

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Acct ID: 515430 MTL: 052W310000200 Date: **5/25/23** Appr: _____ Prop Class: 581 RMV Prop Class: 581
 Situs: 12223 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 41195 Year: 2023

Last Date Appraised: 04/20/2021 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info:
 HERNANDEZ

Owner: PEARMINE FARMS INC Roll Type: R
 Cycle Tag Sales Verification Other: **FF** Inspection level: 1 2 3 4 LCB TTO INSP AV: 2222716
 RMV Land: 3941640 RMV Imp: 1454150 RMV Total: 5395790 MAV: 1927560 MSAV: 768566 SAV: 1895070
 Comment: LEVEL 2 4.20.21 JS29

Farm use ok - Hops

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0
2	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: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY			RMV: 26500	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 07-08: HOMESITE #1 ADD VIEWA.RUR AND TREED 30000 PER #29//06-07: RECALC SETUP;#10 10-27-05 //07-08: PER #29 - HOMESITE #2 CHG OF OSD FROM OSDA TO OSDG					
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: 6500	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 100030 //07-08: HOMESITE #2 ADD TREED 10,000 AND VIEWA.RUR PER #29					
Site: 4	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: 6500	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 100030 //07-08: PER #29 - HOMESITE #3					
Site: 5	Code Area: 01600	Size: 278.66 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 2082980	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100030 01-02: COMBINED 3 LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 128.9 TTL ACRES					
Site: 6	Code Area: 01600	Size: 88.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 629200	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100030 01-02: COMBINED 4 LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 209.91 TTL ACRES					
Site: 7	Code Area: 01600	Size: 71.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 485940	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100030 //08-09: CERTIFIED WETLANDS, PART FOREST AND PART FARM//					
Site: 8	Code Area: 01600	Size: 48.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WRP	Value Source: Wetland Reserve Program	Description: WETLAND RESERVE PROGRAM			RMV: 9520	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 14-15: CORRECTED LAND TYPE FROM WETLANDS TO WRP, COMBINED LIKE SEGS					
Site: 9	Code Area: 01600	Size: 75.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: DFLC	Value Source: Designated Forest Land	Description: DESIG FOREST FC0			RMV: 487500	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1978 / 100030					
Site: 10	Code Area: 01600	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 52000	Exception: Y N
Adjustment(s):	VWAR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976					

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 144 Year Blt: 1930 Eff Year Blt: 2003 Sq.Ft: 3496 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 545880

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
First Floor	4	Finished	1846	0	FB-1/ HB-1	1930	2003	BTH - 1, KIT, HVAC+, FP, ROOF	Exception: Y N
Second Floor	4	Finished	1650	4	FB-2	1930	2003	BATH - 2, HVAC+	Exception: Y N
Basement	4	Unfinished	900	0	0	1930	2003		Exception: Y N
Garage Detached	4	Unfinished	480	0	0	1940	1980	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	4	1500	1977	3803	1	Exception: Y N
CONCRETE DRIVEWAY	4	3500	2003	10351	1	Exception: Y N
DECK	4	650	2003	11830	1	Exception: Y N
DECK	4	686	2003	12485	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	686	2003	18104	1	Exception: Y N

Bldg: 9 Code Area: 01600 Stat Class: 132 Year Blt: 1930 Eff Year Blt: 1960 Sq.Ft: 1302 % Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 138850

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
First Floor	3	Finished	1008	1	FB-1	1930	1960	BATH - 1, KIT-, HVAC, FP, ROOF	Exception: Y N
Attic	3	Finished	294	2	FB-1/ HB-1	1930	1960	BTH - 1, HVAC	Exception: Y N
Garage Detached	2	Unfinished	468	0	0	1930	1950	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	3	70	1960	1078	1	Exception: Y N
PATIO	3	54	1960	208	1	Exception: Y N
PATIO	3	700	1960	2695	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	54	1960	1096	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	70	1960	1421	1	Exception: Y N

Bldg: 15 Code Area: 01600 Stat Class: 154 + Year Blt: 1977 Eff Year Blt: 1985 Sq.Ft: 2888 % Complete: 100

Desc: Multi Story above grade with basement

Dimensions:

RMV: 552210

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
First Floor	5 +	Finished	2360	1	FB-2	1977	1985	BATH - 2, KIT, HVAC, FP, ROOF	Exception: Y N
Second Floor	5 +	Finished	528	1	FB-1	1977	1985	BATH - 1, HVAC	Exception: Y N
Basement	5 +	Unfinished	1972	0	0	1977	1985		Exception: Y N
Carport Detached	4	Unfinished	660	0	0	1989	1989	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	562	1985	9217	1	Exception: Y N
PATIO	5	600	1985	2706	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 5250 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 105x50

RMV: 33980

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	5250	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 312 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 3200 % Complete: 100

Desc: Loft Barn (LB)

Dimensions: 80x40

RMV: 18230

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	
Loft Barn	4	Finished	3200	0	0	1980	1980	AVG	
									Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 4480 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 5810
 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	4480	0	0	1985	1985	FAIR	
									Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 196 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x14 RMV: 1830
 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	6	Finished	196	0	0	1970	1970	FAIR	
									Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 342 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 3000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 75x40 RMV: 25430
 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	
Metal Componet Bldg	5	Finished	3000	0	0	1985	1985	FAIR	
									Exception: Y N

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 432 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x18 RMV: 2050
 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	4	Finished	432	0	0	1985	1985	FAIR	
									Exception: Y N

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 2010 Sq.Ft: 3696 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 132x24 RMV: 71960
 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	
General Purpose Bldg	6	Finished	3168	0	FB-6	1996	2010	BATH - 6, FAIR	
Finished Office	6	Finished	528	0	0	1996	1996		
									Exception: Y N

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 355 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1800 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 75x24 RMV: 2920
 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	1800	0	0	1980	1980	FAIR

Exception: Y N

Accessories

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

Bldg: 11 Code Area: 01600 Stat Class: 321 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1440 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 40x36 RMV: 8470
 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
Hay Cover	5	Finished	1440	0	0	2006	2006	FAIR

Exception: Y N

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x20 RMV: 10940
 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
General Purpose Bldg	5	Finished	720	0	0	2006	2006	FAIR

Exception: Y N

Accessories

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

Bldg: 13 Code Area: 01600 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Tank/Silo/Bin Dimensions: RMV: 13500
 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
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No floor data available

Accessories

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

Bldg: 14 Code Area: 01600 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1080 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 14440
 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
General Purpose Bldg	5	Finished	1080	0	0	2004	2004	FAIR

Exception: Y N

Accessories

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

Bldg: 16 Code Area: 01600 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 2010 Sq.Ft: 180 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x10 RMV: 3150
 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	4	Finished	180	0	0	1990	2010	FAIR

Exception: Y N

Accessories

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

Bldg: 17 Code Area: 01600 Stat Class: 321 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 480 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 24x20 RMV: 3420
 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
Hay Cover	4	Finished	480	0	0	2018	2018	FAIR

Exception: Y N

Accessories

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

Bldg: 18 Code Area: 01600 Stat Class: 355 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 180 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1080
 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	180	0	0	1990	2010	FAIR

Exception: Y N

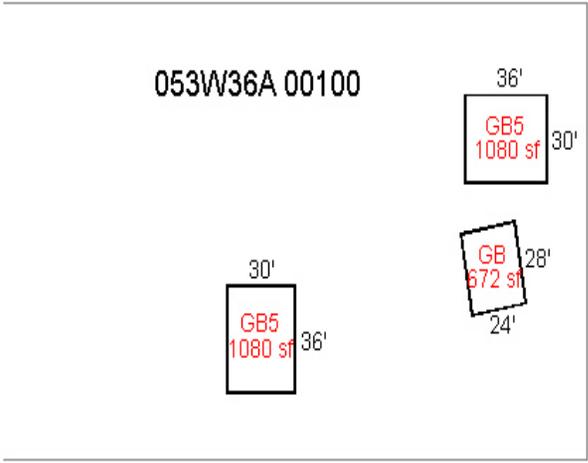
Accessories

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

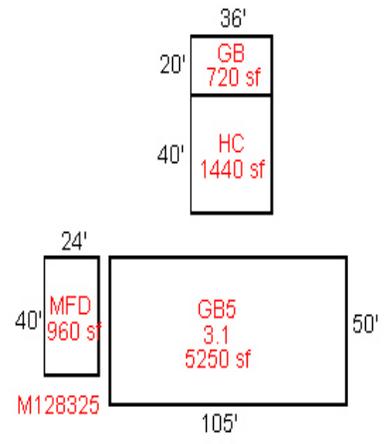
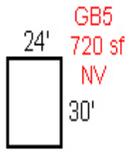
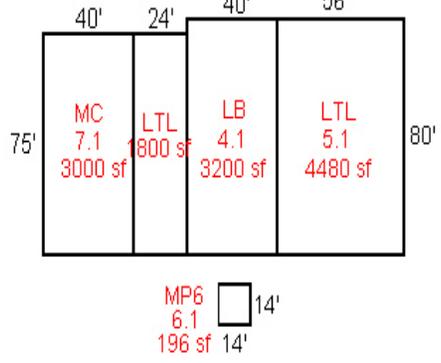
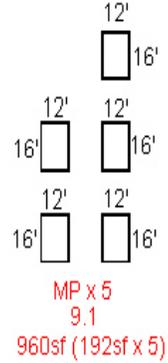
R15430
052W31 00200



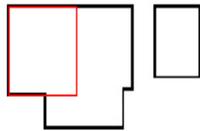
Res #1
See page 2
Approx 1 mile West
2251 Matheny



12.1

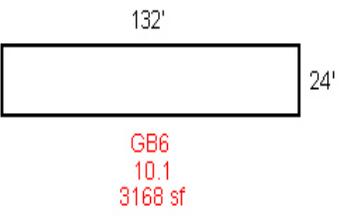


Res #2
See page 3



Gravel/Private road

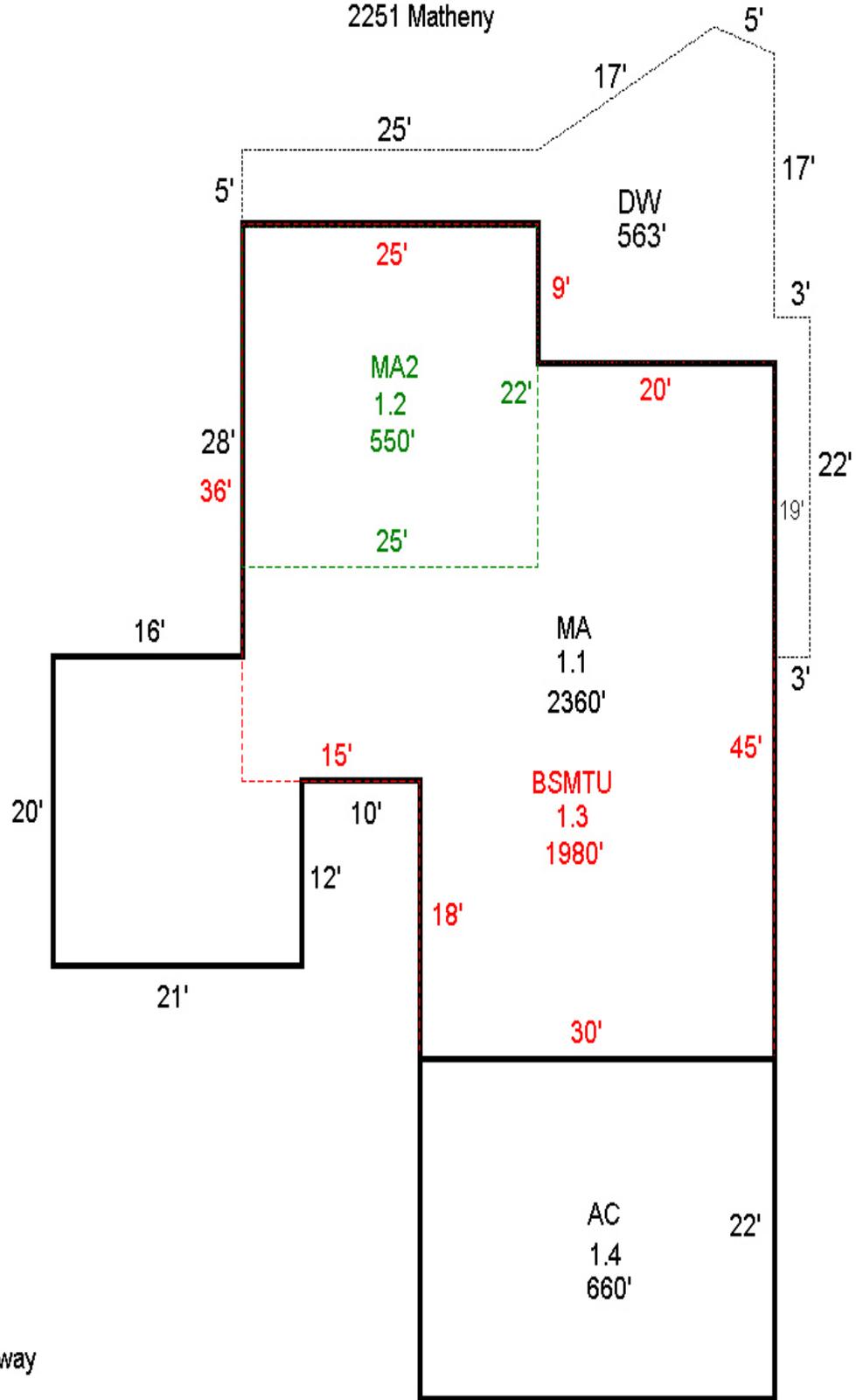
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Res #3
See page 4
Approx 0.5 miles SE
3681 Matheny

