

Summary

Lead Appr: _____ Clerk: **Chris 10/20/23** Lead Clerk: _____ Appr: _____

Acct ID: 515451 MTL: 053W36A000200 Date: **5/24/23** Appr: **CWO/JS** Prop Class: 581 RMV Prop Class: 581
Situs: 2591 MATHENY RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 41195 Year: 2023

Last Date Appraised: 03/20/2020 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 **0** CB TTO INSP AV: 279876
RMV Land: 655140 RMV Imp: 170550 RMV Total: 825690 MAV: 148840 MSAV: 131036 SAV: 332246
Comment:

Notations

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

OK Row CROPS

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	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: 6500	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 100030					
Site: 2	Code Area: 01600	Size: 67.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 504560	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100030					
Site: 3	Code Area: 01600	Size: 24.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WRP	Value Source: Wetland Reserve Program	Description: WETLAND RESERVE PROGRAM	RMV: 4680	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 14115: CORRECTED LAND TYPE FROM WETLANDS TO WRP, COMBINED LIKE SEGGS//00-01; UPDATED MARKET VALUE					
Site: 4	Code Area: 01600	Size: 7.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: DFLC	Value Source: Designated Forest Land	Description: DESIG FOREST FC0	RMV: 49400	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1978 / 100030					

See below

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 132	Year Blt: 1910	Eff Year Blt: 1940	Sq.Ft: 1382	% Complete: 100
Desc:	Multi Story above grade	Dimensions:	RMV: 117670			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	982	1	FB-1	1910	1940	BATH - 1, KIT-, ROOF, HVAC	Y N
Attic	3	Finished	400	2	0	1910	1940	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	256	1940	3604	1	Y N
ENCLOSED PORCH	3	192	1940	3686	1	Y N
ROOF EXTENSION OR PATIO COVER	3	256	1940	4751	1	Y N

Bldg: 3	Code Area: 01600	Stat Class: 111	Year Blt: 1901	Eff Year Blt: 1930	Sq.Ft: 720	% Complete: 100
Desc:	One Story Only	Dimensions:	RMV: 41240			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	1	Finished	720	2	FB-1	1901	1930	BATH - 1, KIT-, ROOF, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	1	224	1930	3833	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 816 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 34x24 RMV: 11640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

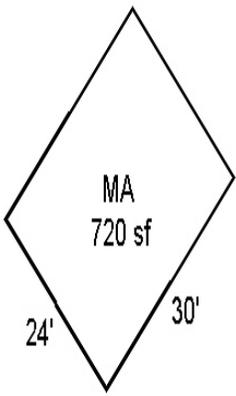
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	816	0	0	2004	2004	FAIR	

