Data Collected 6/9/2024 Local Multiplier (Default)  
 Reporting Date 7/2024 Cost Data Set 7/2024 Architect's Fees (Default)  
 Eff. Age Adjustment n/a

**Section - SCENIC VALLEY FARMS TASTING ROOM**  
 Type Building  
 Size 7,200 sq ft Perimeter 560 ft # of Stories 1

Code	Description	%	Quality	Class	Height (ft)
127	Winery Shop	100		S Metal Frame and Walls	16.0

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
6602038	Approach Apron, Concrete	1,080	\$8.94	\$9,655	\$0	\$9,655
	Base Cost	7,200	\$139.70	\$1,005,840	\$80,487	\$925,353
417	Complete RTVAC	3,200	\$31.37	\$100,381	\$8,334	\$92,047
761	Mechanical-Office	1,200	\$78.36	\$94,032	\$7,523	\$86,509
762	Mechanical-Open	2,400	\$50.70	\$121,680	\$8,112	\$113,568
6602064	Patio Roof, Aluminum/Steel, Baked Enamel	960	\$16.09	\$15,446	\$0	\$15,446
916	Single Metal on Steel Frame	7,200	\$11.63	\$83,736	\$6,699	\$77,037
				\$1,414,280	\$111,135	\$1,303,145

**Additions**  
 Type Description Units Cost Depr LCM Trend Base Date  
 Base Cost EP&G 15% RCN \$212,143.00

**Depreciation**  
 Marshall & Swift Tables ERF Age 6 yrs  
 Additional Functional 0.0 %  
 External 0.0 %

Reconciliation Base Value \$1,499,327 Calculation Type Marshall & Swift

1Q24 1/2024





# SKETCH/AREA TABLE ADDENDUM

Parcel No R15237

File No 052W 31 00100

Property Address 12423 River Rd NE

City Gervais

State OR

Zip 97026

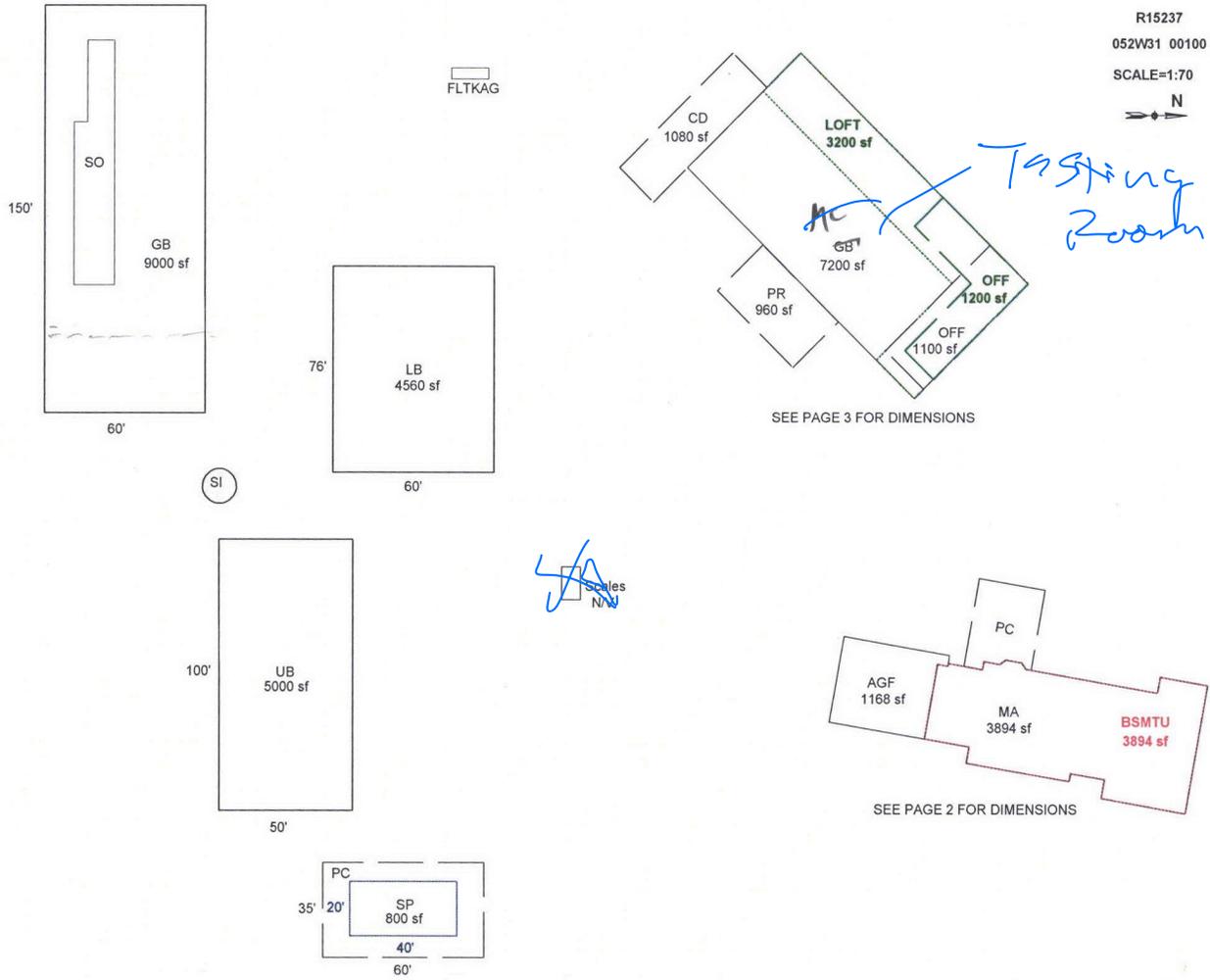
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R15237  
052W31 00100  
SCALE=1:70  
N

SEE PAGE 3 FOR DIMENSIONS

SEE PAGE 2 FOR DIMENSIONS

Scale: 1" = 70'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3894	306	3894
GBA1	UB	1.00	5000	300	
	LB	1.00	4560	272	25889
	SI	1.00	129	40	
	GB	1.00	9000	420	3200
	GB	1.00	7200	360	
GBA2	LOFT	1.00	3200	360	3200
BSMT	BSMTU	1.00	3894	306	3894
GAR	AGF	1.00	1168	144	1168
P/P	PC	1.00	755	118	4895
	PC	1.00	2100	190	
	PR	1.00	960	128	
	CD	1.00	1080	156	
OTH	SP	1.00	800	120	2056
	FLTKAG	1.00	56	36	
	SO	1.00	1200	210	
Net LIVABLE Area			(rounded w/ factors)		3894
Net BUILDING Area			(rounded w/ factors)		29089