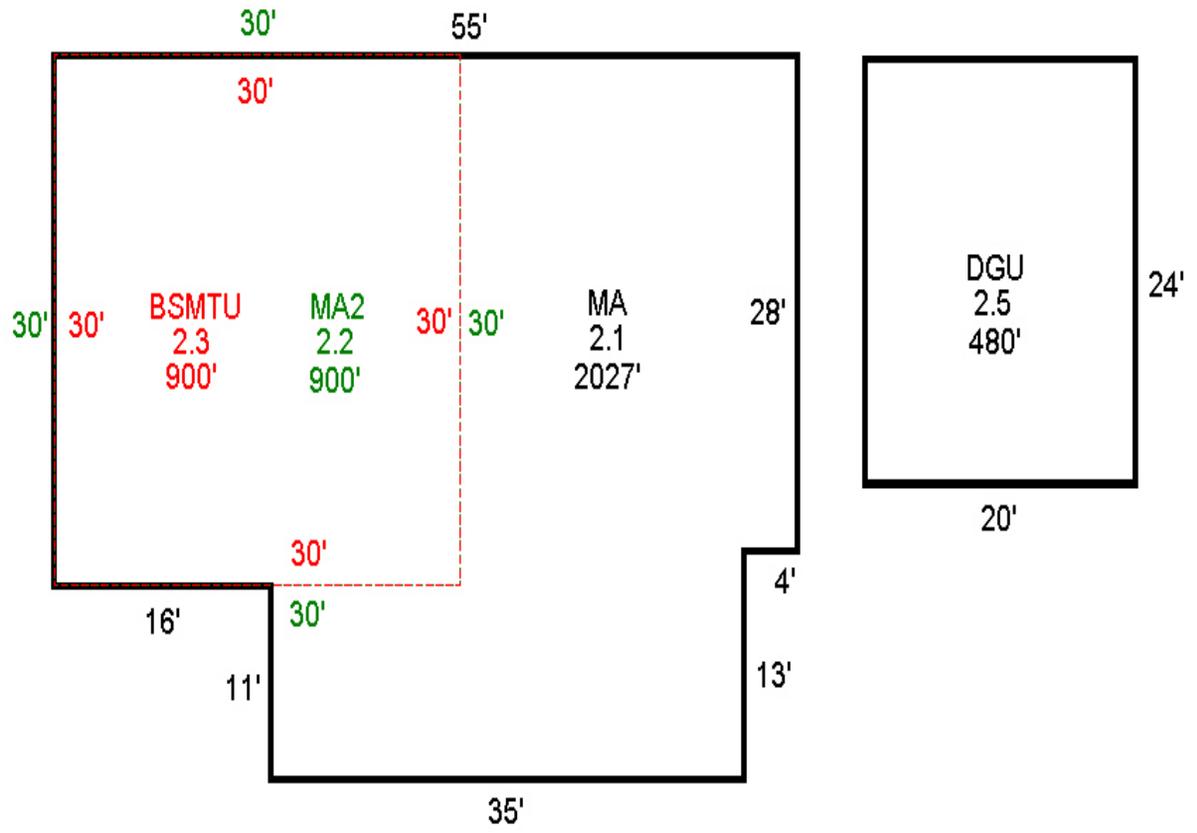
To River RD

Res #1
2251 Matheny



Long private driveway

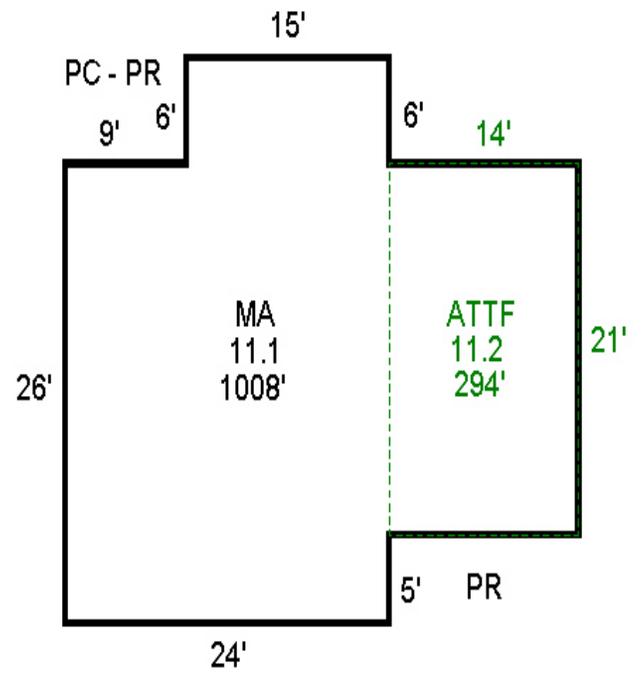
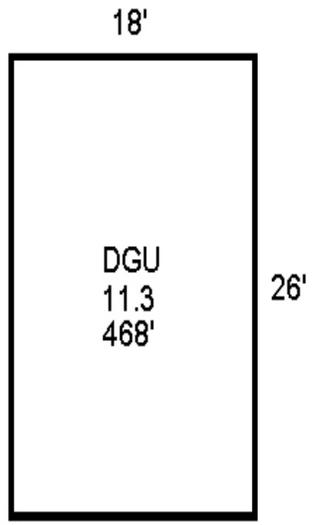
Res #2



Gravel/Private road



Res #3
3681 Matheny



Gravel road

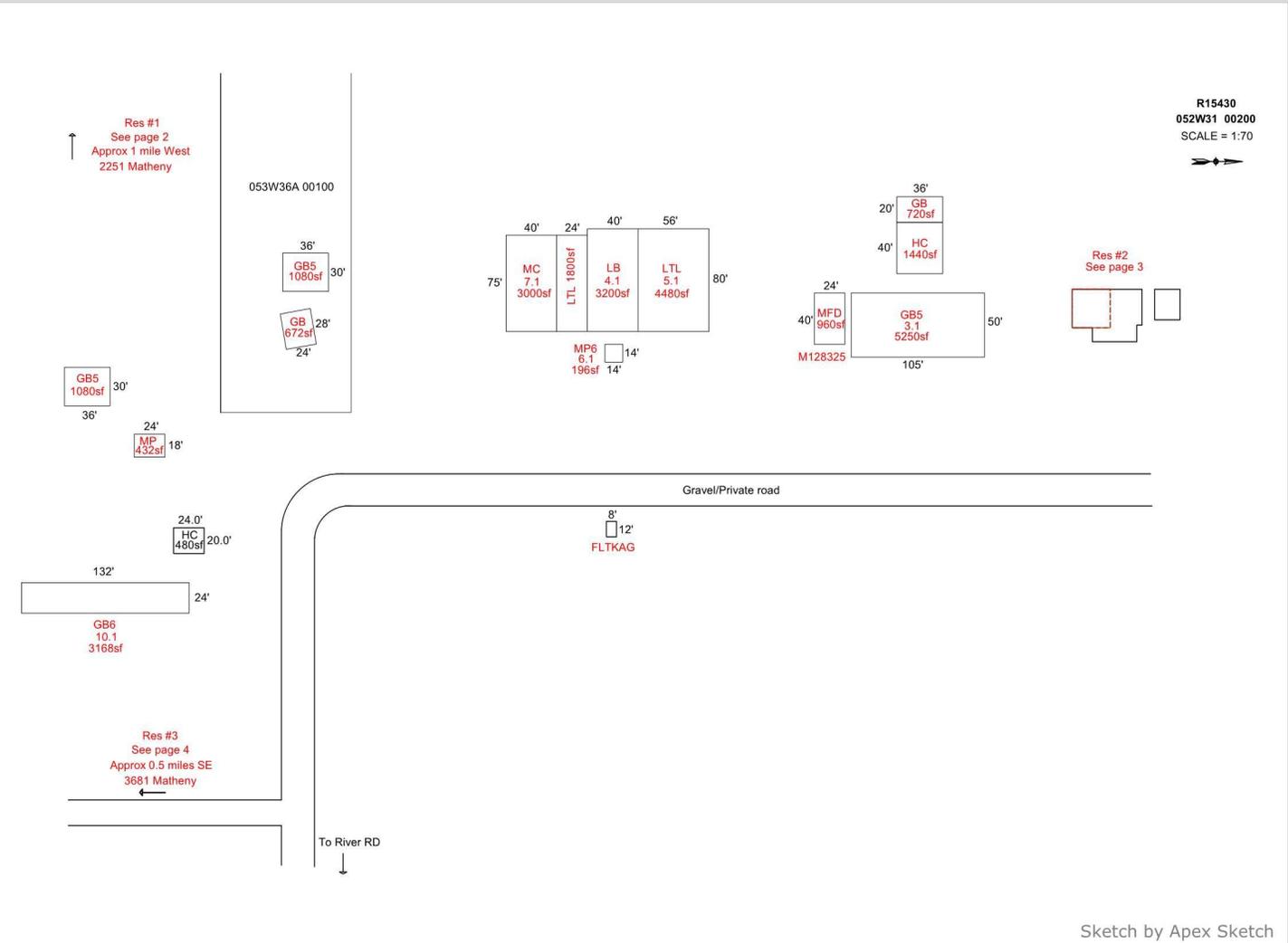
Matheny

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon 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	GB5	1.0	1080.0	132.0	
	LTL	1.0	1800.0	198.0	
	GB	1.0	720.0	112.0	
	HC	1.0	1440.0	152.0	
	MC	1.0	3000.0	230.0	
	GB5	1.0	5250.0	310.0	
	MP6	1.0	196.0	56.0	
	MFD	1.0	960.0	128.0	
	LTL	1.0	4480.0	272.0	
	GB5	1.0	1080.0	132.0	
	MP	1.0	432.0	84.0	
	GB6	1.0	3168.0	312.0	
	GB	1.0	672.0	104.0	
	LB	1.0	3200.0	240.0	
HC	1.0	480.0	88.0	27958.0	
GLA1	MA	1.0	2027.0	192.0	2027.0
	3 addl items				
	Net LIVABLE	cnt	2 (rounded)		2,927
	Net BUILDING	cnt	15 (rounded)		27,958

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

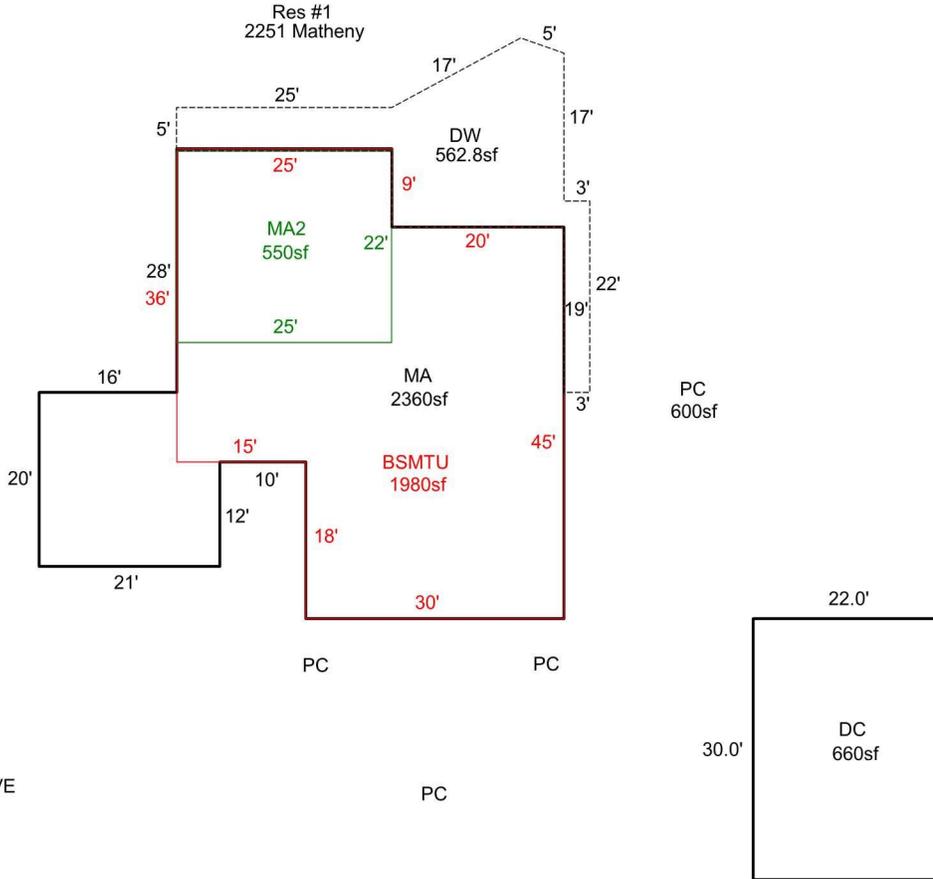
SKETCH/AREA TABLE ADDENDUM

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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R15430
052W31 00200
 SCALE = 1:70



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DC	1.0	660.0	104.0	660.0
GLA1	MA	1.0	2360.0	254.0	2360.0
GLA2	MA2	1.0	550.0	94.0	550.0
BSMT	BSMTU	1.0	1980.0	198.0	1980.0
P/P	DW	1.0	562.8	170.1	562.8

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

Net LIVABLE	cnt	2	(rounded)		2,910
Net BUILDING	cnt	1	(rounded)		660

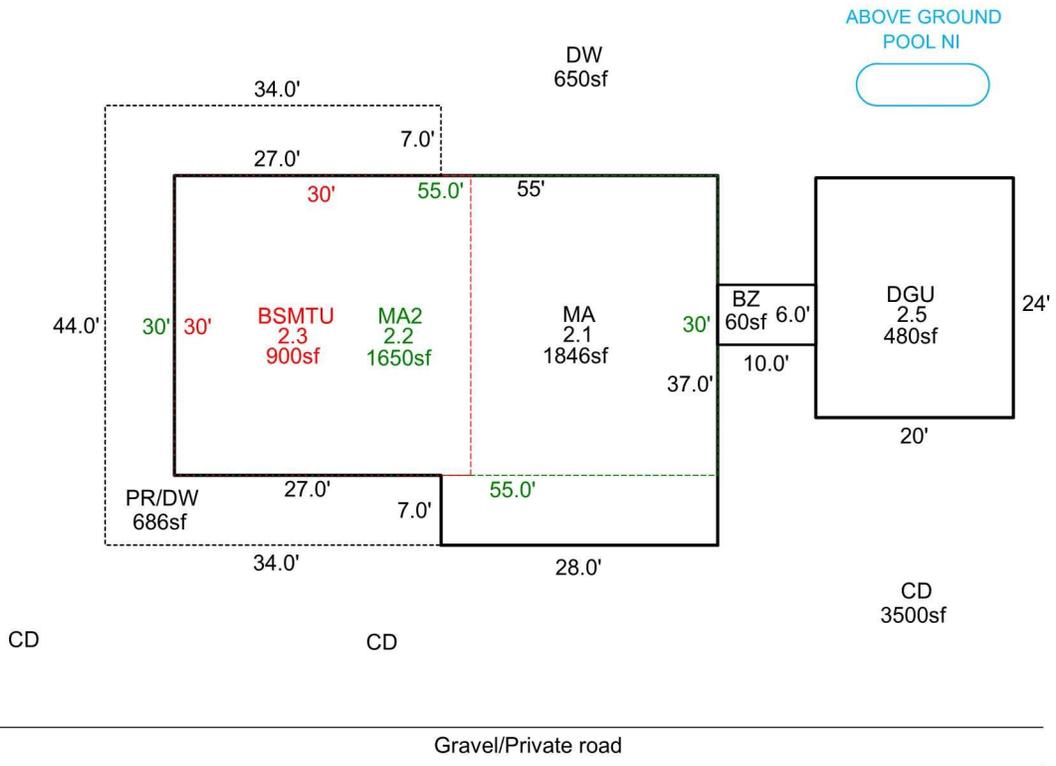
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R15430
052W31 00200
 SCALE = 1:20
 ———→
 Res #2