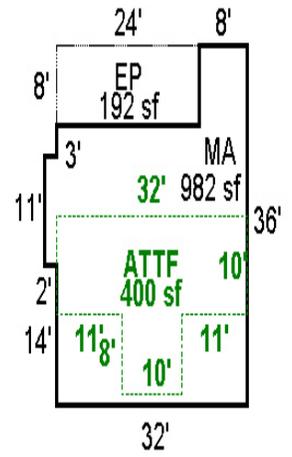
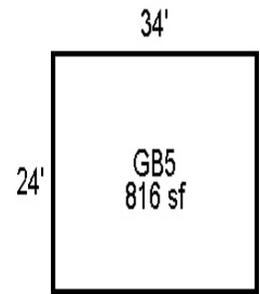
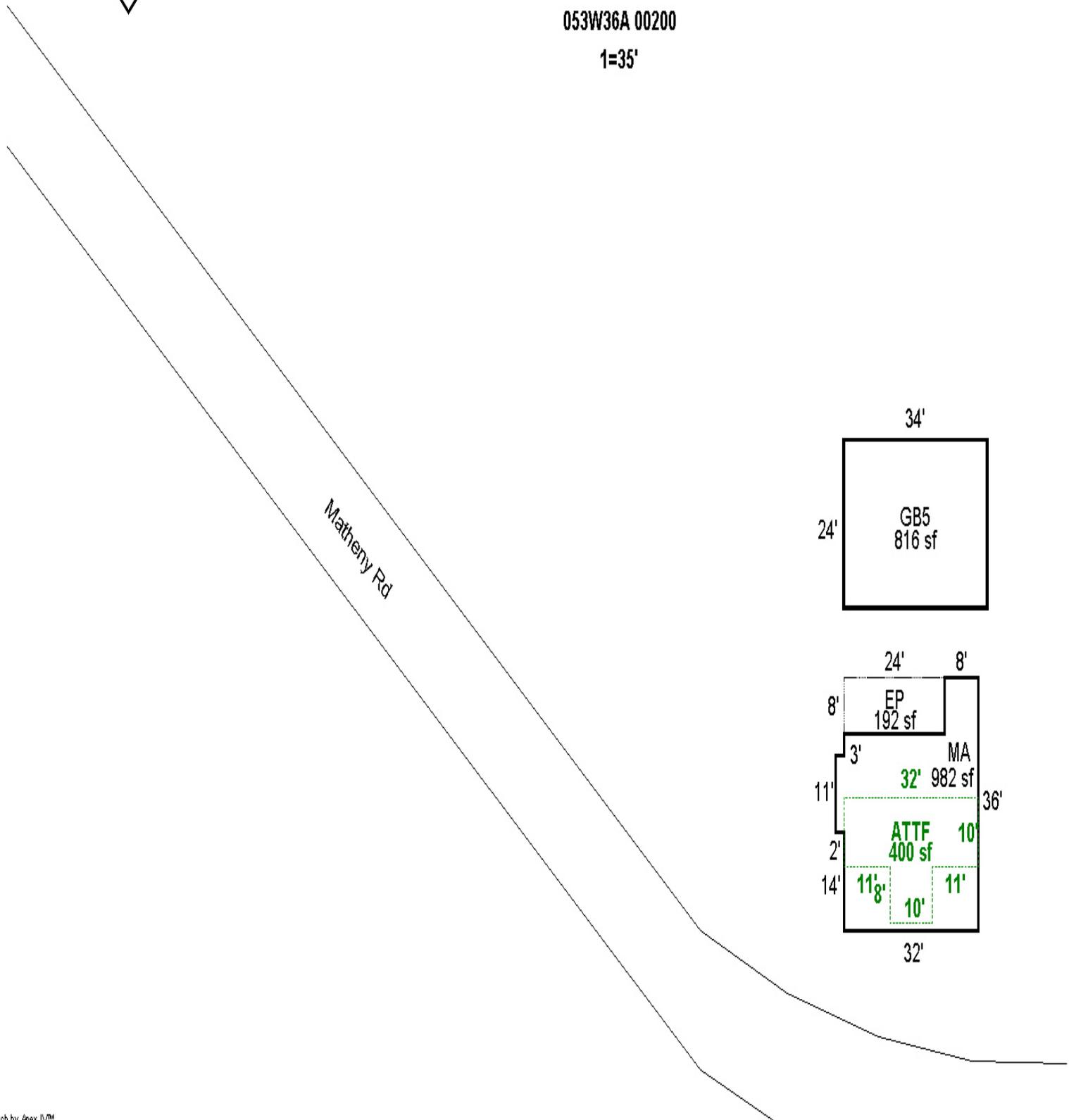
Accessories

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

(2009) 1.00 Homesite 2B1
 (1978) 5.85 Farm 2BD
 61.15 Farm 2B1
 0.50 Farm 4B1
 1.50 DFLF
 6.10 DFLD
 24.00 WRP Waste



R15451
053W36A 00200
1=35'



R 15451

36A 053W
053W-36A -00200
502 (581) 0-4A A93A
PEARMINE FARMS INC

44744-000
001-00-03-0

100.10 ACRES
ANNEXATION NO 92-689

2591 MATHENY RD NE
V0071P1900RD V0080P0603RD 07/18/95

7

BUILDING DIAGRAM AND OUTBUILDINGS

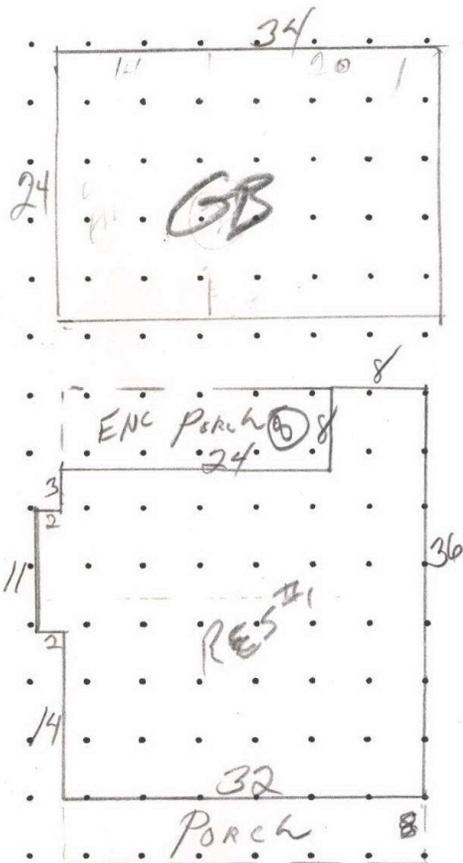
ACCT. NO.