### Comment Table 1

Apex 9/26/2011 Jane  
Updated by AC 3/28/13  
UPDATED BY JRONDEMA 12/14/17

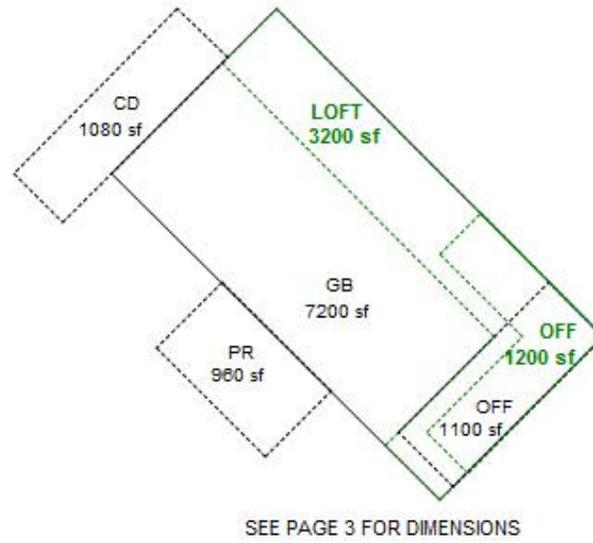
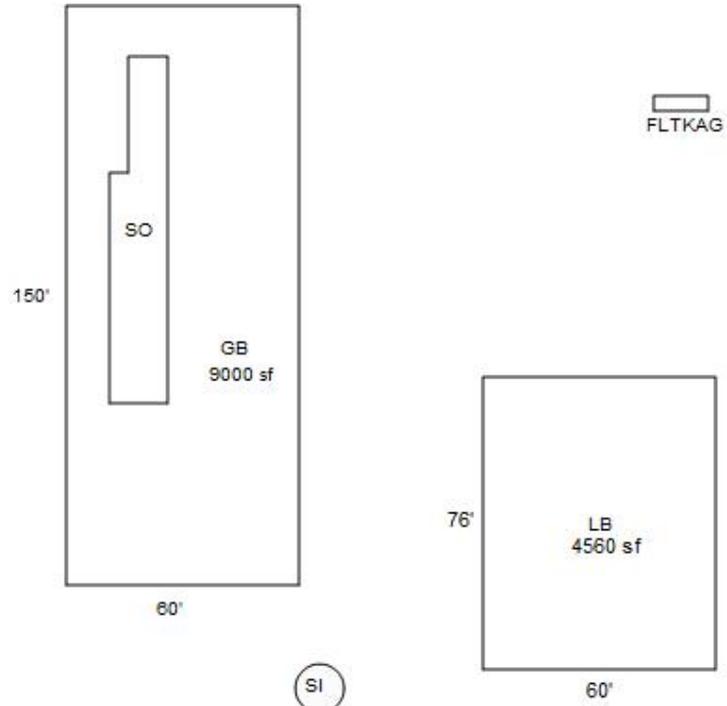
### Comment Table 2

### Comment Table 3

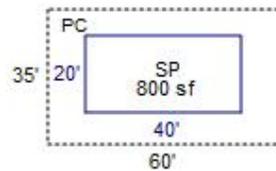
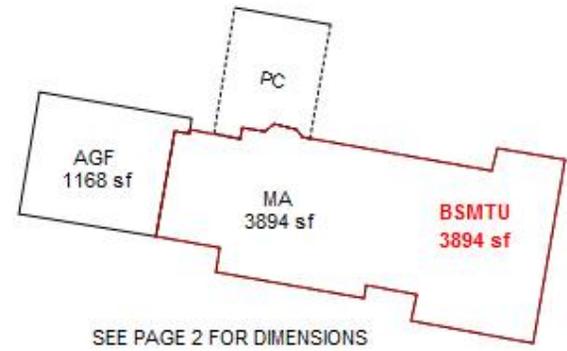
Addn to GB, GR's gone

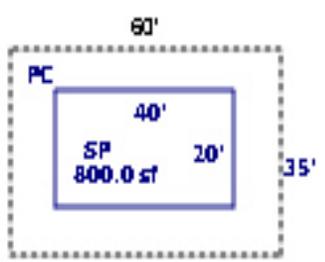
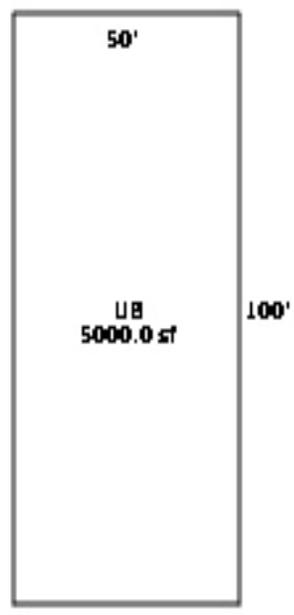
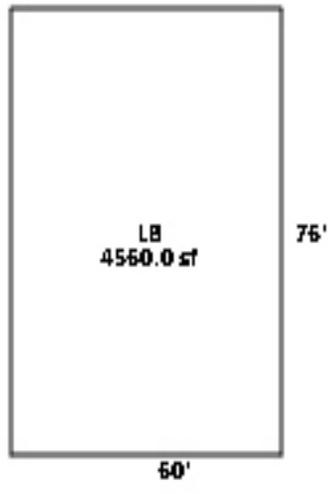
R15237  
052W31 00100

SCALE=1:70



Scales  
N/V





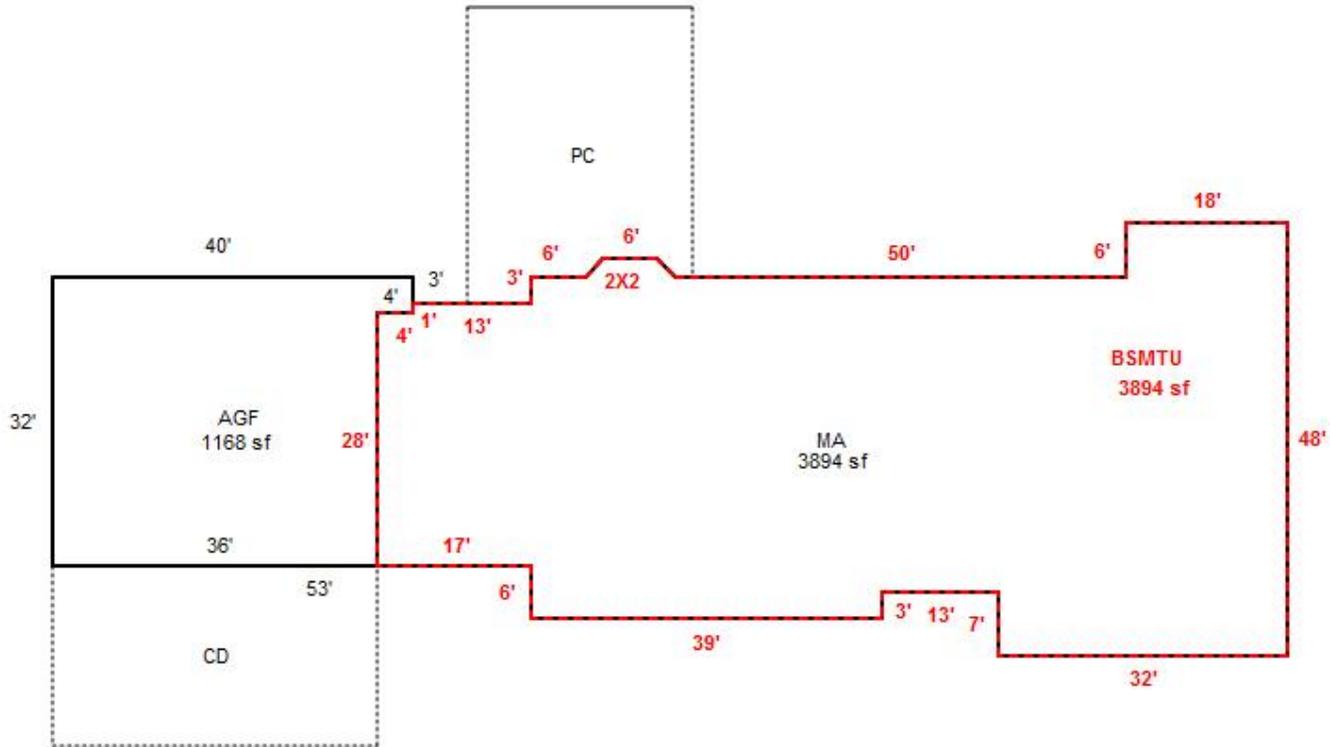
R15217  
052W 11 00100  
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Page 1 of 2