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1846.0	184.0	1846.0
GLA2	MA2	1.0	1650.0	170.0	1650.0
BSMT	BSMTU	1.0	900.0	120.0	900.0
GAR	DGU	1.0	480.0	88.0	480.0
P/P	PR/DW	1.0	686.0	210.0	686.0

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

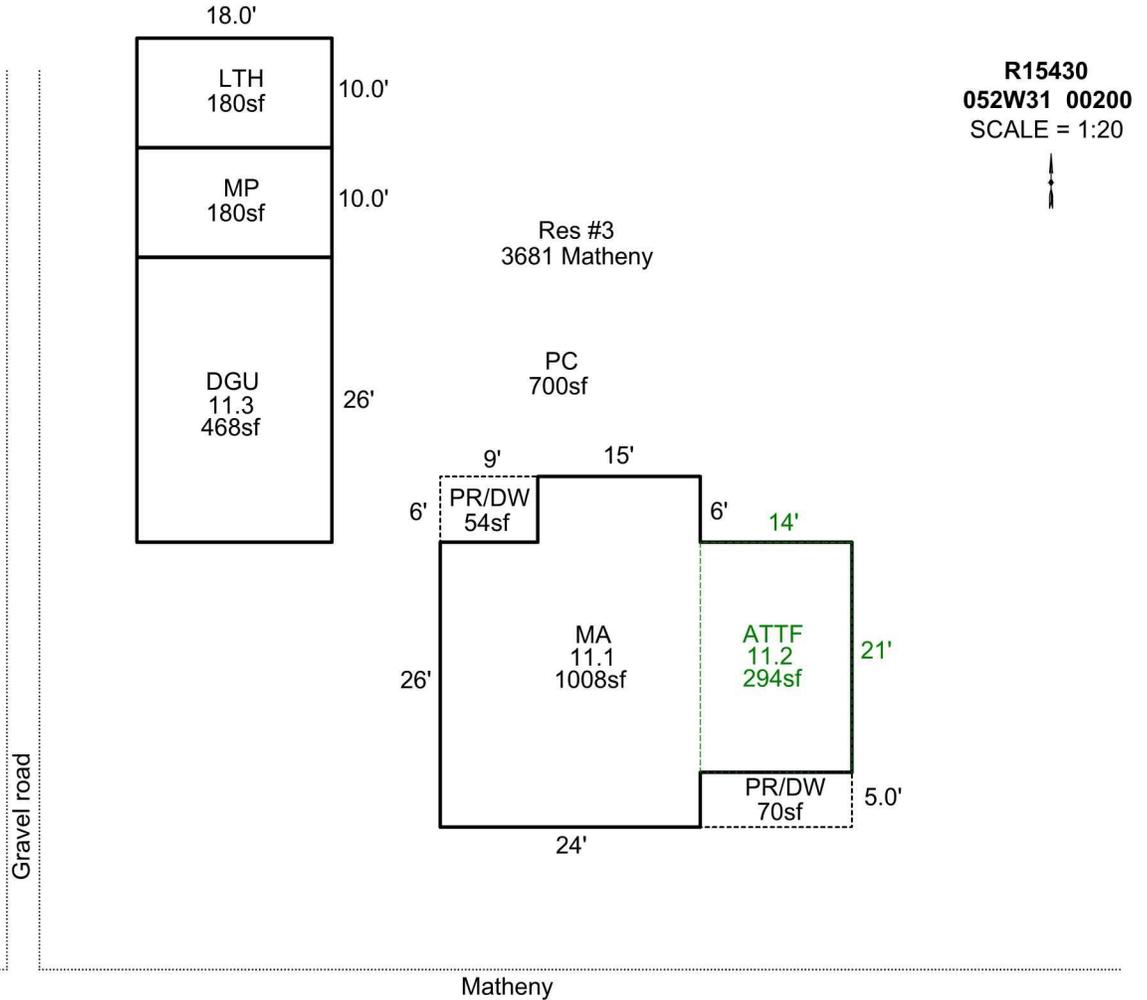
Net LIVABLE cnt 2 (rounded) 3,496

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	180.0	56.0	
	LTH	1.0	180.0	56.0	360.0
GLA1	MA	1.0	1008.0	140.0	1008.0
GLA2	ATTF	1.0	294.0	70.0	294.0
GAR	DGU	1.0	468.0	88.0	468.0
P/P	PR/DW	1.0	70.0	38.0	
	PR/DW	1.0	54.0	30.0	124.0
	Net LIVABLE	cnt	2 (rounded)		1,302
	Net BUILDING	cnt	2 (rounded)		360

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

052W31 00200

R15430

544.81 AC

2253 MATHENY RD NE
GERVAIS, OR 97026

2 of 2

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R15430

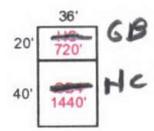
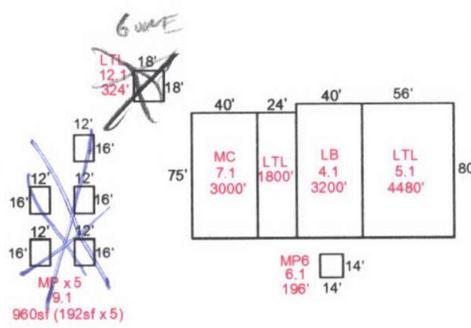
MAP NO: 52w 31

TAX LOT: 00200

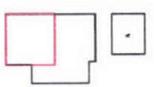


052W31 00200

Res #1
See page 2
Approx 1 mile West
2251 Matheny



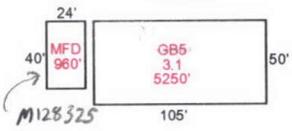
Res #2
See page 3



053W36A 00100

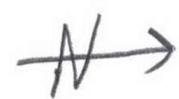


24
MP 680' 22' 18'



Gravel/Private road

Scale: 1" = 120'



GB6
10.1
3168'

Res #3
See page 4
Approx 0.5 miles SE
3681 Matheny

To River RD

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS: 2253 Matheny Rd. NE

SALES
Date Amt.

DATE BY
6-7-07 JZ
4-20-21 JZ

REMARKS:

BUILDER:

CALCULATIONS:

SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

31-5-24

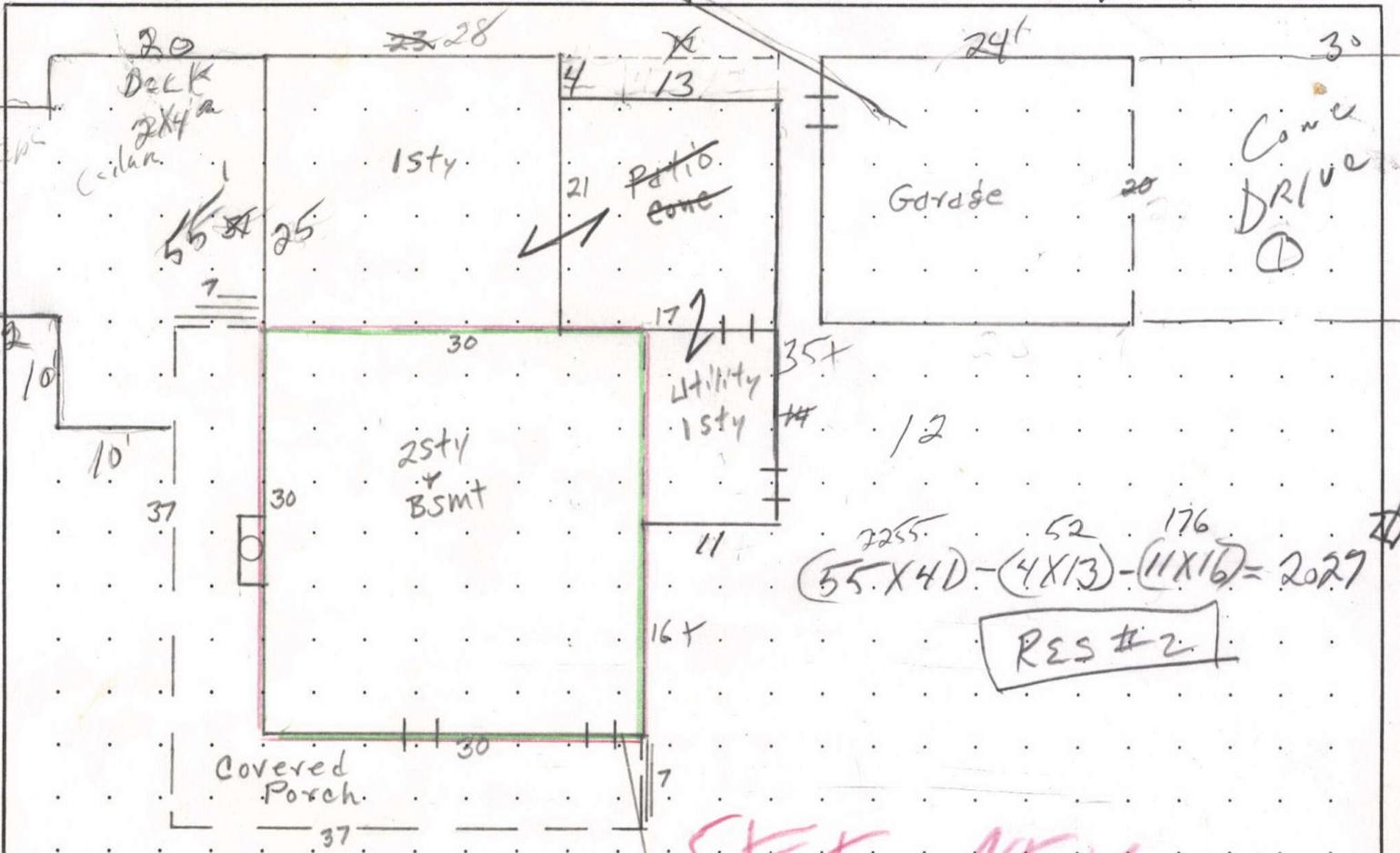


ACCT. NO.

#44723-000

MAP NO.

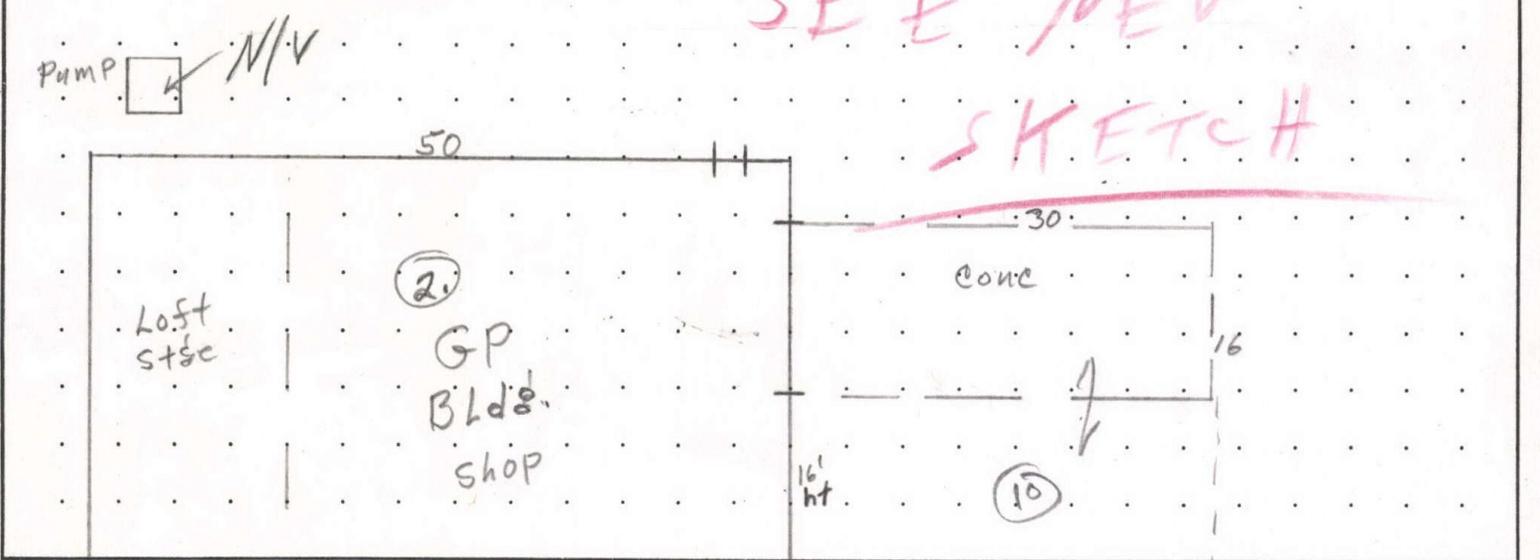
~~25-53W~~ 1053



$$7255 - (52 \times 176) - (55 \times 40) - (4 \times 13) - (11 \times 16) = 2029$$

RES #2

SEE NEW SKETCH



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
3-31-80	RWH	Pearmine Ron 12223 River Rd. Gervais Or. 97026
8-10-88	Allan	

