

Acct ID: 519436 MTL: 063W010000100 Date: **6.28.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 2731 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23197 Year: 2024
 Last Date Appraised: 04/15/2020 Appraiser: JORDAN SCHULTZ Retag: **N** Tag info:
 Owner: MASSEE FARMS BAYOU LLC Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 418059
 RMV Land: 1352670 RMV Imp: 175260 RMV Total: 1527930 MAV: 194670 MSAV: 242799 SAV: 721248
 Comment: LEVEL 3 4.15.20 WV06//

UPD Inv

INPUT, JJS, 7.1.24

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| MS | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | 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: 8930 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 2009 / 06-07: RECALC SETUP, APPR NO 32, 10/26/05 | | | | | | |
| Site: 2 | Code Area: 01600 | Size: 10.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BD | Value Source: Farm Use - EFU | Description: TWO BENCH DRY | RMV: 89380 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1976 / 100030 | | | | | | |
| Site: 3 | Code Area: 01600 | Size: 69.53 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | RMV: 649650 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1976 / 100030 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 40.0 TTL ACRES | | | | | | |
| Site: 4 | Code Area: 01600 | Size: 64.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4BI | Value Source: Farm Use - EFU | Description: FOUR BENCH IRR | RMV: 545980 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1976 / 100030 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 30.0 TTL ACRES | | | | | | |
| Site: 5 | Code Area: 01600 | Size: 18.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: WST | Value Source: Farm Use - EFU | Description: Rural WASTELAND | RMV: 4390 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 100030 | | | | | | |
| Site: 6 | Code Area: 01600 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | RMV: 9340 | Exception: Y | N | |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | Description: | | | |
| Comments: Liability year - 2009 / 09-10: MFS HAS BEEN DISMANTLED, REMOVE HOMESITE//00-01; ACCIDENTLY DELETED SECOND HOMESITE, REBUILT USING INFORMATION FROM OTHER HOMESITE - SS | | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 01600 | Stat Class: 132 | Year Blt: 1954 | Eff Year Blt: 1954 | Sq.Ft: 2136 | % Complete: 100 |
| Desc: Multi Story above grade | Dimensions: | RMV: 158710 | | | | |
| 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 | 1396 | 2 | FB-1 | 1954 | 1954 | KIT-, HVAC, FP - 1, ROOF, BATH - 1 | Y N |
| Attic | 3 | Finished | 596 | 1 | FB-1 | 1954 | 1954 | BATH - 1, HVAC | Y N |
| Carport Attached | 3 | Unfinished | 440 | 0 | 0 | 1973 | 1973 | ROOF | Y N |
| Lean-to Light Duty | 3 | Finished | 144 | 0 | 0 | 2010 | 2010 | CONV ERROR MOVE TO OWN STAT, REALLOCATE, GONE | Y N |

Accessories

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

Y13A

Improvements - Accessory Buildings

| | | | | | | |
|--------------------------------------|-------------------|-----------------|-----------|---------------|------------|-----------------|
| Bldg: 2 | Code Area: 01600 | Stat Class: 301 | Year Blt: | Eff Year Blt: | Sq.Ft: 140 | % Complete: 100 |
| Desc: Accessory Improvements & Misc. | Dimensions: 14x10 | 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 |
|------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Pump House | 0 | Finished | 140 | 0 | 0 | 0 | 0 | Exception: Y N |

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 2480 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 80x31 RMV: 7870
 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|---------------------|
| Machine Shed | 5 | Finished | 2480 | 0 | 0 | 1984 | 1984 | FAIR Exception: Y N |

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 353 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1860 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 62x30 RMV: 5490
 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|---------------------|
| Machine Shed | 5 | Finished | 1860 | 0 | 0 | 1970 | 1970 | 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: 354 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1000
 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 | 5 | Finished | 1120 | 0 | 0 | 1984 | 1984 | Exception: Y N |

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 672 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 2190
 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 | 4 | Finished | 672 | 0 | 0 | 1970 | 1970 | FAIR Exception: Y N |