See Page 2 for details

R15237  
052W31 00100  
SCALE=1:30

SEE PAGE 1 FOR ALL BUILDINGS

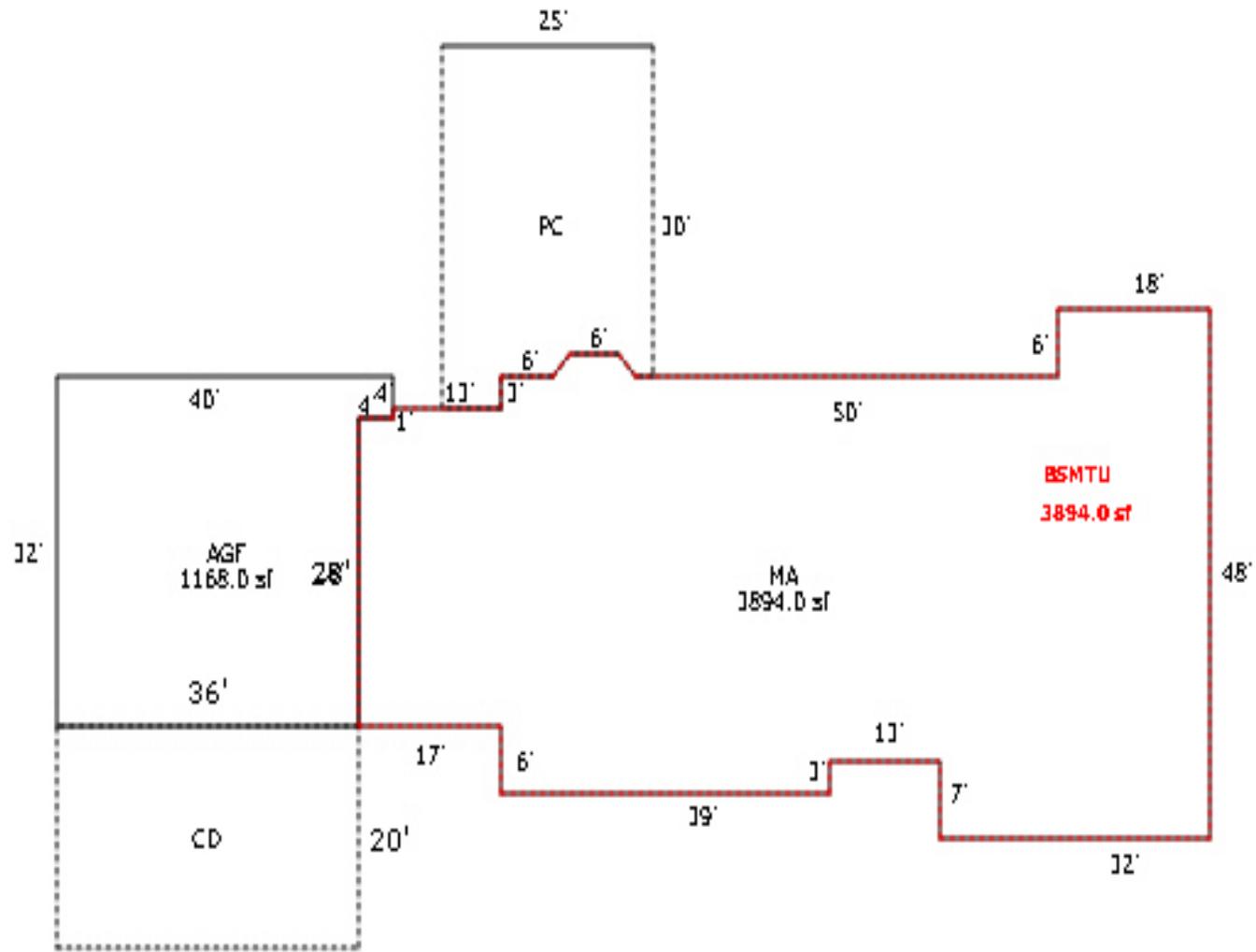


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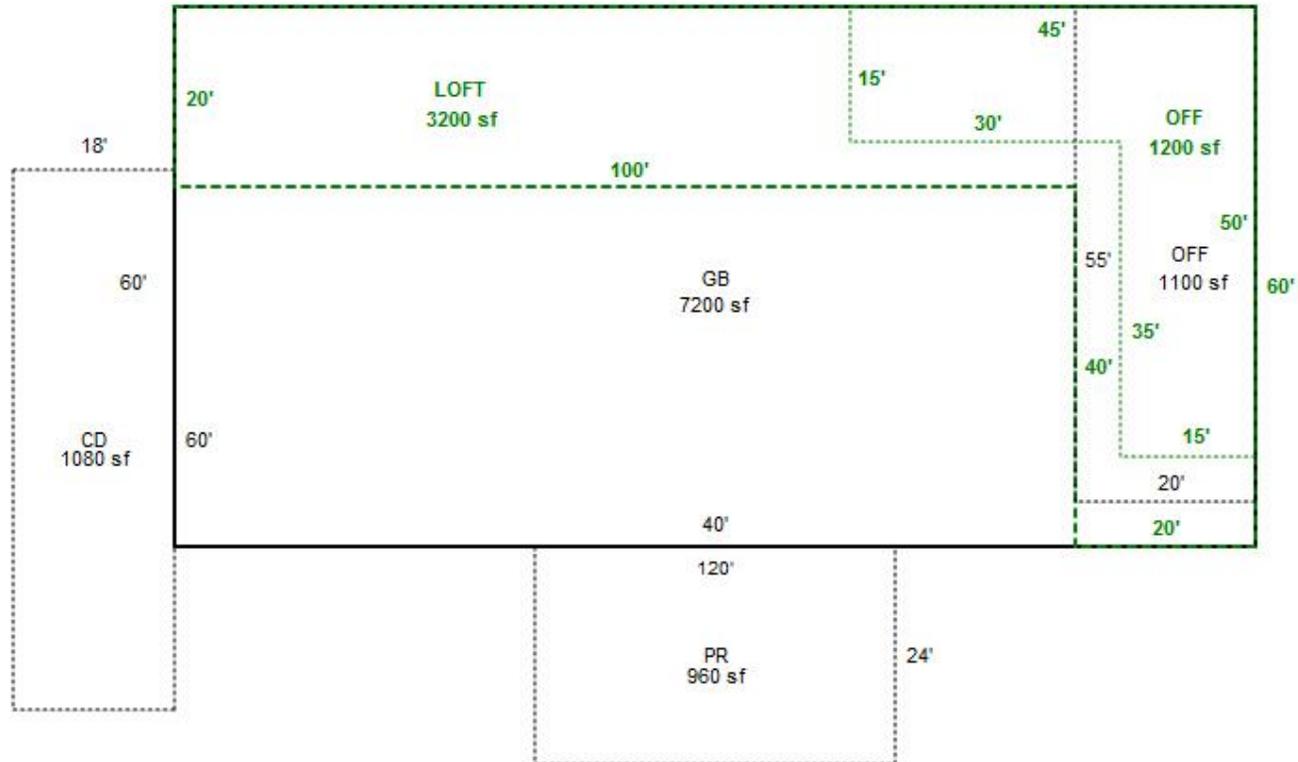
052W 11 00100