Continued

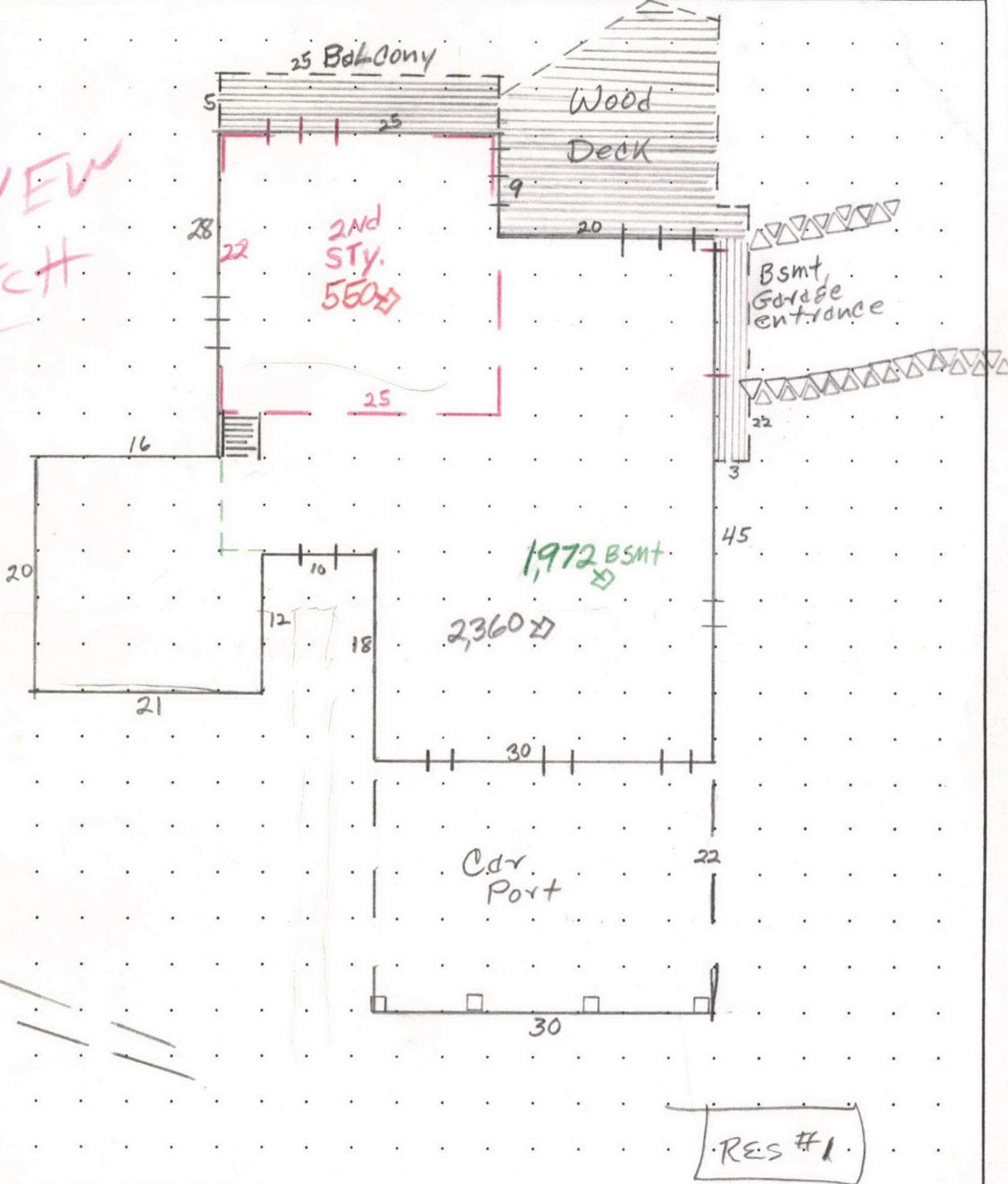
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. #44723-000

MAP NO. 31-5-3W200



SEE NEW SKETCH



MEASUREMENT VERIFIED	
DATE	BY
5/4/81	48
12-6-85	82

REMARKS: Pearmine Farms Inc
Lester Pearmine Dwelling
2253 Address

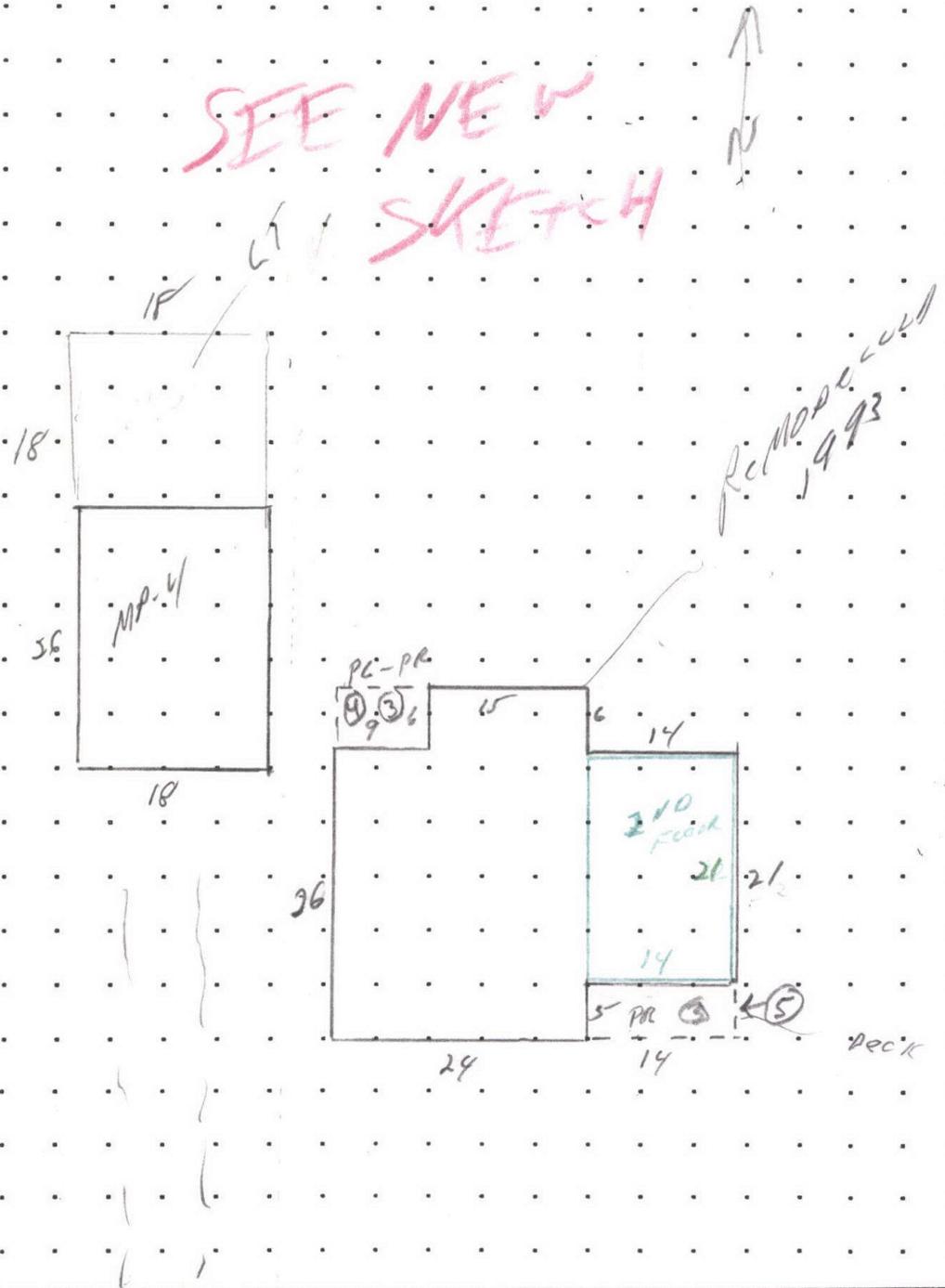
Smoke House

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

TAX LOT:



CALCULATIONS:

1st Floor	$24 \times 26 = 624$	2nd Floor	$14 \times 21 = 294$
	$+ 6 \times 15 = 90$		
	$+ 14 \times 21 = 294$		
	<hr/>		
	1008		

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 93	ADDRESS: 3681 MATHEW RD, NE	SALES
DATE	BY	BUILDER:	Date Amt.
8-9-93	FF		
12-6-95	82		
REMARKS:			

Segs
11.1
11.2

CALCULATIONS:

SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

30
Old GP Shed

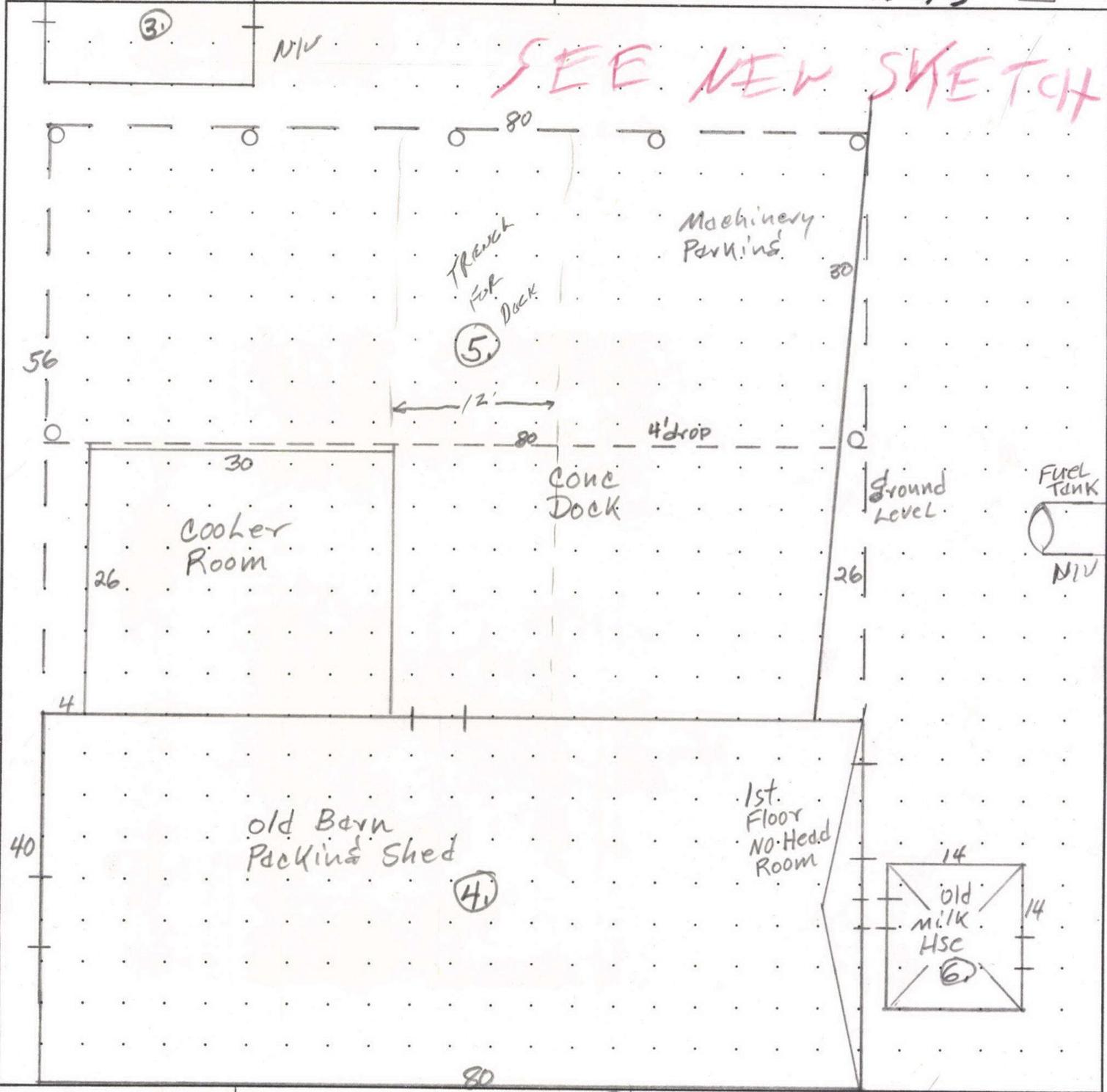
24 #44723-000

MAP NO. 25-5-3W

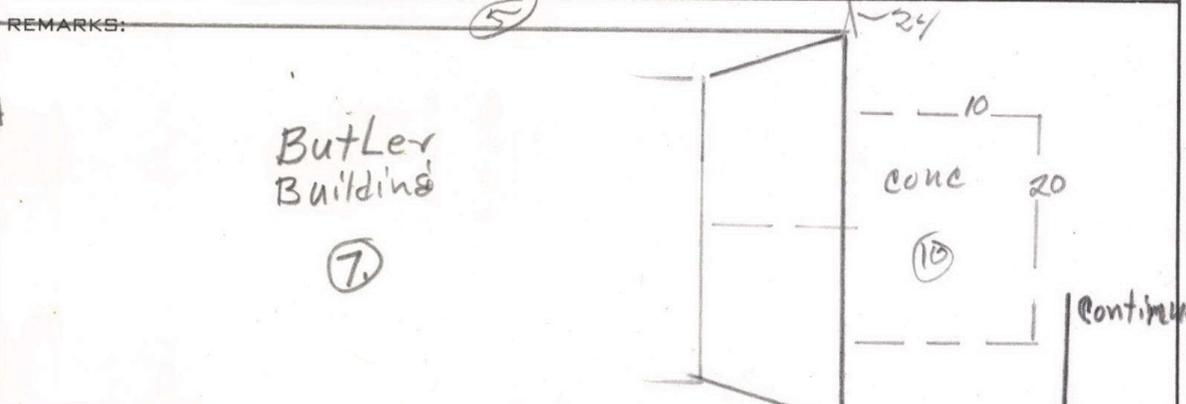
2 of 3



SEE NEW SKETCH



MEASUREMENT VERIFIED	
DATE 3-31-80	BY RWH



BUILDING DIAGRAM AND OUTBUILDINGS

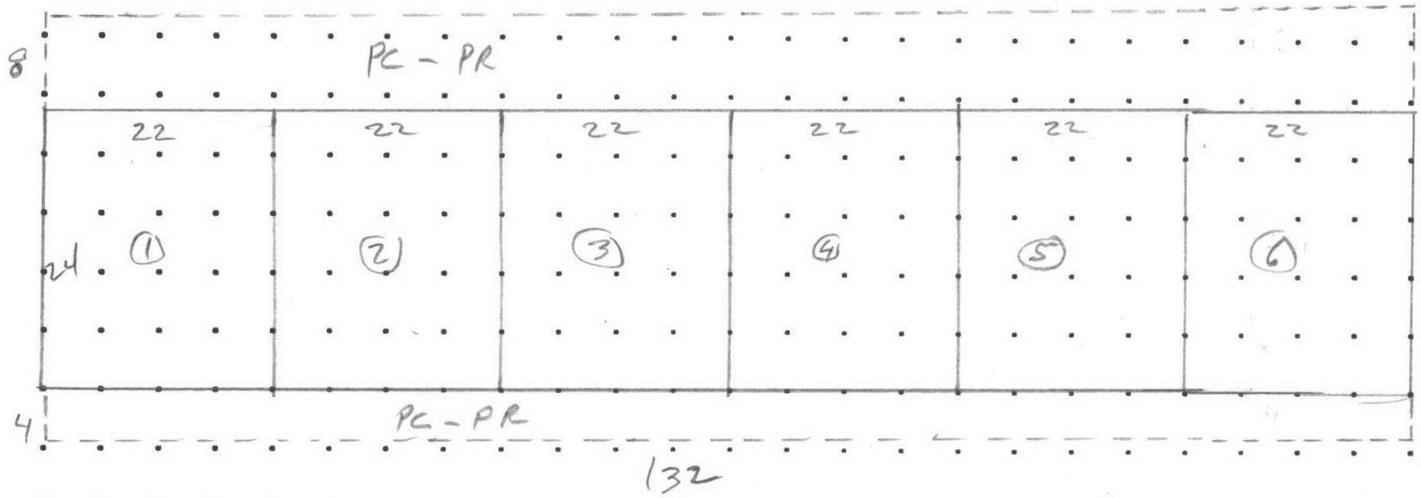
ACCT NO: 44723-000

MAP NO: 5-26-31

TAX LOT: 200

N

#11



SEE NEW SKETCH

CALCULATIONS:

