

Acct ID: 515325 MTL: 052W35BA00200 Date: 7/26/24 Appr: JSS/MDL Prop Class: 911 RMV Prop Class: 451
 Situs: 12446 CHECKERBOARD RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43986 Year: 2024

Last Date Appraised: 03/31/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: _____
 Owner: MOLOKAN CHRISTIAN SPIRITUAL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 239500 RMV Imp: 503790 RMV Total: 743290 MAV: 0 MSAV: 0 SAV: 0

Comment: upd Inv

Input, JSS, 8.21.24

Notations 2435 M/s Church Project
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>xL</u>	40000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 199500 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: ORIG VAL = 76340 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07: RECALC SETUP;#36 8-29-05

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 01600 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 18460
 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
ASPHALT DRIVEWAY	1	7662	1980	15132	1

Exception: Y N

VI moved to church

Bldg: 4 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

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					

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 901 Year Blt: 1901 Eff Year Blt: 1980 Sq.Ft: 10 3441 % Complete: 100
 Desc: PARSONAGE Dimensions: _____ RMV: 485330
 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
No accessory data available					

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 35 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 7x5 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
No floor data available								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	Finished	35	0	0	0	0	N/A / ME	
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

Parcel No R15325

File No 052W35BA 00200

Property Address 12446 Checkerboard Rd NE

City Gervais

State OR

Zip 97026

Owner

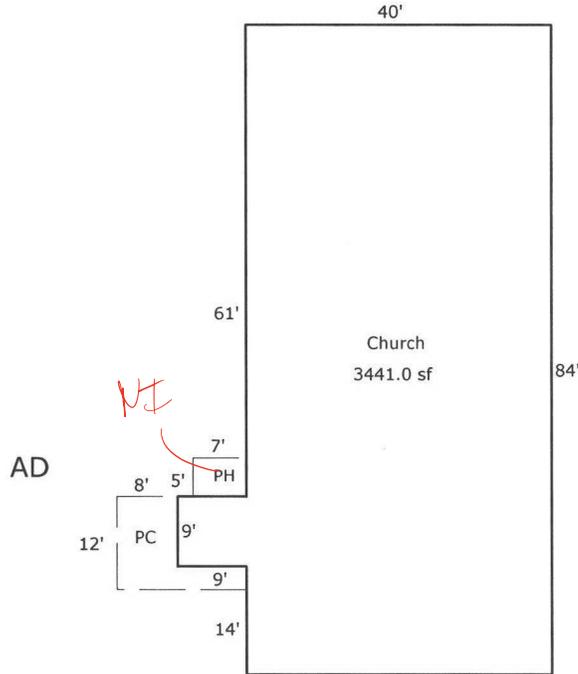
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R15325
052W35BA 00200



Scale: 1 = 25

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Church	1.00	3441.0	266.0	3441.0
P/P	PC	1.00	123.0	58.0	
	PC	1.00	35.0	24.0	158.0

Comment Table 1

Apex 4/05/2010 Jane

Comment Table 2

SSS 7.26.24

Comment Table 3

4902 LS

Net LIVABLE Area (rounded w/ factors) 3441



Commercial Property Appraisal

Marion County

MOLOKAN CHRISTIAN SPIRITUAL

Stat Class 901 - PARSONAGE

Account ID 515325

Notes 24-25: L3 8.21.24 JJS

Total Sq Ft 3,441

MA-SA-NH 02-06-000

Component - MOLOKAN CHRISTIAN SPIRITUAL

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 - MOLOKAN CHRISTIAN SPIRITUAL

Type Building

Size 3,441 sq ft

Perimeter 266 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.0	D Wood or Steel Framed Exterior Walls	15.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,441	\$162.63	\$559,610	\$279,805	\$279,805
3	Default Heating	3,441	\$19.99	\$68,786	\$34,393	\$34,393
2	Default Walls	3,441	\$24.43	\$84,064	\$42,032	\$42,032
764	Fire Alarm System	3,441	\$2.78	\$9,566	\$4,783	\$4,783
6403017	Paving, Asphalt	7,662	\$5.41	\$41,451	\$20,726	\$20,725
				\$763,477	\$381,739	\$381,738

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$76,347.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 25 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation Base Value \$419,911

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$419,911	+	-	= \$419,911	\$419,911