

Acct ID: 518177 MTL: 062W020000200 Date: **7.11.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 11387 DUCK INN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43496 Year: 2024

Last Date Appraised: 03/20/2014 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info:

Owner: KALUGIN, PETR & KALUGIN, EUGINIA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **(3)** 4 LCB TTO INSP AV: 160918
 RMV Land: 727000 RMV Imp: 157080 RMV Total: 884080 MAV: 113880 MSAV: 47038 SAV: 137242

Comment:

Upd Apex, Add Existing MP **Input, JJS, 7.17.24**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 31350	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 100030					
Site: 3	Code Area: 01600	Size: 18.05 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 650650	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1976 / 100030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 131	Year Blt: 1972	Eff Year Blt: 1972	Sq.Ft: 1540	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 153860
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	1540	3	FB-1/ HB-1	1972	1972	KIT-, ROOF, HVAC, BTH - 1, BATH - 1	Y N
Garage Attached	3	Low Cost	484	0	0	1972	1972	ROOF	Y N

Accessories

473F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	396	1950	862	1	Y N
PATIO	3	176	1972	726	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 341	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 160	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 20x8	RMV: 1660
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
Multi-Purpose Bldg	5	Finished	160	0	0	1992	1992	FAIR	Y N

Accessories

No accessory data available

Bldg: 3	Code Area: 01600	Stat Class: 351	Year Blt: 1968	Eff Year Blt: 1968	Sq.Ft: 576	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 32x18	RMV: 1560
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
General Purpose Bldg	4	Finished	576	0	0	1968	1968	F	Y N

Accessories

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

341 MP 4 12x12 Fall 2016 Existing I/O



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W02 00200

File No R18177

SUBJECT

Property Address 11387 DUCK INN RD NE

City GERVAIS

State OR

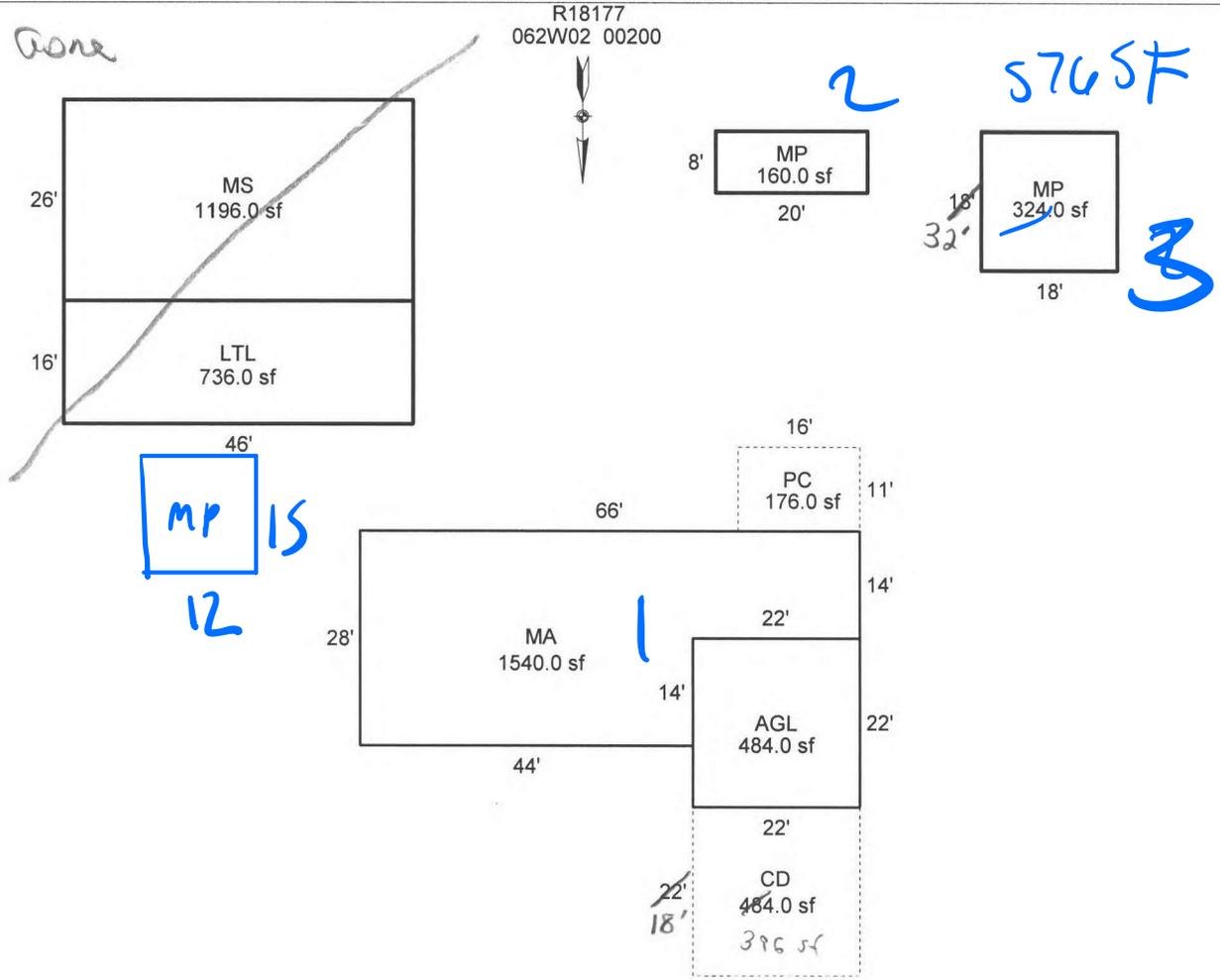
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	1540.0	188.0	1540.0	
GBA1	MS	1.00	1196.0	144.0		
	MP	1.00	160.0	56.0		
	LTL	1.00	736.0	124.0		
	MP	1.00	324.0	72.0		
GAR	AGL	1.00	484.0	88.0		2416.0
P/P	PC	1.00	176.0	54.0		484.0
	CD	1.00	484.0	88.0	660.0	

Comment Table 1

DRAWN BY AC 5/17/10

KH 90 3/20/2014

Comment Table 2

JSS 7.11.24

Comment Table 3

CYRIL LS

Net LIVABLE Area (rounded w/ factors) 1540
 Net BUILDING Area (rounded w/ factors) 2416