SCALE: 1" = 20'

at 12223 River Rd

MEASUREMENT VERIFIED	YR BLT: 96	ADDRESS:	SALES
DATE 12-6-95	BY BZ	BUILDER:	Date Amt.
REMARKS: NEW LIVING QUARTERS / MACHINERY STORAGE WILL HAVE SMALL KITCHENETS IN EACH QTS. 6 - ROLL UP DOORS			

Logway hole

metal cap

Bevel Sight

6 separate units

w/kit + bath

complete

CALCULATIONS:

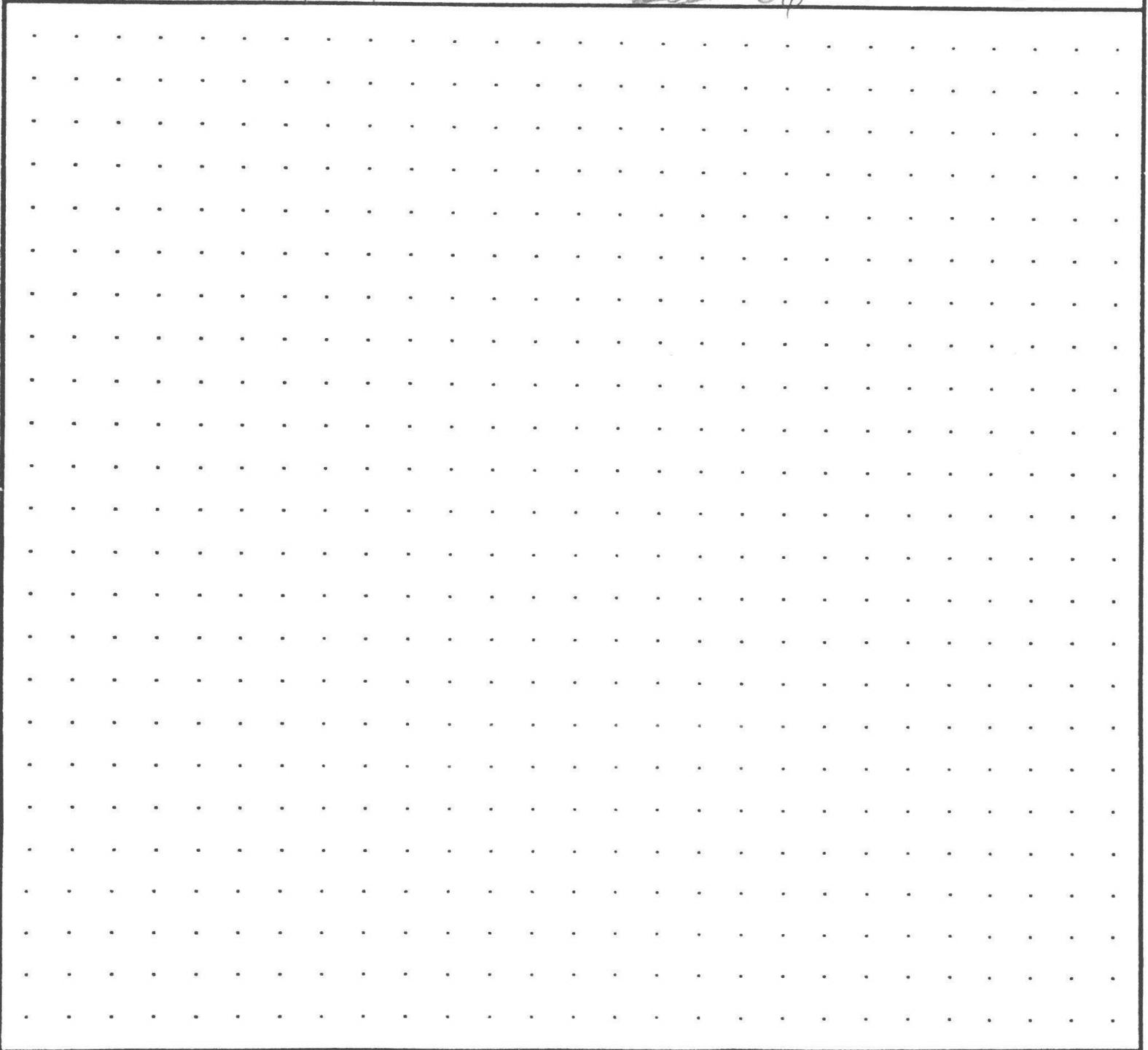
SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: ⁴⁵³
R15430

MAP NO: ^{53 W}
~~052 W~~ 310

TAX LOT: 200



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: <i>2251 Mathoney Rd</i>	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.

CALCULATIONS:

SCALE: 1" = 20'

31-5-2W

44723-000

SCALE: 1" = 20'



500 Nech
DIAGRAM
Ref #83



$$\begin{matrix} 624 & 90 \\ (24 \times 26) + (6 \times 15) & = \\ \hline 714 & \end{matrix}$$

Attic
15 x 24 = 360

Allan 8-10-85

CALCULATIONS:

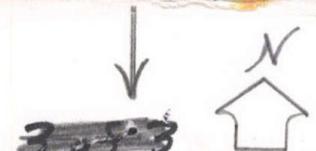
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

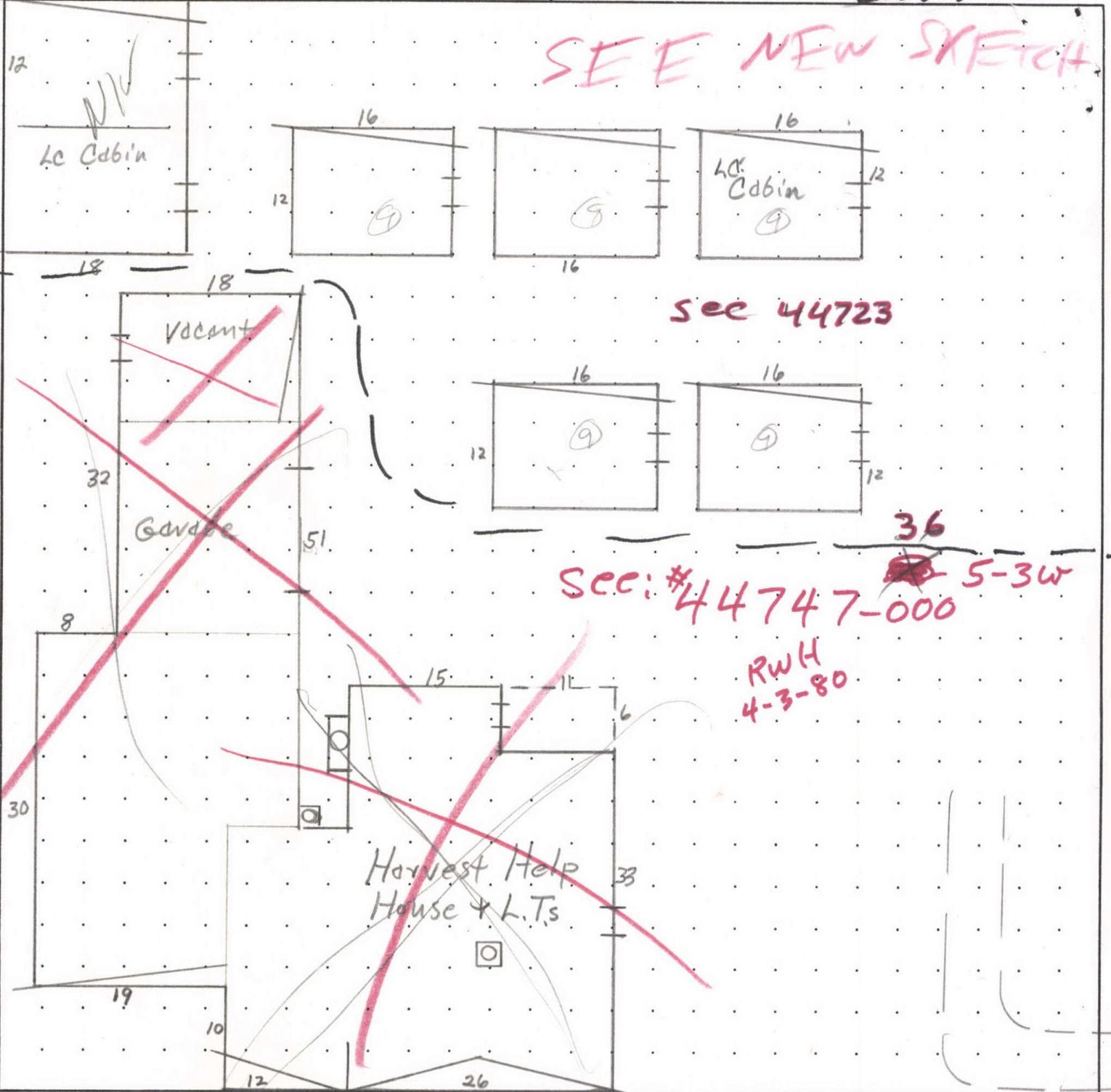
#44723-000

MAP NO.

25-5-3W



SEE NEW SKETCH



SEE 44723

SEE: #44747-000

RWH
4-3-80

1 mile to
River Rd

MEASUREMENT
VERIFIED

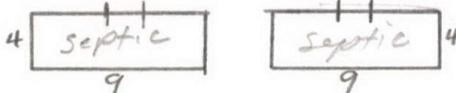
REMARKS:

DATE

3-31-80

BY

RWH



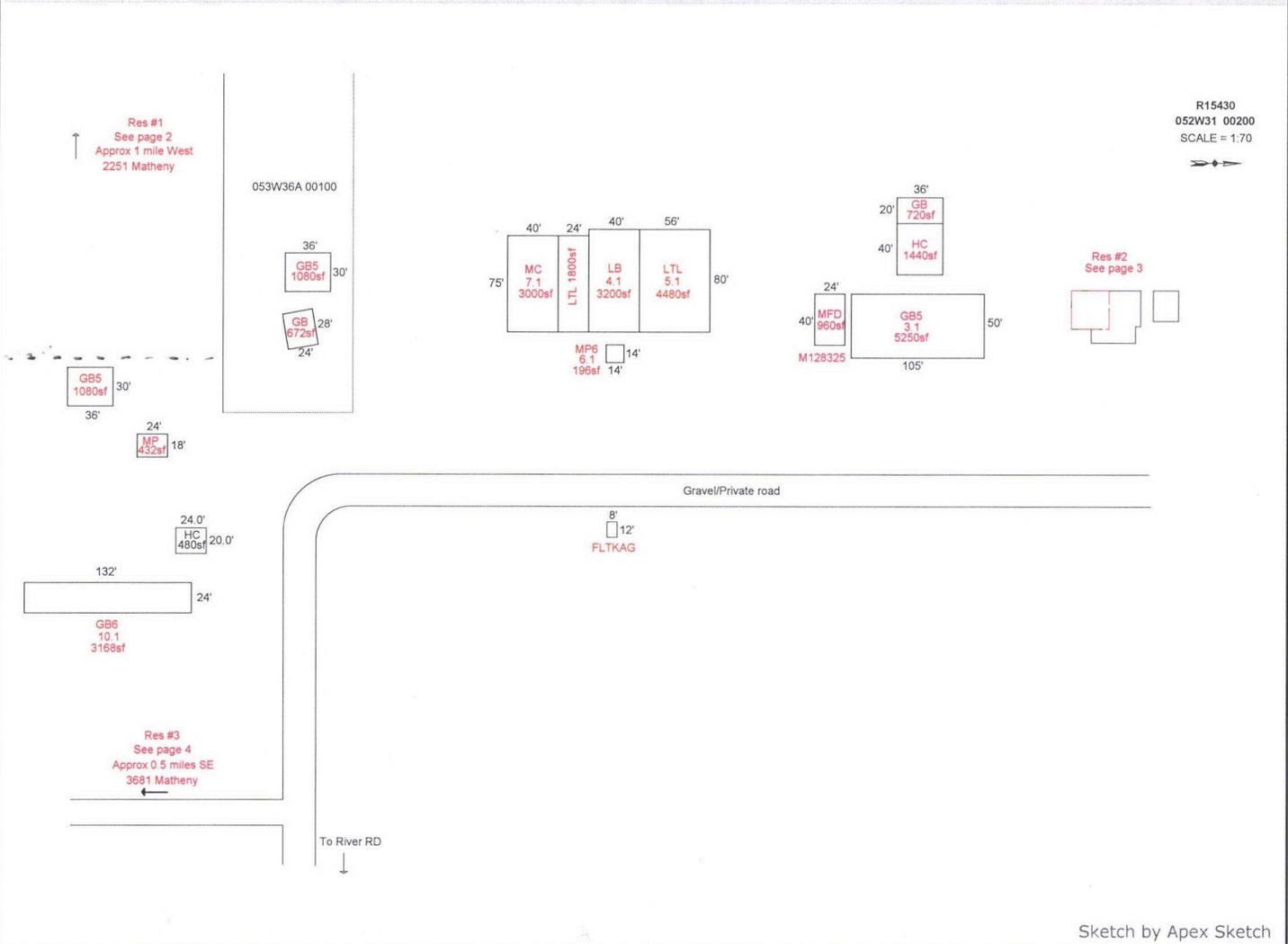
Pedymine Ron
12223 River Rd
Gervais Or. 97026

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon 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	GB5	1.0	1080.0	132.0	
	LTL	1.0	1800.0	198.0	
	GB	1.0	720.0	112.0	
	HC	1.0	1440.0	152.0	
	MC	1.0	3000.0	230.0	
	GB5	1.0	5250.0	310.0	
	MP6	1.0	196.0	56.0	
	MFD	1.0	960.0	128.0	
	LTL	1.0	4480.0	272.0	
	GB5	1.0	1080.0	132.0	
	MP	1.0	432.0	84.0	
	GB6	1.0	3168.0	312.0	
	GB	1.0	672.0	104.0	
	LB	1.0	3200.0	240.0	
HC	1.0	480.0	88.0	27958.0	
GLA1	MA	1.0	2027.0	192.0	2027.0
	3 addl items				
	Net LIVABLE	cnt	2 (rounded)		2,927
	Net BUILDING	cnt	15 (rounded)		27,958