Accessories

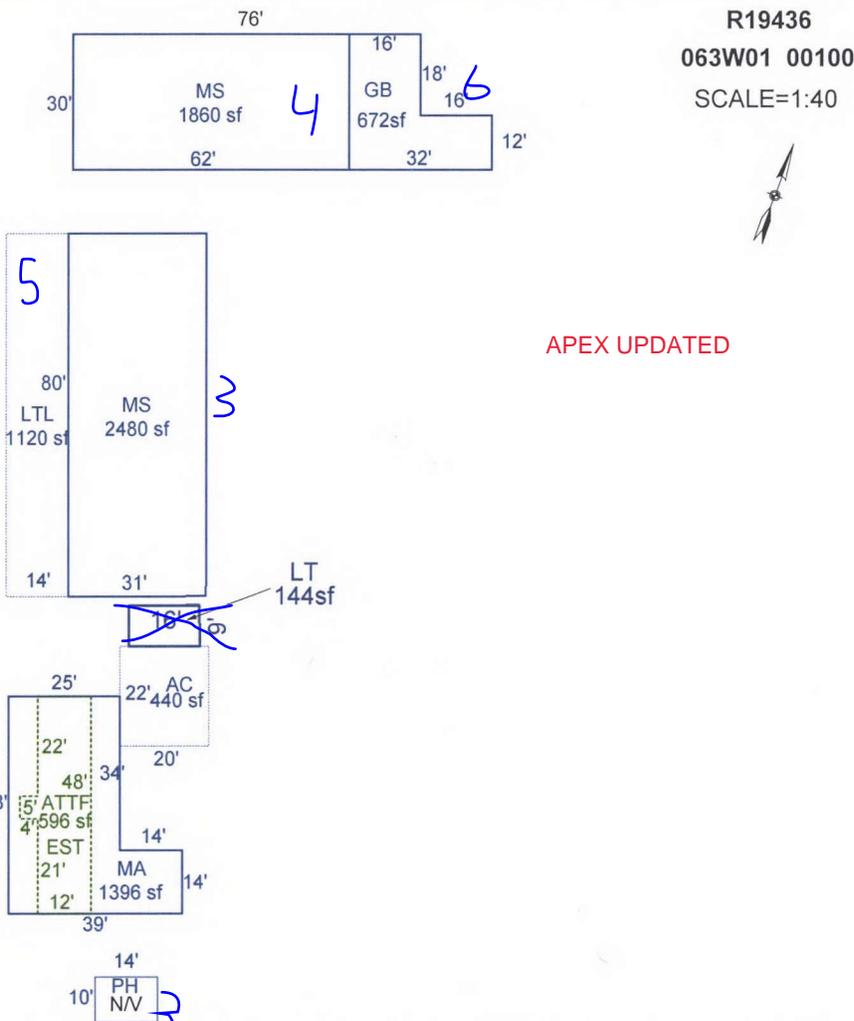
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/APEX TABLE ADDENDUM

SUBJECT INFO

File No.: R19436 Parcel No.: 063W01 00100
 Property Address: 2731 WACONDA RD NE
 City: GERVAIS County: MARION State: OR 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 | MS | 1 | 2480 | 222 | |
| | MS | 1 | 1860 | 184 | |
| | LTL | 1 | 1120 | 188 | |
| | GB | 1 | 672 | 124 | |
| | LT | 1 | 144 | 50 | 6276 |
| GLA1 | MA | 1 | 1396 | 174 | 1396 |
| GLA2 | ATTF | 1 | 596 | 128 | 596 |
| GAR | AC | 1 | 440 | 84 | 440 |
| | Net LIVABLE | cnt | 2 (rounded) | | 1,992 |
| | Net BUILDING | cnt | 5 (rounded) | | 6,276 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/16/17
 UPD BY PHU 07.06.20

COMMENT TABLE 2

04.16.20 WV #06: CYCLE;

JJS 6.29.24

COMMENT TABLE 3

Cycle L3