N 

See Pg 1 for all structures



SEE PAGE 1 FOR ALL BUILDINGS



12-7-17  
R15237\_Interior1



**12-7-17**  
**R15237\_MC6**



**12-7-17**  
**R15237\_PR**



**12-7-17**

**R15237\_interior2**



**12-7-17**

**R15237\_loft 1**



**12-7-17**

**R15237\_loft 2**



**12-7-17**

**R15237\_loft offices**



15237

31 052W  
052W-31 -00100  
502 (551) 0-4A A76  
ZIELINSKI, ROBERT A & PAMELA J

44548-000  
001-00-03-0

81.87 ACRES  
ANNEXATION NO 92-689

12423 RIVER RD NE  
V0148P1725RD

07/18/95

LB APP  
LWD SEG

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

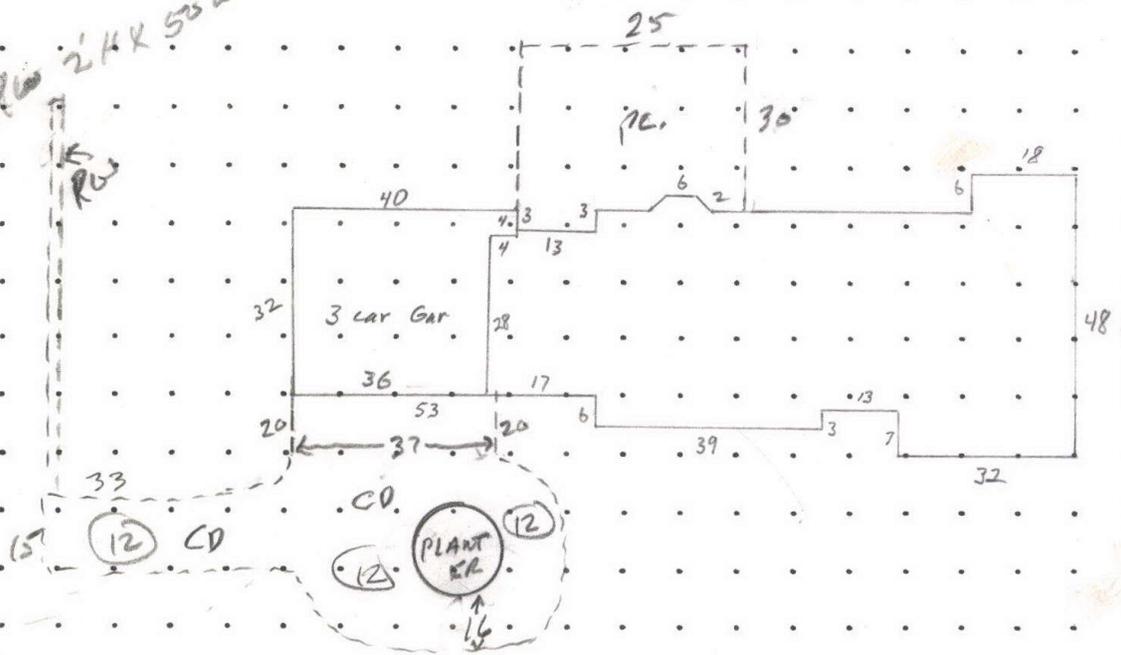
R15237  
44548-000

MAP NO.

31 S 2W

Road 2 1/2 x 50 ft

Road



MEASUREMENT VERIFIED	
DATE	BY
2-23-88	76 DN
8-1-88	A/140
1-10-96	82

REMARKS:

NY.

2 x 6 =	12
6 x 18 =	108
32 x 42 =	1344
13 x 29 =	377
39 x 38 =	1482
13 x 32 =	416
4 x 28 =	112
	3851