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

COMMENT TABLE 3

#29 JS 04/20/2021

CYCLE L2

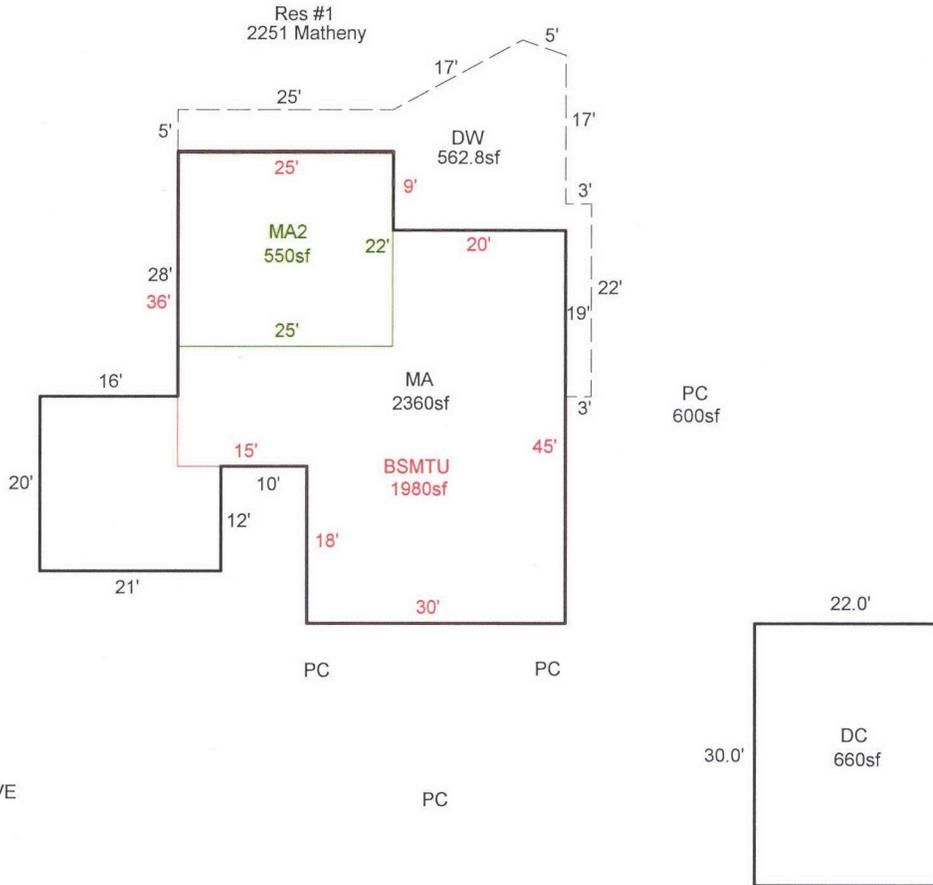
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R15430
052W31 00200
SCALE = 1:70



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DC	1.0	660.0	104.0	660.0
GLA1	MA	1.0	2360.0	254.0	2360.0
GLA2	MA2	1.0	550.0	94.0	550.0
BSMT	BSMTU	1.0	1980.0	198.0	1980.0
P/P	DW	1.0	562.8	170.1	562.8

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

Net LIVABLE	cnt	2	(rounded)		2,910
Net BUILDING	cnt	1	(rounded)		660

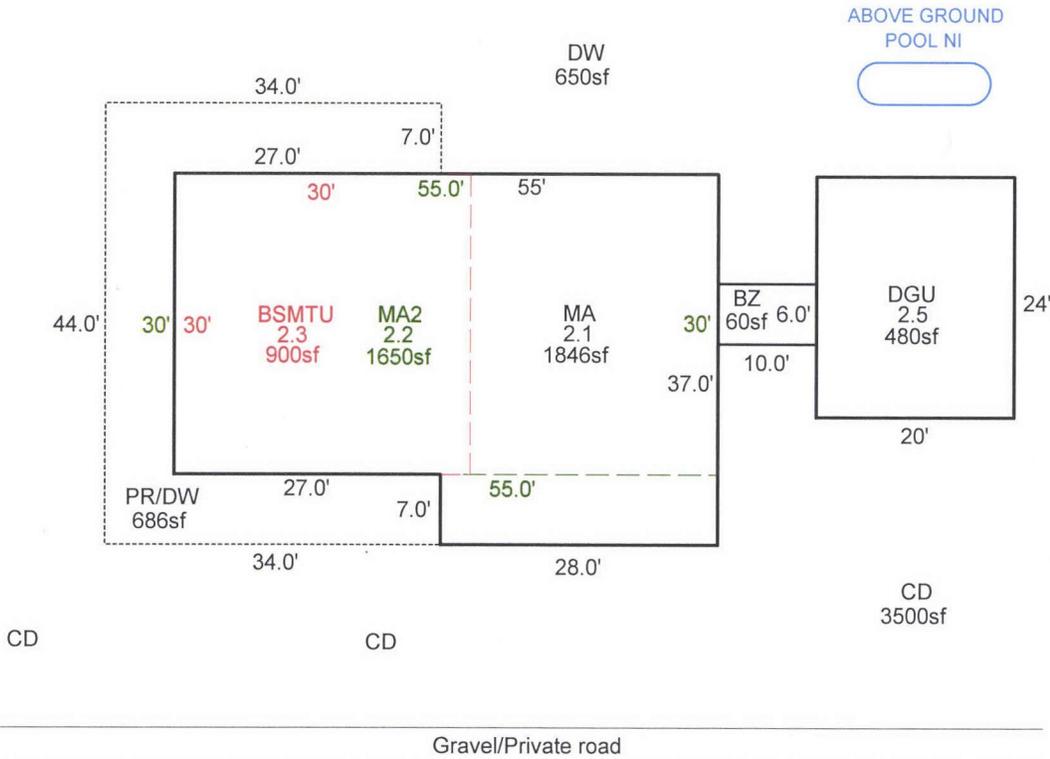
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R15430
 052W31 00200
 SCALE = 1:20
 Res #2



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1846.0	184.0	1846.0
GLA2	MA2	1.0	1650.0	170.0	1650.0
BSMT	BSMTU	1.0	900.0	120.0	900.0
GAR	DGU	1.0	480.0	88.0	480.0
P/P	PR/DW	1.0	686.0	210.0	686.0

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

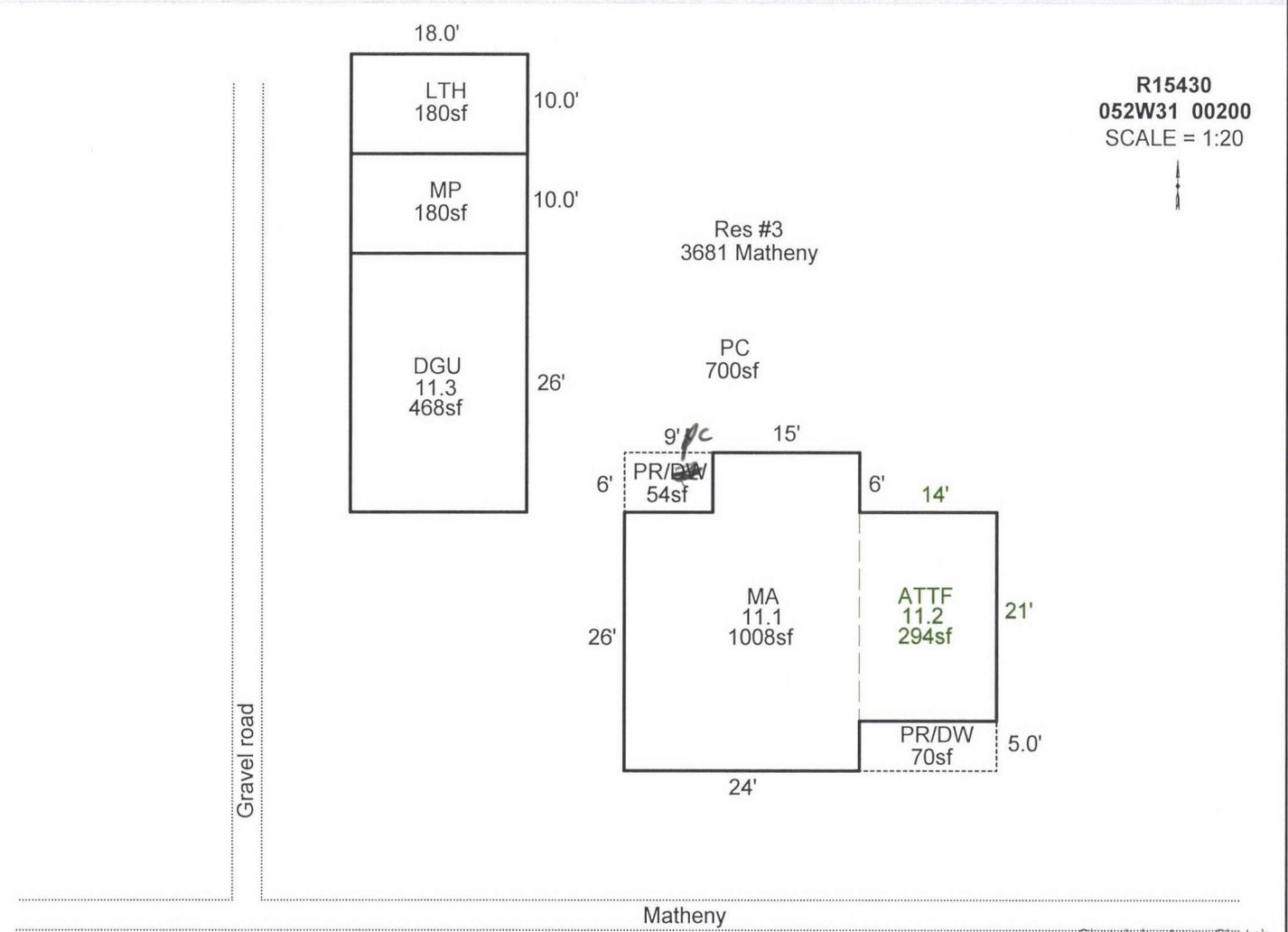
Net LIVABLE cnt 2 (rounded) 3,496

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15430 Parcel No.: 052W31 00200
 Property Address: 2253 MATHENY RD NE
 City: GERVAIS County: Marion State: Oregon ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	180.0	56.0	
	LTH	1.0	180.0	56.0	360.0
GLA1	MA	1.0	1008.0	140.0	1008.0
GLA2	ATTF	1.0	294.0	70.0	294.0
GAR	DGU	1.0	468.0	88.0	468.0
P/P	PR/DW	1.0	70.0	38.0	
	PR/DW	1.0	54.0	30.0	124.0

COMMENT TABLE 1

APEX BY EW
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#29 JS 04/20/2021

COMMENT TABLE 3

CYCLE L2

Net LIVABLE cnt 2 (rounded) 1,302
 Net BUILDING cnt 2 (rounded) 360

R15430 052W31 00200 Appr #: 19 Date 10-22-09 Prop Class 581 Prop Code A95B
 Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
 Owner PEARMINE FARMS INC *add address to comments*

Notes: Total Remodel of home @ 100% complete, pull tag
 Tags Cycle Sales Verification Other: _____

RMV Land: 4,008,830 RMV Imp: 819,950 RMV Total: 4,828,780 M50 Total: 1,028,340

Seg.Type MA Seg. # 1.1 Method: R05 Class 5 Area 2360 Eff Area 2360
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat FA
 Fireplace DBL-E Inter. Comp: DW;H&F;DSP;RNG Bedrooms 1
 Year Built 1977 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes RLCM5;R5+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 204,610
 Lump Sum Except Code/Year Comments 2253 Matheny

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 5 Area 528 Eff Area 528
 Length Width Roof Cover Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 1977 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes RLCM5;R5+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 42,460
 Lump Sum Except Code/Year Comments

Seg.Type BSMTU Seg. # 1.3 Method: R05 Class 5 Area 1972 Eff Area 1972
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1977 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes RLCM5;R5+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 73,130
 Lump Sum Except Code/Year Comments

Seg.Type MA Seg. # 11.1 Method: R05 Class 3 Area 1008 Eff Area 1008
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace SGL-P Inter. Comp: Bedrooms 1
 Year Built 1930 Eff. Year Built 1960 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 48,060
 Lump Sum Except Code/Year Comments 3681 Matheny

Seg.Type ATTF Seg. # 11.2 Method: R05 Class 3 Area 294 Eff Area 294
 Length Width Roof Cover Plumbing BATH.5 Heat ST
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1930 Eff. Year Built 1960 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 11,960
 Lump Sum Except Code/Year Comments

Seg.Type MA Seg. # 2.1 Method: R05 Class 4 Area 2027 Eff Area 2027 1846
 Length Width Roof Cover COMP Plumbing BATH.5 Heat ~~ST~~ HP
 Fireplace SGL-P, SGL-P Inter. Comp: DW;H&F;DSP;RNG Dven-d, cktp-e, DW Bedrooms ~~X~~
 Year Built 1930 Eff. Year Built 1975 Cond. P F A G E 12223 River Rd
 Adj Codes RLCM4 Qty 4 % Comp 100% Func ___ Econ ___ RMV: 109,890
 Lump Sum Except Code/Year 10 May Comments per owner - complete in 2 weeks

Seg.Type MA2 Seg. # 2.2 Method: R05 Class 4 Area 900 Eff Area 900 1650
 Length 30 Width 55 Roof Cover Plumbing BATH 2 Heat EA HP
 Fireplace Inter. Comp: Bedrooms 2 4
 Year Built 1930 Eff. Year Built 1975 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp 100% Func ___ Econ ___ RMV: 41,750
 Lump Sum Except Code/Year 10 May Comments

Seg.Type BSMTU Seg. # 2.3 Method: R05 Class 4 Area 900 Eff Area 900
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1930 Eff. Year Built 1975 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 29,330
 Lump Sum Except Code/Year N/C Comments No exception - bsmt didn't change - no update or upgrade.