~~R1544~~ ~~44744 000~~ 15451

MAP NO.

36-5-3W

N



2591 MATHENY RD. N.E. GERVAIS

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
6-29-88	Allan	<u>OVER</u>
12-6-95	BR	
3-20-20	Geo	

BUILDING DIAGRAM AND OUTBUILDINGS

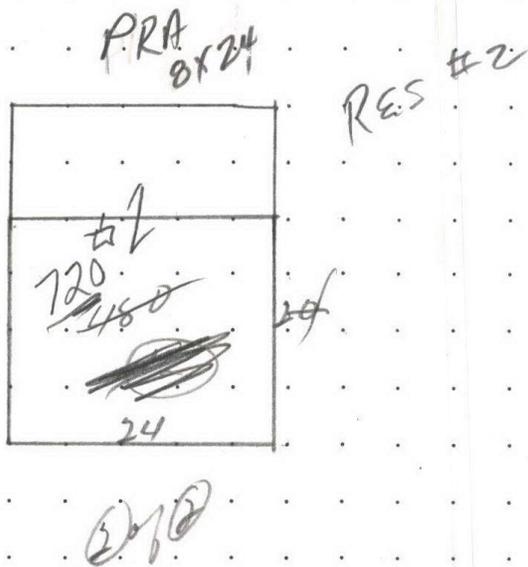
ACCT. NO.

3638

R15451

MAP NO.

36-5-3W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
9-24-69	BIH	24x30'
6-29-88	Allen	
12-6-95	82	
3-20-2020	610	CYCLE

6469
1851
~~1888~~
28
186
121
1043



SKETCH/AREA TABLE ADDENDUM

Parcel No 053W36A 00200

File No R15451

SUBJECT

Property Address 2591 Matheny Rd NE

City Gervais

State OR

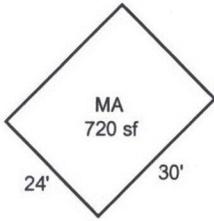
Zip 97026

Owner

Client

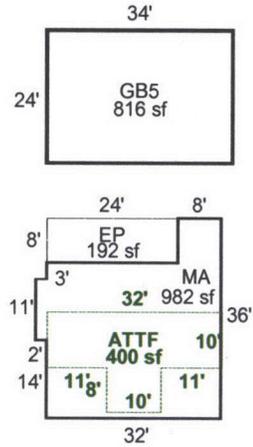
Appraiser Name

IMPROVEMENTS SKETCH



R15451
053W36A 00200
1=35'