## MATH ERRORS

$$S/B \quad 6 \times 18 = 108$$

$$32 \times 42 = 1344$$

$$13 \times 35 = 455$$

$$39 \times 38 = 1482$$

$$13 \times 29 = 377$$

$$4 \times 28 = 112$$

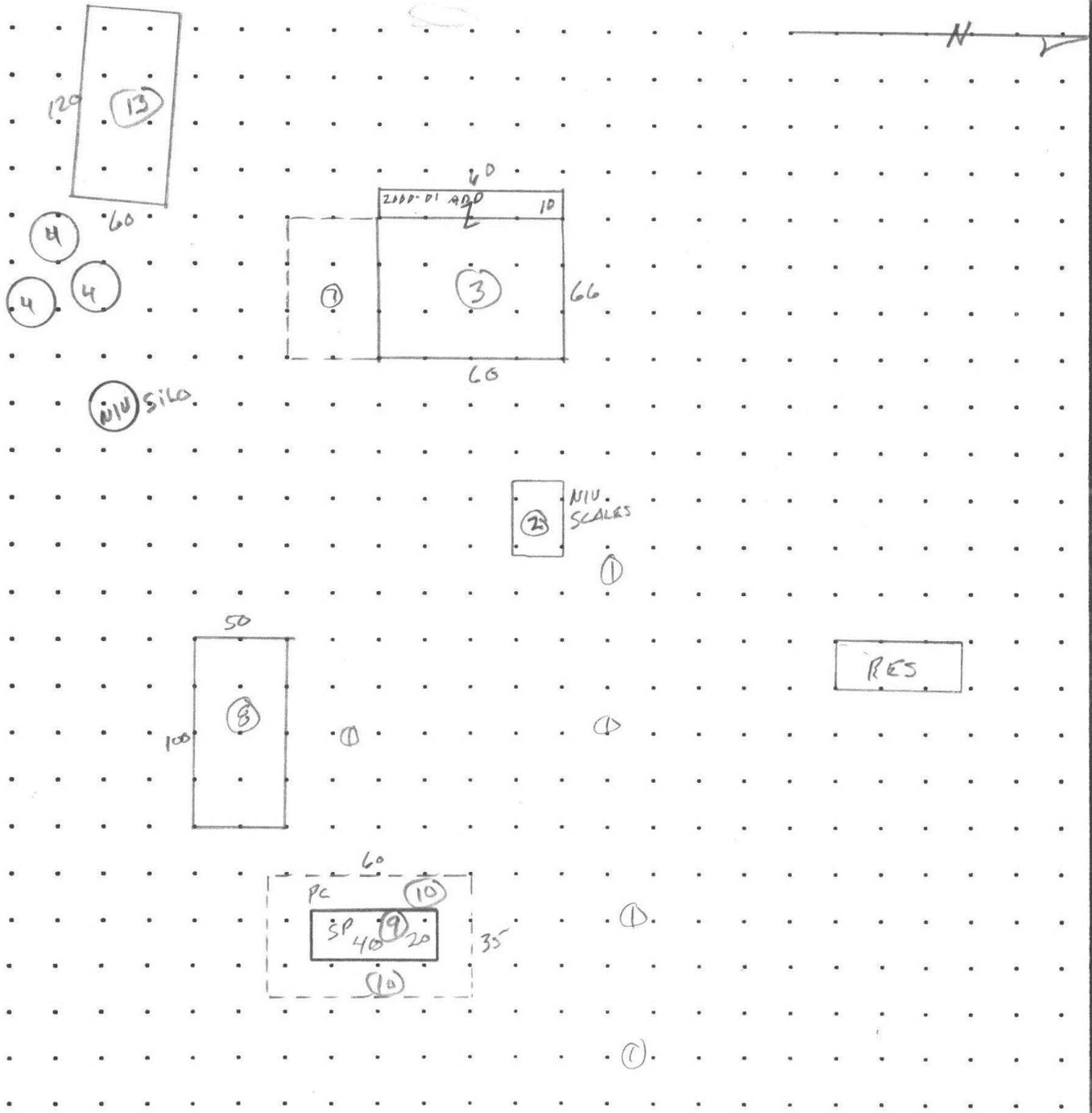
$$(4 \times 6) / 2 = \frac{12}{3894}$$

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R15237

MAP NO: 5-26-31

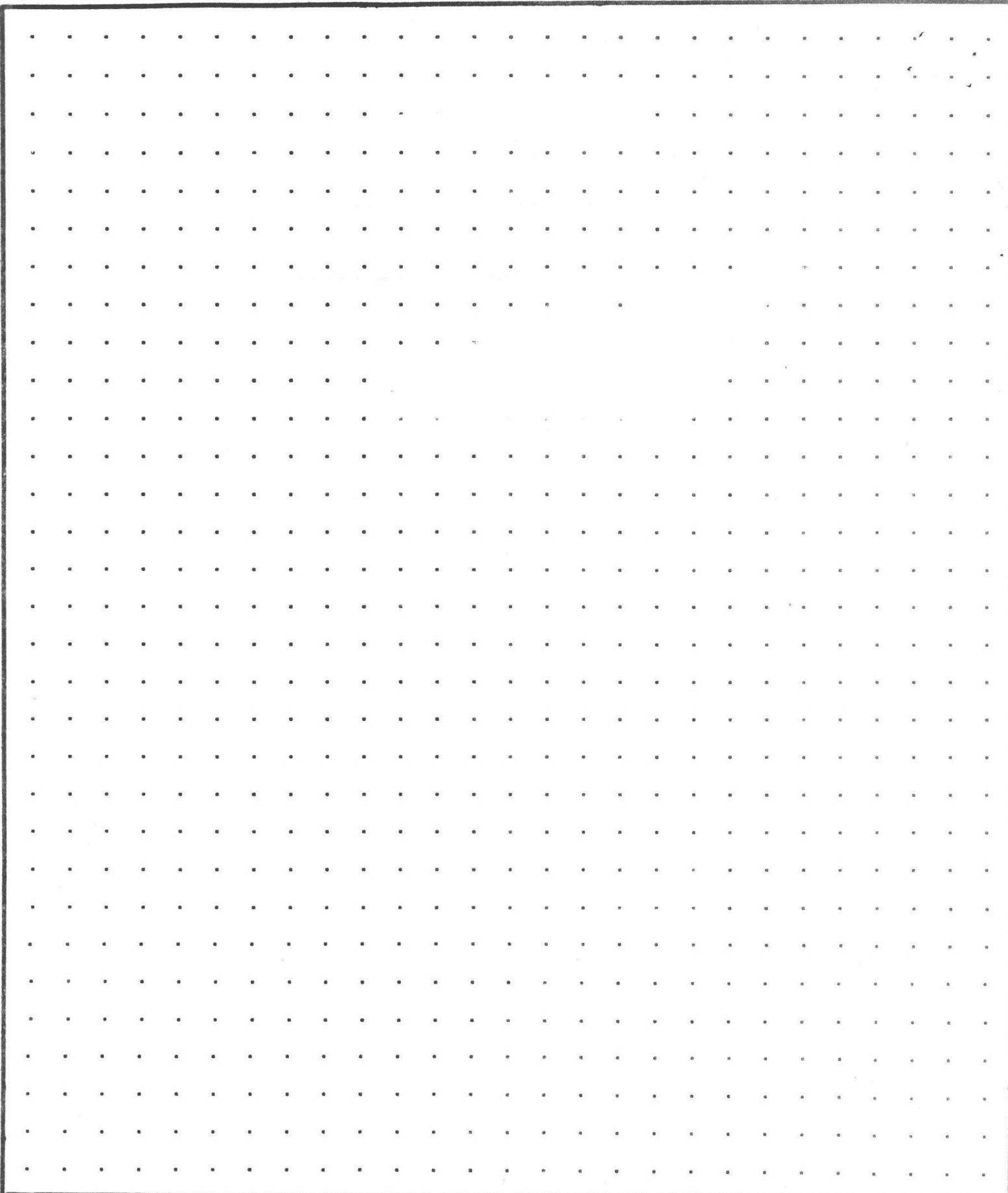
TAX LOT: 106



**CALCULATIONS:**

**SCALE: 1" = 20'**

<b>MEASUREMENT VERIFIED</b>	<b>YR BLT:</b>	<b>ADDRESS:</b> 12423 RIVER RD.	<b>SALES</b>	
<b>DATE</b> 1-10-96	<b>BY</b> 82	<b>BUILDER:</b>	<b>Date</b>	<b>Amt.</b>
<b>REMARKS:</b>				



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No R15237

File No 052W 31 00100

SUBJECT

Property Address 12423 River Rd NE

City Gervais

State OR

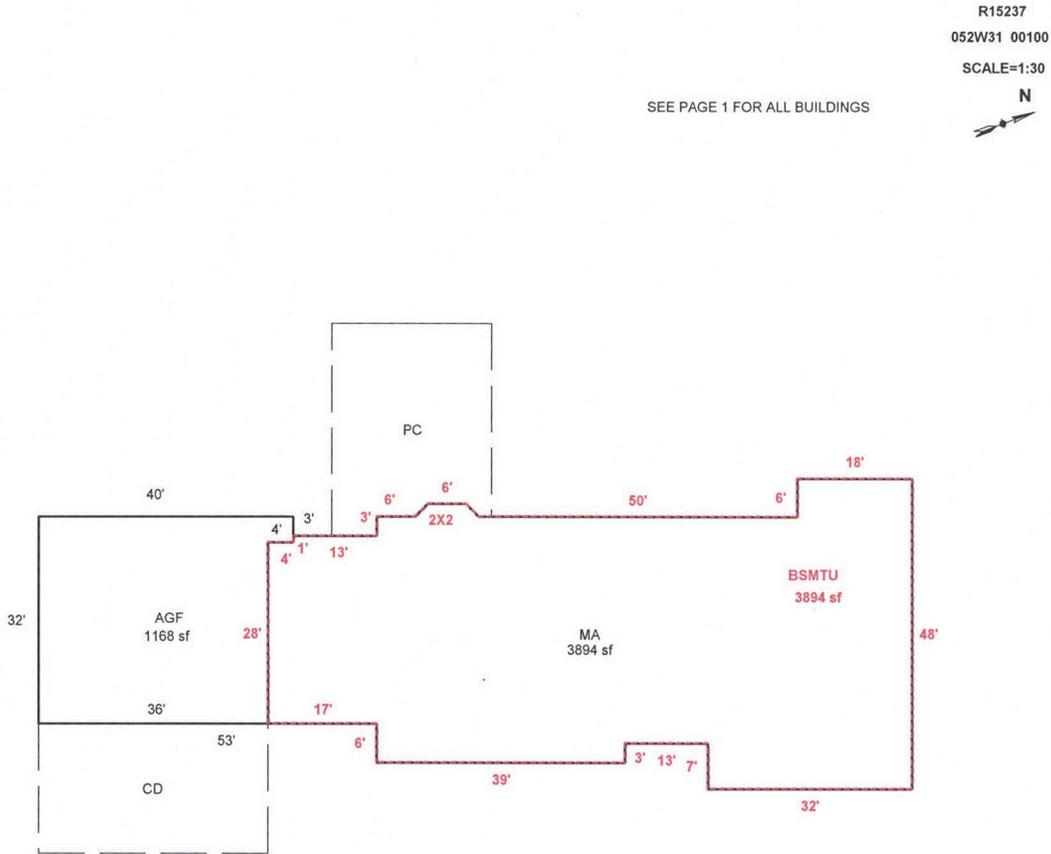
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 70'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3894	306	3894
BSMT	BSMTU	1.00	3894	306	3894
GAR	AGF	1.00	1168	144	1168
P/P	PC	1.00	755	118	
	CD	1.00	720	112	1475