Accessory Improvements

Seg.Type YI5A Seg. # 1.5 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: 1985 Cond. P F A G E % Comp ___ Econ ___ RMV: 9,000

R15430 052W31 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A95B
 Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
 Owner PEARMINE FARMS INC

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 4,008,830 RMV Imp: 819,950 RMV Total: 4,828,780 M50 Total: 1,028,340

Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type YI3A Seg. # 11.4 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type CD Seg. # 2.4 Method: R05 Class Area 1500 Eff Area 1500
 Length 50 Width 30
 Year Built Eff. Year Built: 1977 Cond. P F A G E % Comp ___ Econ ___ RMV: 4,410
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type YI4G Seg. # 2.6 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 7,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type AC Seg. # 1.4 Method: R05 Class 5 Area 660 Eff Area 660
 Length 30 Width 22 Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1989 Eff. Yr. Blt: 1989
 Cond. P F A G E Adj. Codes RLCM5 % Comp ___ Func ___ Econ ___ RMV: 21,040
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 10.1 Method: F98 Class 6 Area 3168 Eff Area 3168
 Length 132 Width 24 Foundation CONC Ex. Wall BEVEL;8FT Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing BATH6
 Heat Int. Comp. Elect.220V Yr. Blt. 1996 Eff. Yr. Blt: 1996
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 37,700
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type OFF Seg. # 10.2 Method: F98 Class Area 528 Eff Area 528
 Length 22 Width 24 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1996 Eff. Yr. Blt: 1996
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 12,230
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DGU Seg. # 11.3 Method: R05 Class 2 Area 468 Eff Area 468
 Length 26 Width 18 Foundation FRAME Ex. Wall WOOD;8FT Roof Cover COMP
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1930 Eff. Yr. Blt: 1950
 Cond. P F A G E Adj. Codes RLCM2 % Comp ___ Func ___ Econ ___ RMV: 9,190
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type LTH Seg. # 12.1 Method: F98 Class Area 1800 Eff Area 1800
 Length 75 Width 24 Foundation POST Ex. Wall 18FT Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1980 Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,600
 Lump Sum _____ Except Code/Year _____ Comments _____

R15430 052W31 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A95B
 Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
 Owner PEARMINE FARMS INC

Tags Cycle Sales Verification Other: _____

Notes: _____							
RMV Land:	4,008,830	RMV Imp:	819,950	RMV Total:	4,828,780	M50 Total:	1,028,340
Seg.Type HC	Seg. # 13.1	Method: F98	Class 4	Area 1440	Eff Area 1440		
Length 40	Width 36	Foundation POST	Ex. Wall 14FT	Roof Cover BKENAM			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 2006	Eff. Yr. Blt: 2006		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____	Econ ____	RMV: 13,320		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type GB	Seg. # 14.1	Method: F98	Class 5	Area 720	Eff Area 720		
Length 36	Width 20	Foundation FRAME	Ex. Wall 8FT;BKENAM	Roof Cover BKENAM			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 2006	Eff. Yr. Blt: 2006		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____	Econ ____	RMV: 9,700		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type FLTKAG	Seg. # 15.1	Method: F;LS	Class	Area 96	Eff Area 96		
Length 8	Width 12	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:		
Cond. P F A G E	Adj. Codes		% Comp ____ Func ____	Econ ____	RMV: 10,000		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type DGU	Seg. # 2.5	Method: R05	Class 4	Area 480	Eff Area 480		
Length 24	Width 20	Foundation FRAME	Ex. Wall WOOD;8FT	Roof Cover COMP			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1940	Eff. Yr. Blt: 1980		
Cond. P F A G E	Adj. Codes RLCM4		% Comp ____ Func ____	Econ ____	RMV: 19,450		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type GB	Seg. # 3.1	Method: F98	Class 5	Area 5250	Eff Area 5250		
Length 105	Width 50	Foundation POST	Ex. Wall 16FT;BKENA	Roof Cover BKENAM			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1990		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____	Econ ____	RMV: 41,960		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type LB	Seg. # 4.1	Method: F98	Class 4	Area 3200	Eff Area 3200		
Length 80	Width 40	Foundation CONC	Ex. Wall 20FT;WOOD	Roof Cover METAL			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. 110V	Yr. Blt.	Eff. Yr. Blt: 1980		
Cond. P F A G E	Adj. Codes FLCM;FUNC		% Comp ____ Func ____	Econ ____	RMV: 13,530		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type LTL	Seg. # 5.1	Method: F98	Class	Area 4480	Eff Area 4480		
Length	Width	Foundation POST	Ex. Wall 20FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____	Econ ____	RMV: 8,090		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 6.1	Method: F98	Class 6	Area 196	Eff Area 196		
Length 14	Width 14	Foundation CONC	Ex. Wall CBLOCK;8FT	Roof Cover SHAKE			
Roof Style HIP		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1970	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____ Func ____	Econ ____	RMV: 1,550		
Lump Sum _____	Except Code/Year _____	Comments _____					

R15430 052W31 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A95B
 Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
 Owner PEARMINE FARMS INC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land:	4,008,830	RMV Imp:	819,950	RMV Total:	4,828,780	M50 Total:	1,028,340
Seg.Type MC	Seg. # 7.1	Method: F98	Class 5	Area 3000	Eff Area 3000		
Length 75	Width 40	Foundation CONC	Ex. Wall 14FT;BKENA	Roof Cover METAL			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1985		
Cond. P F A G E	Adj. Codes FLCMMC		% Comp ____	Func ____	Econ ____		RMV: 29,840
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 8.1	Method: F98	Class 4	Area 432	Eff Area 432		
Length 24	Width 18	Foundation FRAME	Ex. Wall WOOD;8FT	Roof Cover METAL			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1985		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 3,150
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 9.1	Method: F;N	Class	Area 192	Eff Area 192		
Length 16	Width 12	Foundation CONC	Ex. Wall 8FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 9.2	Method: F;N	Class	Area 192	Eff Area 192		
Length 16	Width 12	Foundation CONC	Ex. Wall 8FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 9.3	Method: F;N	Class	Area 192	Eff Area 192		
Length 16	Width 12	Foundation CONC	Ex. Wall 8FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 9.4	Method: F;N	Class	Area 192	Eff Area 192		
Length 16	Width 12	Foundation CONC	Ex. Wall 8FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MP	Seg. # 9.5	Method: F;N	Class	Area 192	Eff Area 192		
Length 16	Width 12	Foundation CONC	Ex. Wall 8FT	Roof Cover METAL			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1970		
Cond. P F A G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____		RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____					

R15430 052W31 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A95B
 Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
 Owner PEARMINE FARMS INC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 4,008,830 RMV Imp: 819,950 RMV Total: 4,828,780 M50 Total: 1,028,340

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDG.RUR	0.00		
2	FARM OSD	OSDG.RUR	0.00		
3	FARM HOMESITE	008N	1.00	VIEWA.RUR	
4	FARM HOMESITE2	008N	1.00	TREED	
5	FARM OSD	OSDA.RUR	0.00		
6	FARM HOMESITE3	008N	1.00		
7	TWO BENCH IRR	008NI	128.90		
8	TWO BENCH DRY	008N	209.91		
9	FOUR BENCH DRY	008N	79.20		
10	WETLANDS	WASTE	25.00		
11	DESIG FOREST FC0	008N	75.00		
12	WETLANDS	WASTE	1.30		
13	WETLANDS	WASTE	22.50		

Eff Acres 800.34 Companion Accounts M128325 R15454 052W31 00200;053W36A 00100;053W36
 R15453 R15452 00200;053W36 00100;053W36A
 R15451 R15236 00200;052W31A 01300;053W36A
 R15445 R15444 00800;053W36A 00900

Date 10/26/09 Clerk Chris

ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)



R15430 052W31 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A95B
Situs Address 2253 MATHENY RD NE Franchise Code 19 Year For: 2010-2011
Owner PEARMINE FARMS INC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 4,008,830 RMV Imp: 819,950 RMV Total: 4,828,780 M50 Total: 1,028,340

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response Sue 10/26/09

Reviewed by lead appraiser/comments _____

Notes: _____

Segment	MP	LTH	HLC				Land
Class	4		4				
Dim/Size	18x10	18x10	24x20				
Foundation	FRAME	POST	POST				
Exter Wall	WOOD						
Wall Height	8'		8'				
Inter Finish							
Roof Cover	COMP	COMP.	METAL				
Roof Style	SHEP						
Flooring	CONC	CONC	CONC				
Plumbing							
Electric							
Misc.	with DIG 26x18						
Yr Blt	1990	1990	2018				
Eff Yr	2010	2010	2018				
Cond.							
% Good							
% Comp	100	100	100				
Lump Sum							
Except.Code	FD	FD	NEV				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM HOMESITE	008N	1.00	VIEWA.RUR 30000	
2	FARM HOMESITE2	008N	1.00	VIEWA.RUR 30000	
3	FARM OSD	OSDA.RUR	0.00		
4	FARM HOMESITE3	008N	1.00		
5	TWO BENCH IRR	008NGI	250.81		
6	TWO BENCH DRY	008NG	88.00		
7	FOUR BENCH IRR	008NI	71.20		
8	WETLAND RESERVE PROGR	WASTE	48.80		
9	DESIG FOREST FC0	008N	75.00		
10	FOUR BENCH DRY	008N	8.00		
11	FARM OSD	OSDG.RUR	0.00		
12	FARM OSD	OSDG.RUR	0.00		

Eff Acres 800.34 Companion Accounts M128325 R15454 052W31 00200\053W36A 00100;053W36
 R15453 R15452 00200;053W36A 00900
 R15451 R15236
 R15445 R15444

Zone: EFU

Date: 6/23/21 Clerk: Amy
 LTH + HLC FLOOR

Routing Slip
 Clerk Comments: Need separate CONC for
 OK [Signature] 29 7-6-21

R15430 052W31 00200 Prop Class: 581 Prop Code: A95B Fran: 29 Appr #: _____ Date: _____

Situs Address 12223 RIVER RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner PEARMINE FARMS INC Pictom Sales Verif Other: _____

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: _____

Seg: 9.2 MP MULTI/MISC PURPOSE BUILDING

Method: F Roof Cover: METAL Int Comp: _____ Adj: _____

Class: Roof Style: SHED

Area: 192 Eff: 192 Flooring: CONC

Dimens: 16 x 12 Plumbing: _____ Electrical: _____ % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____

Ex. Wall 8FT Fireplace: _____ Year: Eff: 1970 Value: 0

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: *Delet* L/S: _____

Seg: 9.3 MP MULTI/MISC PURPOSE BUILDING

Method: F Roof Cover: METAL Int Comp: _____ Adj: _____

Class: Roof Style: SHED

Area: 192 Eff: 192 Flooring: CONC

Dimens: 16 x 12 Plumbing: _____ Electrical: _____ % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____

Ex. Wall 8FT Fireplace: _____ Year: Eff: 1970 Value: 0

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: *Delet* L/S: _____

Seg: 9.4 MP MULTI/MISC PURPOSE BUILDING

Method: F Roof Cover: METAL Int Comp: _____ Adj: _____

Class: Roof Style: SHED

Area: 192 Eff: 192 Flooring: CONC

Dimens: 16 x 12 Plumbing: _____ Electrical: _____ % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____

Ex. Wall 8FT Fireplace: _____ Year: Eff: 1970 Value: 0

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: *Delet* L/S: _____

Seg: 9.5 MP MULTI/MISC PURPOSE BUILDING

Method: F Roof Cover: METAL Int Comp: _____ Adj: _____

Class: Roof Style: SHED

Area: 192 Eff: 192 Flooring: CONC

Dimens: 16 x 12 Plumbing: _____ Electrical: _____ % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____

Ex. Wall 8FT Fireplace: _____ Year: Eff: 1970 Value: 0

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: *Delet* L/S: _____

R15430 052W31 00200 Prop Class: 581 Prop Code: A95B Fran: 29 Appr #: _____ Date: _____

Situs Address 12223 RIVER RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner PEARMINE FARMS INC Pictom Sales Verif Other: _____

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

R15430 052W31 00200 Prop Class: 581 Prop Code: A95B Fran: 29 Appr #: _____ Date: _____

Situs Address 12223 RIVER RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner PEARMINE FARMS INC Pictom Sales Verif Other: _____

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: _____

✓ **Seg: 2.3 BSMTU RESIDENTIAL**
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof Style:
Area: 900 Eff 900 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1930 Eff: 2003 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 65,020
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

✓ **Seg: 1.4 AC DC RESIDENTIAL**
Method: R05 Roof Cover: METAL ARCH Int Comp: Adj: RLCM5
Class: 4 Roof Style: GABLE
Area: 660 Eff: 660 Flooring:
Dimens: 30 x 22 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 1989 Eff: 1989 RMV: 33,110
AddFactor1: Fo AddFactor2: with MA 2300 # AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 1.5 Y15A RESIDENTIAL**
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1985 RMV: 24,800
AddFactor1: with MA 2300 # AddFactor2: DW 5620 / PC 600 sf AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 11.4 Y13A RESIDENTIAL**
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1960 RMV: 11,160
AddFactor1: with 1008 sf MA AddFactor2: PR-DW 1488 / PR-PC 9X6 / PC 700 # AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 2.4 CD RESIDENTIAL**
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1500 Eff: 1500 Flooring:
Dimens: 50 x 30 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 1977 RMV: 7,710
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 2.6 Y14G RESIDENTIAL**
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 2003 RMV: 24,800
AddFactor1: with MA 1848 # AddFactor2: PR-PW 686 # / CD 3500 # / PW 650 # AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

✓ **Seg: 10.1 GB GENERAL PURPOSE BUILDING**
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
Class: 6 Roof Style: GABLE
Area: 3168 Eff: 3168 Flooring: CONC
Dimens: 132 x 24 Plumbing: BATH6 Electrical: 220V % Comp: _____
Found: Heat/AC: Bedrooms: 2010 Func: _____
Ex Wall: BEVEL;8FT Fireplace: Year: 1996 Eff: 1996 Value: 36,550
AddFactor1: Fo AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

R15430 052W31 00200 Prop Class: 581 Prop Code: A95B Fran: 29 Appr #: 29 Date: 4-21-21
 Situs Address 12223 RIVER RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner PEARMINE FARMS INC Pictom Sales Verif Other:

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: *Update Tru 36x90 GB moving from R15454*
FARM = Hops - orchards - Rice crops - grass seed - forest