Matheny Rd



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

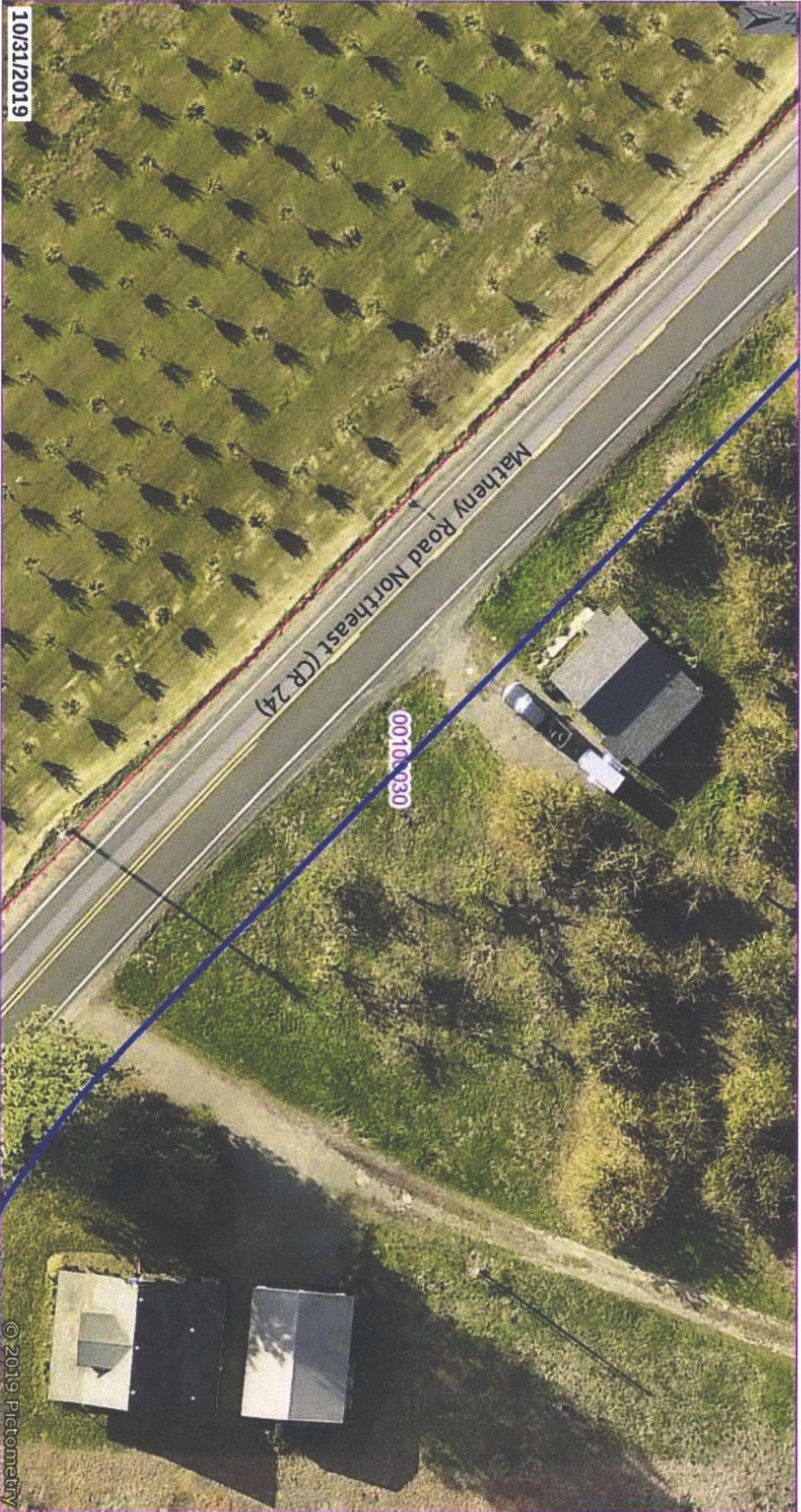
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	982	140	
	MA	1.00	720	108	1702
GLA2	ATTF	1.00	400	100	400
GBA1	GB5	1.00	816	116	816
P/P	EP	1.00	192	64	192
<p>Net LIVABLE Area (Rounded w/ Factors) 2102</p> <p>Net BUILDING Area (Rounded w/ Factors) 816</p>					