### Comment Table 1

Apex 9/26/2011 Jane  
Updated by AC 3/28/13  
UPDATED BY JRONDEMA 12/14/17

### Comment Table 2

### Comment Table 3

Addn to GB, GR's gone

Net LIVABLE Area (rounded w/ factors) 3894

# SKETCH/AREA TABLE ADDENDUM

Parcel No R15237

File No 052W 31 00100

SUBJECT

Property Address 12423 River Rd NE

City Gervais

State OR

Zip 97026

Owner

Client

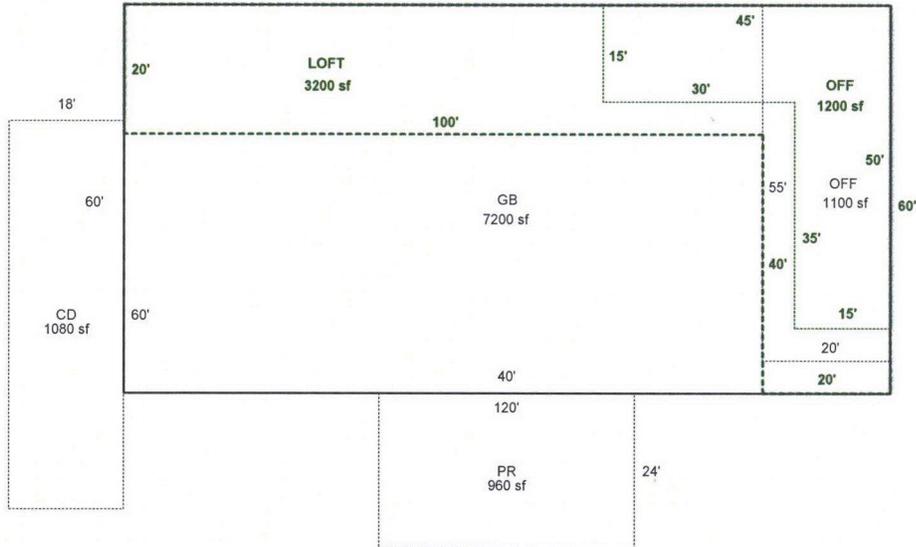
Appraiser Name

R15237  
052W31 00100  
SCALE=1:30

SEE PAGE 1 FOR ALL BUILDINGS



IMPROVEMENTS SKETCH



Scale: 1" = 70'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.00	7200	360	7200
GBA2	LOFT	1.00	3200	360	3200
P/P	PR	1.00	960	128	
	CD	1.00	1080	156	2040

### Comment Table 1

Apex 9/26/2011 Jane  
Updated by AC 3/28/13  
UPDATED BY JRONDEMA 12/14/17

### Comment Table 2

### Comment Table 3

Addn to GB, GR's gone

Net BUILDING Area (rounded w/ factors) 10400

R15237 052W31 00100 Prop Class: 551 Prop Code: A95 Fran: 29 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 12423 RIVER RD NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner SCENIC PROPERTIES  Pictom Other: \_\_\_\_\_

RMV Land: 950,820 RMV Imps: 720,820 RMV Total: 1,671,640 M50 Total: 769,660 For: 2017-2018

Notes: \_\_\_\_\_

Seg: 1.4 SP RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj: FUNC  
 Class: Roof Style:  
 Area: 800 Eff: 800 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: 40 x 20 Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: CONC Heat/AC: Year: Eff: 1988 Value: 23,650  
 Ex. Wall Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 2.1 LB LOFT BARN  
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM;FUNC  
 Class: 4 Roof Style:  
 Area: 4560 Eff: 4560 Flooring: CONC Electrical: % Comp: \_\_\_\_\_  
 Dimens: 76 x 60 Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: CONC Heat/AC: Year: Eff: 1985 Value: 15,200  
 Ex. Wall 8FT;METAL Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 3.1 SCALES SCALES  
 Method: F;N Roof Cover: Int Comp: Adj: FLCM  
 Class: Roof Style:  
 Area: 200 Eff: 200 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: x Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: Heat/AC: Year: Eff: Value: 0  
 Ex. Wall Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 4.1 GR GRAIN BIN  
 Method: F;LS Roof Cover: METAL Int Comp: Adj: FLCM  
 Class: Roof Style:  
 Area: Eff: 0 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: x Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: Heat/AC: Year: Eff: Value: 2,000  
 Ex. Wall 22FT;METAL Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 5.1 FLTKAG FUEL TANKS ABOVE GROUND  
 Method: F;N Roof Cover: Int Comp: Adj: FLCM  
 Class: Roof Style:  
 Area: Eff: 0 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: x Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: Heat/AC: Year: Eff: Value: 0  
 Ex. Wall *To* Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: *\$30,000*

Seg: 7.1 GB GENERAL PURPOSE BUILDING  
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM  
 Class: 5 *900* Roof Style: GABLE  
 Area: ~~8400~~ *9000* Eff: ~~8400~~ *9000* Flooring: DIRT Electrical: % Comp: \_\_\_\_\_  
 Dimens: *150 x 60* Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: POST Heat/AC: Year: Eff: 1997 Value: 51,480  
 Ex. Wall 18FT;BKENAM Fireplace:  
 Exc Code: *To* Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 8.1 UB UTILITY BUILDING  
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMUB  
 Class: 5 Roof Style: GABLE  
 Area: 5000 Eff: 5000 Flooring: CONC Electrical: % Comp: \_\_\_\_\_  
 Dimens: 100 x 50 Plumbing: Bedrooms: Func: \_\_\_\_\_  
 Found: POST Heat/AC: Year: Eff: 1988 Value: 29,160  
 Ex. Wall 14FT;METAL Fireplace:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R15237 052W31 00100

Prop Class: 551 Prop Code: A95 Fran: 29

Appr #: 29 Date: 12-7-17

Situs Address 12423 RIVER RD NE

TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner SCENIC PROPERTIES

Pictom

Other:

RMV Land: 950,820

RMV Imps: 720,820

RMV Total: 1,671,640

M50 Total: 769,660

For: 2017-2018

Notes: update Inv. Add AC, OFF, LIFT, CD, 250,

Pull tags

Seg: 1.1 MA RESIDENTIAL  
 Method: R05 Roof Cover: T/CONC Int Comp: DW;H&F;DSP;RNG Adj: RLCM5  
 Class: 5 Roof:  
 Area: 3851 Eff 3851 Flooring:  
 Dimens: x Plumbing: BATH3 Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: SGL-E Year: 1988 Eff: 1988 RMV: 333,470  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.2 AGF RESIDENTIAL  
 Method: R05 Roof Cover: T/CONC Int Comp: Adj: RLCM5  
 Class: 5 Roof:  
 Area: 1168 Eff 1168 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1988 Eff: 1988 RMV: 72,490  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.7 BSMTU RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5  
 Class: 5 Roof:  
 Area: 3851 Eff 3851 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1988 Eff: 1988 RMV: 151,600  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

### Accessory Improvements

Seg: 1.3 CD RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 4501 Eff: 4501 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1988 RMV: 19,160  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.5 PC RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 1300 Eff: 1300 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1988 RMV: 6,760  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.6 CD RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 2835 Eff: 2835 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1988 RMV: 12,280  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.8 AD RESIDENTIAL  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 2000 Eff: 2000 Flooring:  
 Dimens: 200 x 10 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1988 RMV: 2,770  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 6.1 FN FENCE  
 Method: F;LS Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: Eff: 0 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 5 Func: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: RMV: 800  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

### Out Buildings

R15237 052W31 00100

Prop Class: 551 Prop Code: A95 Fran: 29

Appr #: 29 Date: 12-7-17

Situs Address 12423 RIVER RD NE

TTO  LCB  Insp

Cycle  Tags Farm Forest Sales Verif

Owner SCENIC PROPERTIES

Pictom

Other:

RMV Land: 950,820

RMV Imps: 720,820

RMV Total: 1,671,640

M50 Total: 769,660

For: 2017-2018

Notes: \_\_\_\_\_

Segment	MC	OFF	LOFT	CD	SO	PR	Land
Class	6						
Dim/Size	120X60	2200 <sup>#</sup>	3200	1080		960	
Foundation	CONC						
Exter Wall	BK						
Wall Height	18 FT						
Inter Finish							
Roof Cover	BK						
Roof Style	GABLE						
Flooring	CONC						
Plumbing	BATH2						
Electric	220V						
Misc.		upper floor				90 PANELS	
Yr Blt	2014	2014	2014	2015		2014	
Eff Yr	2014	2014	2014	2015		2014	
Cond.	A	A	A	A		A	
% Good	100	100	100	100		100	
% Comp	100	100	100	100		100	
Lump Sum			\$48,000			\$40,000	
Except.Code	NEW	NEW	NEW	NEW		PNSLR	NEW

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008N	1.00		
3	TWO BENCH IRR	008NGI	76.27		
4	WASTELAND	WASTE	4.60		

Eff Acres 150.44 Companion Accounts R15199 052W30 01000

Zone: EFU

Date: 12/20 Clerk: Amy Routing Slip Clerk Comments: ~~Built in 2014... no SB125?~~