✓ **Seg: 1.1 MA RESIDENTIAL**
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F;DSP;RNG Adj: RLCM5;R5+QLTY
 Class: 5 Roof Style:
 Area: 2360 Eff 2360 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: DBL-E Year: 1977 Eff: 1985 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 299,930
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 1.2 MA2 RESIDENTIAL**
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5+QLTY
 Class: 5 Roof Style:
 Area: 528 Eff 528 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1977 Eff: 1985 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 62,380
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 1.3 BSMTU RESIDENTIAL**
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5+QLTY
 Class: 5 Roof Style:
 Area: 1972 Eff 1972 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1977 Eff: 1985 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 107,200
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 11.1 MA RESIDENTIAL**
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3
 Class: 3 Roof Style:
 Area: 1008 Eff 1008 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: ST Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1930 Eff: 1960 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 88,620
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 11.2 ATTF RESIDENTIAL**
 Method: R05 Roof Cover: Int Comp: Adj: RLCM3
 Class: 3 Roof Style:
 Area: 294 Eff 294 Flooring:
 Dimens: x Plumbing: BATH.5 Electrical: Qty: _____
 Found: Heat/AC: ST Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1930 Eff: 1960 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 22,130
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 2.1 MA RESIDENTIAL**
 Method: R05 Roof Cover: COMP Int Comp: OVEN-D;CKTP-E;DW Adj: RLCM4
 Class: 4 Roof Style:
 Area: 1846 Eff 1846 Flooring:
 Dimens: x Plumbing: BATH.5 Electrical: Qty: _____
 Found: Heat/AC: HP Bedrooms: % Comp: _____
 Ex Wall: Fireplace: SGL-P;SGL-P Year: 1930 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 239,400
 Exc Code: Comment/Adj: L/S: _____

✓ **Seg: 2.2 MA2 RESIDENTIAL**
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof Style:
 Area: 1650 Eff 1650 Flooring:
 Dimens: 30 x 55 Plumbing: BATH2 Electrical: Qty: _____
 Found: Heat/AC: HP Bedrooms: 4 % Comp: _____
 Ex Wall: Fireplace: Year: 1930 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 152,470
 Exc Code: Comment/Adj: L/S: _____

R15430 052W31 00200
Situs Address 12223 RIVER RD NE
Owner PEARMINE FARMS INC

Prop Class: 581 Prop Code: A95B Fran: 29

Appr #: _____ Date: _____

TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Pictom Sales Verif Other: _____

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: _____

✓ **Seg: 3.1 GB GENERAL PURPOSE BUILDING**
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
Class: 5 Roof Style: GABLE
Area: 5250 Eff: 5250 Flooring: CONC
Dimens: 105 x 50 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex. Wall 16FT;BKENAM Fireplace: Year: Eff: 1990 Value: 38,500
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 4.1 LB LOFT BARN**
Method: F09 Roof Cover: METAL Int Comp: Adj: ~~FUNC~~;FLCMLS
Class: 4 Roof Style: GABLE
Area: 3200 Eff: 3200 Flooring: CONC
Dimens: 80 x 40 Plumbing: Electrical: 110V % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex. Wall 20FT;WOOD Fireplace: Year: Eff: 1980 Value: 9,420
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 5.1 LTL LEAN-TO**
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: Roof Style: SHED
Area: 4480 Eff: 4480 Flooring: CONC
Dimens: x Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex. Wall 20FT Fireplace: Year: Eff: 1985 Value: 5,850
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 6.1 MP MP**
Method: F09 Roof Cover: SHAKE Int Comp: Adj: FLCMCP
Class: 6 Roof Style: HIP
Area: 196 Eff: 196 Flooring: CONC
Dimens: 14 x 14 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex. Wall CBLOCK;8FT Fireplace: Year: 1970 Eff: 1970 Value: 1,590
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 7.1 MC METAL COMPONENT BUILDING**
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
Class: 5 Roof Style: GABLE
Area: 3000 Eff: 3000 Flooring: CONC
Dimens: 75 x 40 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex. Wall 14FT;BKENAM Fireplace: Year: Eff: 1985 Value: 28,670
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

✓ **Seg: 8.1 MP MULTI/MISC PURPOSE BUILDING**
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMCP
Class: 4 Roof Style: GABLE
Area: 432 Eff: 432 Flooring: CONC
Dimens: 24 x 18 Plumbing: Electrical: % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex. Wall WOOD;8FT Fireplace: Year: Eff: 1985 Value: 2,420
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

~~**Seg: 9.1 MP MULTI/MISC PURPOSE BUILDING**
Method: F Roof Cover: METAL Int Comp: Adj: _____
Class: Roof Style: SHED
Area: 192 Eff: 192 Flooring: CONC
Dimens: 16 x 12 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex. Wall 8FT Fireplace: Year: Eff: 1970 Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: **DELETE** L/S: _____~~

R15430 052W31 00200 Prop Class: 581 Prop Code: A95B Fran: 29 Appr #: 29 Date: 4-2-21

Situs Address 12223 RIVER RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner PEARMINE FARMS INC Pictom Sales Verif Other: _____

RMV Land: 7,138,560 RMV Imps: 1,365,150 RMV Total: 8,503,710 M50 Total: 1,560,810 For: 2021-2022

Notes: _____

✓ Seg: 10.2 OFF GENERAL PURPOSE BUILDING

Method: F09 Roof Cover: Int Comp: Adj: FLCM
Class: Roof Style:
Area: 528 Eff: 528 Flooring:
Dimens: 22 x 24 Plumbing: Electrical: % Comp: ✓
Found: Heat/AC: Bedrooms: Func:
Ex. Wall Fireplace: Year: 1996 Eff: 1996 Value: 9,960
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: In GB L/S:

✓ Seg: 11.3 DGU RESIDENTIAL

Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM2
Class: 2 Roof Style: GABLE
Area: 468 Eff: 468 Flooring: DIRT
Dimens: 26 x 18 Plumbing: Electrical: % Comp: ✓
Found: FRAME Heat/AC: Bedrooms: Func:
Ex. Wall WOOD;8FT Fireplace: Year: 1930 Eff: 1950 Value: 17,860
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

✓ Seg: 12.1 LTH LTH

Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: Roof Style: SHED
Area: 1800 Eff: 1800 Flooring:
Dimens: 75 x 24 Plumbing: Electrical: % Comp: ✓
Found: POST Heat/AC: Bedrooms: Func:
Ex. Wall 18FT Fireplace: Year: 1980 Eff: 1980 Value: 2,610
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

✓ Seg: 13.1 HC HC

Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMFP
Class: 4-5 Roof Style: GABLE
Area: 1440 Eff: 1440 Flooring: CONC
Dimens: 40 x 36 Plumbing: Electrical: % Comp: ✓
Found: POST Heat/AC: Bedrooms: Func:
Ex. Wall 14FT Fireplace: Year: 2006 Eff: 2006 Value: 14,730
AddFactor1: AddFactor2: AddFactor3:
Exc Code: To Comment/Adj: L/S:

✓ Seg: 14.1 GB GB

Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
Class: 5 Roof Style: SHED
Area: 720 Eff: 720 Flooring: CONC
Dimens: 36 x 20 Plumbing: Electrical: % Comp: ✓
Found: FRAME Heat/AC: Bedrooms: Func:
Ex. Wall 8FT;BKENAM Fireplace: Year: 2006 Eff: 2006 Value: 11,640
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

✓ Seg: 15.1 FLTKAG FLTKAG

Method: F Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 96 Eff: 96 Flooring: Plumbing: Electrical: % Comp: ✓
Dimens: 8 x 12 Heat/AC: Bedrooms: Func:
Found: Fireplace: Year: Eff: Value: 10,000
Ex. Wall AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

✓ Seg: 2.5 DGU RESIDENTIAL

Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 480 Eff: 480 Flooring: CONC
Dimens: 24 x 20 Plumbing: Electrical: % Comp: ✓
Found: FRAME Heat/AC: Bedrooms: Func:
Ex. Wall WOOD;8FT Fireplace: Year: 1940 Eff: 1980 Value: 36,620
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

- - Appraisal Land and Improvement Information - -
 Property ID: R15430 (Real Estate) 052W31 00200
 Neighborhood : NOR.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	EFU HMSTD INCREMENT		\$46,000	\$4,000
L2	EFU HMSTD INCREMENT		\$46,000	\$4,000
L3	EFU HOMESITE	1.0000-AC	\$71,200	\$0
L4	EFU HOMESITE	1.0000-AC	\$51,200	\$0
L5	EFU NHSTD INCREMENT		\$34,000	\$4,000
L6	EFU NHSTD HOMESITE	1.0000-AC	\$11,200	\$0
L7	TWO BENCH IRR	128.9000-AC	\$1,566,780	\$130,000
L8	TWO BENCH DRY	209.9100-AC	\$2,349,940	\$171,300
L9	FOUR BENCH DRY	79.2 80.5000-AC	\$901,200	\$60,280
L10	WASTELAND	25.0000-AC	\$15,000	\$1,680
L11	DESIG FOREST FC0	75 97.5000-AC	\$1,091,510	\$32,800
Land Totals Lgl AC(544.81)		544.8100-AC	\$6,184,030	\$408,060

WETLANDS 48.8

L*-Create Land
 C*L-Copy Land

I*-Create Improvement
 C*I-Copy Improvement

R-Recalculate
 (.) More

Enter selection or <RET> to Exit: _____

Reg GIS indicates a maximum of 75 AC's Desig. Forest.
 WRA overlay shows 48.8 AC's wetland
 Four bench is how 79.2 AC's

Jr 29
 5-13-08

1976 25.⁰⁰
 +1.3

 26.8

1978- 22.5

Special Assessment Field Sheet

Acct #(s) R15430 Date 8-25-14 Appr # & initials JR 29

Farm/Forest use ALL OK

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE: Farm _____ # acres DFL/STF _____ # acres Other _____ # acres Change Prop.Code to:

Farm Use Issues (check and/or circle all that apply) | Forest Use Issues (check all that apply)

- No evidence of ANY farming activity
 Unable to determine type of farming
 Field full of: tall grass / tall weeds / blackberries
 Crop not harvested / left in field / un-harvestable
 No SALES of farm products or services
 Not "accepted farming practices" (describe at bottom)
 Personal-use garden
 Landscaping or recreational use:
 Debris in field (type?):
 Woodlot or Wasteland, owning no other farmland
 Pleasure horses or other "pet" animals
 Fencing: none / partial / broken / non-functional gates
 Insufficient livestock -- # & type observed:
 Orchard / vineyard issues: untended / unsprayed / overgrown / other:
 Woodlot issue(s):
 Xmas tree issues: uncultured / understocked / weedy / grassy / brushy / full of briars / dead or diseased / too large to be classified as Xmas trees / other:
 Use has changed to: Residential / Commercial / Industrial (describe):
 Other issue(s):
- Does not meet stocking requirements
 Less than required minimum acreage
 Trees not "free to grow"
 Timber harvested & not replanted
 Not adhering to Planting Plan
 H&B Forestland no longer VACANT
 Grown, harvested & sold as XMAS trees
 Predominant use not Forestry
 Other issue(s):
 Illness of farmer -- send request for "Doctor's Statement"
 Death of farmer

Action Items / Follow-up (check all that apply)

- Note above findings on Event & RETAG for (date?):
 Send INQUIRY letter w/these flyers:
 Send ROLLOVER letter (specify) w/these flyers:
 Send WARNING letter (effective for a disqualification next tax year) w/these flyers:
 Send INTENT TO DISQUALIFY letter (effective for the current tax year) [PAT LIAB or ADD TAX]
 Soil class changes needed *** see attached screen print(s) ***
 Homesite: add @ mkt / add @ spec asdd / delete (gone) / chg to mkt / chg to spec asdd
 OSD: add @ mkt / add @ spec asdd / delete (gone) / chg to mkt / chg to spec asdd
 Pictures have been taken Tag Building Permit screen for:

Appraiser's notes: Rsv crops, orchards, Forest.

FOLLOWUP

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: _____

Pictures have been taken Note above findings on Event & RETAG for (date?): _____

Send letter (specify type -- see front for choices): _____

Other action items for Clerk (please describe): _____

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: _____

Pictures have been taken Note above findings on Event & RETAG for (date?): _____

Send letter (specify type -- see front for choices): _____

Other action items for Clerk (please describe): _____

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: _____

Pictures have been taken Note above findings on Event & RETAG for (date?): _____

Send letter (specify type -- see front for choices): _____

Other action items for Clerk (please describe): _____

Work Order Processing Form

Page 2 of 2

Acct #: R15430 Map/Tax: 052W31 00200

Year 21 - 22

Log #(s) Involved: 202021-9633 TRANSACTION 146931

Remarks: (* soil class change) AC CORRECTION PRIOR TO WORK ORDER NEW BEGINNING R15230 32.73AC

LLA ADJ R15230 GIVES 27.85 AC TO R15430

NEW TOTAL: R15230 4.88 AC R15430 572.66 AC

Account Details

Zone: EFU Prop Class: 551 Nbhd Code: NOR.RUR Franchise Area: 29

Code Area: 00100030 Prop Code: A94E Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
<u>SEE ATTACHED</u>					

Total Acres: _____

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>NO CHANGE</u>					

Values

Land: 83710 Imp: _____ MAV: 882,000 Exception Code: LLA

Completed By: WENDY VITALE 06 Date: 7/14/2021

Reviewed By: WV06 Date: 7/14/2021 / Clerk: Chris Date: 8/6/21

76

R15430 MA-DG rear

CYCLE 4-20-21



R15430 MA 2360sf

CYCLE 4-20-21



R15430 MA 1846sf

CYCLE 4-20-21



R15430 GB6 132x24

CYCLE 4-20-21



R15430 GB 105x50

CYCLE 4-20-21



R15430 MC 75x40

CYCLE 4-20-21



R15430 DC 30x22

CYCLE 4-20-21



R15430 DGU 24x20

CYCLE 4-20-21



M128325 Break Room

CYCLE 4-20-21



R15430 MA 1080sf

CYCLE 4-20-21



R15430 HC4 24x20

CYCLE 4-20-21



R15430 LB LTL

CYCLE 4-20-21





R15430 052W3

R15430 052W31 00200 10/22/09 2251 Matheny

rear



R15430 052W31 00200 10/22/09 2251 Matheny



R15430 052W31 00200 10/22/09 12223 River Rd.



R15430 052W31 00200 10/22/09 12223 River Rd.



R15430 052W31 00200 10/22/09 12223 River Rd.



R15430 052W31 00200 10/22/09



R15430 052W31 00200 10/22/09



JS (29) 6/8/07 R15430 052W31 00200
12223 River Rd. House #2



JS (29) 6/8/07 R15430 052W31 00200
2253 Matheny House #1



JS (29) 6/8/07 R15430

052W31 00200

368) Matheny

House #3

6 W E



JS (29) 6/8/07 R15430

052W31 00200

MP5



- 606 - 132 x 24

JS (29) 6/8/07 R15430

052W31 00200



MP 20x36 HC 36x40

5-16-07



JS (29) 6/8/07 R15430 052W31 00200
MC - LTH - CB & LTH



JS (29) 6/8/07 R15430 052W31 00200

MC-5 105 X 50







COMBUSTIBLE
NO SMOKING
STOP YOUR MOTOR

1993

UNLEADED

DIESEL

STOP
CONTROL

12 6'95



12 6 '95





12 5 '95







12 6 '95