Comment Table 1

Apex by RW 07/16/08

Comment Table 2

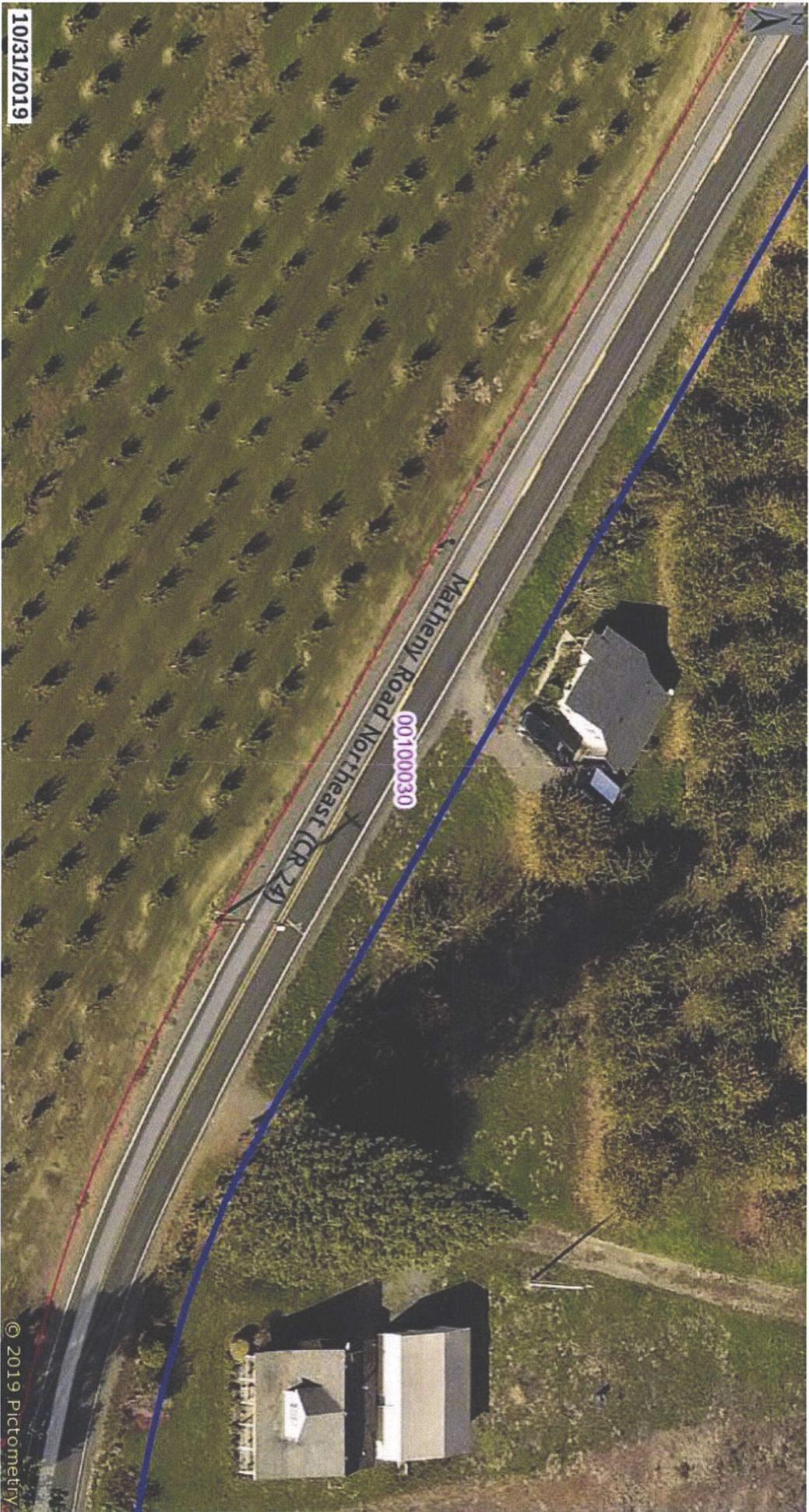
Comment Table 3



10/31/2019

00100030

© 2019 Pictometry



10/31/2019

© 2019 Pictometry

R15451 053W36A 00200 Prop Class: 581 Prop Code: A93A Fran: 29 Appr #: 10 Date: 3-20-2020

Situs Address 2591 MATHENY RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner PEARMINE FARMS INC Pictom Other: _____

RMV Land: 1,237,260 RMV Imps: 131,880 RMV Total: 1,369,140 M50 Total: 249,350 For: 2020-2021

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3
 Class: 3 Roof Style:
 Area: 982 Eff 982 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1910 Eff: 1940 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 69,210
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 ATTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM3
 Class: 3 Roof Style:
 Area: 400 Eff 400 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1910 Eff: 1940 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 21,450
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MA RESIDENTIAL
 Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM1
 Class: 1 Roof Style:
 Area: 720 Eff 720 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1901 Eff: 1930 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 32,700
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 EP RESIDENTIAL
 Method: ~~R05~~ ³ Roof Cover: COMP Int Comp: Adj:
 Class: ~~3~~ ³ Roof Style: SHD
 Area: 192 Eff: 192 Flooring:
 Dimens: 24 x 8 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1940 RMV: 1,920
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: Access One L/S: _____

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
 Class: 5 Roof Style: GABLE
 Area: 816 Eff: 816 Flooring: CONC
 Dimens: 34 x 24 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: 2004 Func: _____
 Ex Wall: PLYWD;10FT Fireplace: Year: Eff: 1990 Value: 6,600
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R15451 053W36A 00200 Prop Class: 581 Prop Code: A93A Fran: 29 Appr #: _____ Date: _____

Situs Address 2591 MATHENY RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner PEARMINE FARMS INC Pictom Other: _____