Appraiser Response: ou [Signature] 12-28-17

Return to appraiser after input  Review by lead appraiser

APPR INITIALS & #: (10) DATE: 6-6-06 ACCOUNT#: \_\_\_\_\_ CLERK'S INITIALS & DATE: \_\_\_\_\_

1. FARMLAND ACRES: \_\_\_\_\_ Type of Crop: \_\_\_\_\_ Type of animals: \_\_\_\_\_  
2. FOREST LAND ACRES: \_\_\_\_\_ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*  
Soil Class Change: \_\_\_\_\_

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE STATUS OF UNUSED ACRES: \_\_\_\_\_

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE UNPLANTED ACRES: \_\_\_\_\_

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: \_\_\_\_\_ 8. NO ONE HOME, LCB Y / N

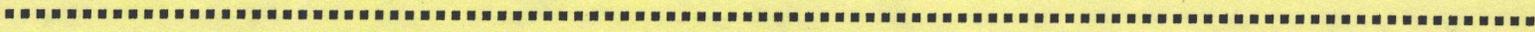
DATE OF PHONE CALL: \_\_\_\_\_ WHO WAS CONTACTED? \_\_\_\_\_

DISCUSSION NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten signature]*

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- \_\_\_\_\_ FOR CONTINUED FARM/FOREST QUALIFICATION



APPR INITIALS & #: \_\_\_\_\_ DATE: \_\_\_\_\_ ACCOUNT#: \_\_\_\_\_ CLERK'S INITIALS & DATE: \_\_\_\_\_

1. FARMLAND ACRES: \_\_\_\_\_ Type of Crop: \_\_\_\_\_ Type of animals: \_\_\_\_\_  
2. FOREST LAND ACRES: \_\_\_\_\_ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*  
Soil Class Change: \_\_\_\_\_

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE STATUS OF UNUSED ACRES: \_\_\_\_\_

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE UNPLANTED ACRES: \_\_\_\_\_

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: \_\_\_\_\_ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: \_\_\_\_\_ WHO WAS CONTACTED? \_\_\_\_\_

DISCUSSION NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- \_\_\_\_\_ FOR CONTINUED FARM/FOREST QUALIFICATION

**SPECIALLY ASSESSED LAND APPRAISAL CARD**

Page \_\_\_\_ of \_\_\_\_

Input Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ By \_\_\_\_\_

Print Date: 4/7/2006

Account # **R15237**

Code Area 00100030

Map Tax Lot: 052W31 00100

Additional Accounts: ( ) Fire Patrol ( Y / N ) Fire Patrol Acres \_\_\_\_\_ Inside UGB? ( Y / N )  
 (That make up this tax lot)

Date Appraised \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Appraiser \_\_\_\_\_ Year For 2007-08 Account # Acres 81.87

Property Class 551 Prop Code A75 Maint. Area 04A Zoning EFU

Prop Situs Addr: 12423 RIVER RD NE  
 GERVAIS, OR 97026

**LAND REAL MARKET VALUE FOR ACREAGE:**

<u>Land Seg #</u>	<u>Yr. of Liab.</u>	<u>Land Type</u>	<u>Soil Class/Land Description</u>	<u>Acres</u>	<u>Land Sched.</u>	<u>Land Adj.</u>	<u>Exception Codes</u>
R15237.1	99	1001	EFU HMSTD INCREMENT	0.00	_____	_____	_____
R15237.2		1021	EFU HOMESITE	1.00	_____	_____	_____
R15237.3	76	3220	TWO BENCH IRR	49.00	_____	_____	_____
R15237.4	76	3220	TWO BENCH IRR	14.50	_____	_____	_____
R15237.5	76	3220	TWO BENCH IRR	8.50	_____	_____	_____
R15237.6	80	3980	WASTELAND	8.87	_____	_____	_____

# of Farm Related Homesites \_\_\_\_\_

Remarks \_\_\_\_\_

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**See "Over" for Farm Use Info**

Effective Acres: 81.87  
 (Basis of Market Value)



1 10 '96



R15237 Interior

12-7-17

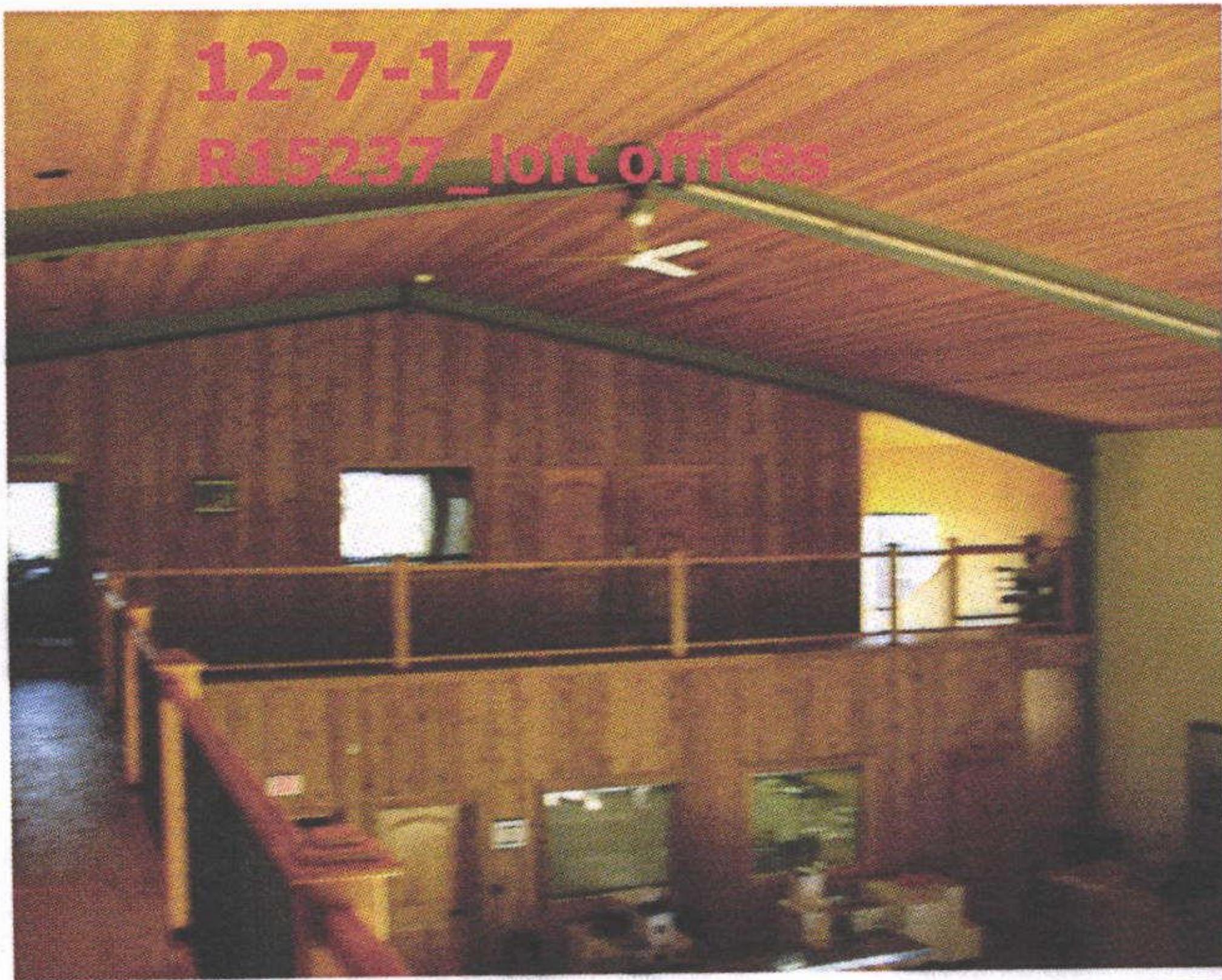


R15237\_interior2

12-7-17

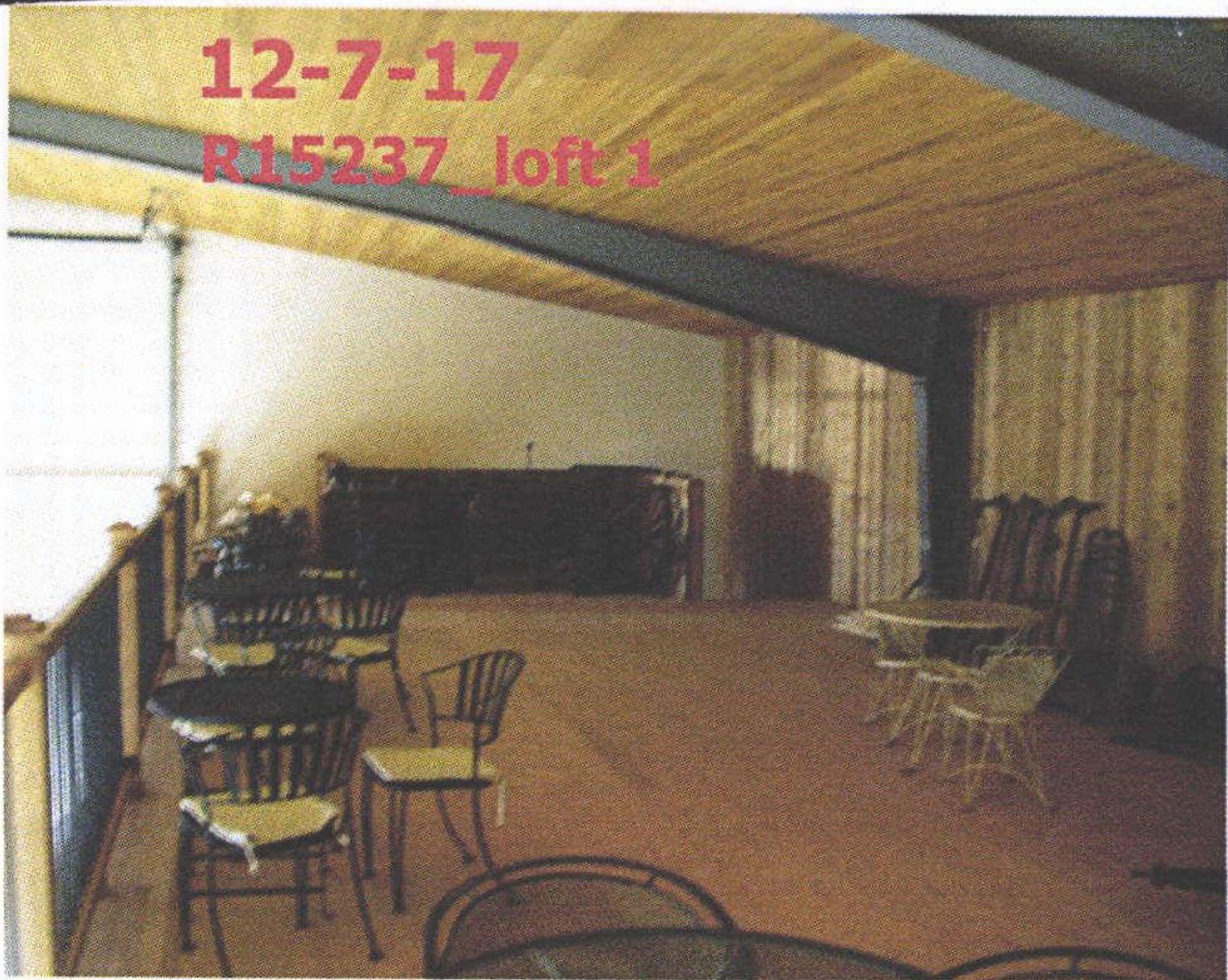
12-7-17

R15237\_loft offices

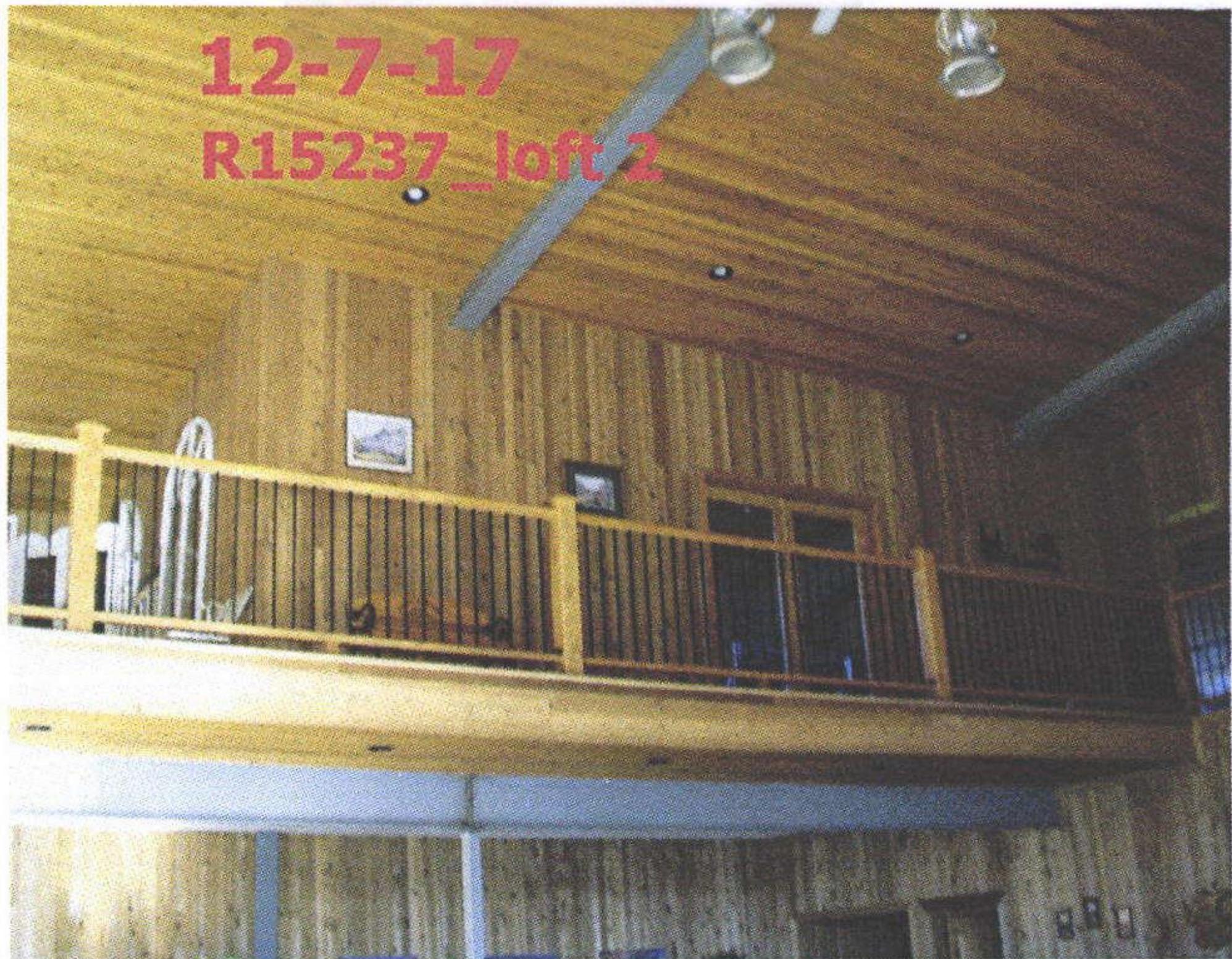


12-7-17

R15237\_loft 1



12-7-17  
R15237\_loft 2



12-7-17  
R15237\_MC6