RMV Land: 1,237,260 RMV Imps: 131,880 RMV Total: 1,369,140 M50 Total: 249,350 For: 2020-2021

Notes: _____

Segment				Land
	<i>w/seg mt 1.1</i>		<i>w/seg 3.1</i>	
Segment	<i>PW</i>	<i>PRA</i>	<i>PRA</i>	
Class	<i>8x32 256</i>	<i>8x32 256</i>	<i>8x28 224</i>	
Dim/Size				
Foundation				
Exter Wall				
Wall Height				
Inter Finish				
Roof Cover				
Roof Style				
Flooring				
Plumbing				
Electric				
Misc.				
Yr Blt				
Eff Yr	<i>1940</i>	<i>1940</i>	<i>1930</i>	
Cond.				
% Good				
% Comp				
Lump Sum				
Except.Code	<i>1/0</i>	<i>1/0</i>	<i>1/0</i>	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM HOMESITE	008N	1.00		
2	TWO BENCH IRR	008NGI	67.50		
3	WETLAND RESERVE PROGR	WASTE	24.00		
4	DESIG FOREST FC0	008N	7.60		
5	FARM OSD	OSDA.RUR	0.00		
6	FARM OSD	OSDA.RUR	0.00		

Eff Acres 800.34 Companion Accounts R15454 R15453 052W31A 01300
 R15452 R15444
 R15430 R15445
 R15236

Zone: EFU

Routing Slip

Date: *11/24/20* Clerk: *Chun* Clerk Comments: *Assumed EYB on 8x28 PRA*

ORCHARD + PLOWED FIELD

Appraiser Response: *E10 12/16/2020*

Return to appraiser after input Review by lead appraiser _____

R15451 053W36A 00200 Appr #: _____ Date _____ Prop Class 581 Prop Code A92A
 Situs Address 2591 MATHENY RD NE Franchise Code 29 Year For: 2008-2009
 Owner PEARMINE FARMS INC
 Notes: _____

RMV Land: 1,108,020 RMV Imp: 90,200 RMV Total: 1,198,220

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	EFU NHSTD INCREMENT	OSDA.RUR	0		
2	EFU NHSTD INCREMENT	OSDA.RUR	0		
3	EFU NHSTD HOMESITE	008N	1		
4	TWO BENCH IRR	008NI	70		
5	WASTELAND	WASTE	16.5		
6	DESIG FOREST FC0	008N	12.6		

Eff Acres

Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

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

Data entry reviewed by/comments _____

Appraiser response _____

Reviewed by lead appraiser/comments _____

- - Appraisal Land and Improvement Information - -
Property ID: R15451 (Real Estate) 053W36A 00200

Neighborhood : NOR.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	EFU NHSTD INCREMENT		\$34,000	\$4,000
L2	EFU NHSTD INCREMENT		\$34,000	\$4,000
L3	EFU NHSTD HOMESITE	1.0000-AC	\$11,980	\$0
L4	TWO BENCH IRR ⁷⁶	70.0000 ^{67.5} AC	\$894,250	\$70,590
L5	WETLAND	16.5000 AC	\$9,900	\$1,100
L6	DESIG FOREST FC018 ⁷⁶	12.6000 ^{7.6} AC	\$150,890	\$4,240
Land Totals Lgl AC(100.1)		100.1000-AC	\$1,135,020	\$83,930
<i>Wetlands</i>		<i>24 AC</i>		

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		3	\$59,710
I2	GENERAL PURPOSE BUILDING	F		1	\$7,460

Enter 'C' To Display Remaining Improvements

L*-Create Land
C*L-Copy Land

I*-Create Improvement
C*I-Copy Improvement

R-Recalculate
(.) More

Enter selection or <RET> to Exit: _____

*Reg 6FS indicates 7.6 AC's Designated Forest
WRP overlay shows 24 AC's wetland.
Two bench is 67.5 AC's.*

*Jc 29
5-13-08*

*WETLANDS 76 19
WETLANDS 78 5*

Special Assessment Field Sheet

Acct #(s) R15451 Date 8-25-14 Appr # & initials J 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)

- 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): _____

Forest Use Issues (check all that apply)

- 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 assd / delete (gone) / chg to mkt / chg to spec assd
- OSD: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- Pictures have been taken
- Tag Building Permit screen for: _____

Appraiser's notes: scrub-d, row crop, 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): _____





12 6 '95



12 8 '95