

Acct ID: 515311 MTL: 052W35B000800 Date: **10/13/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 7625 CHECKERBOARD CT NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43972 Year: 2024
 Last Date Appraised: 05/27/2020 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2025 - Tags/Permit (Alt Energy System)
 Owner: OZEROV, ANDREY & OZEROV, ALINA Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 305695
 RMV Land: 269580 RMV Imp: 477150 RMV Total: 746730 MAV: 236800 MSAV: 68895 SAV: 173765
 Comment:

Notations

Add Solar, upd Inv

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	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: 2B1	Value Source: Farm Homesite	Description:	RMV: 166790	Exception: Y	N	
Adjustment(s): IRR 6Soil	Fire Patrol:	Description:				
Comments: Liability year - 2020 / 20-21: APPROVED FOR FARM USE, REMOVE TOPO ADJ PER #29 / 16-17: PER #29 ADD OSD FOR NEW RES// 14-15 SV'S UPDATED TO IMPROVED LS BASED ON LISTING. JS #29 2-24-15/\06-07: RECALC SETUP, APPR NO 36, 8/22/05.						
Site: 3	Code Area: 01600	Size: 0.33 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR HILL IRR	RMV: 57790	Exception: Y	N	
Adjustment(s): IRR	Fire Patrol:	Description:				
Comments: Liability year - 2020						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 141 +	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 2151	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 461890				
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	4 +	Finished	2151	4	FB-2	2015	2015	BATH - 2, KIT-, HVAC	Y N
Garage Attached	4	Finished	484	0	0	2015	2015	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
PATIO	4	4000	2015	21120	1	Y N
YARD IMPROVEMENTS FAIR	4	1	2015	16070	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 341	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 180	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 18x10	RMV: 4310				
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	180	0	0	2017	2017	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 560	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 40x14	RMV: 6840				
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	560	0	0	2018	2018	<i>Fair</i>	Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 356 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 432 % Complete: 100
 Desc: Lean-to Excellent (LTE) Dimensions: 24x18 RMV: 4110
 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 Excellent	4	Finished	432	0	0	2017	2017	Exception: Y N

Accessories

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

ops Solar \$2015 2024 New



New
Solar

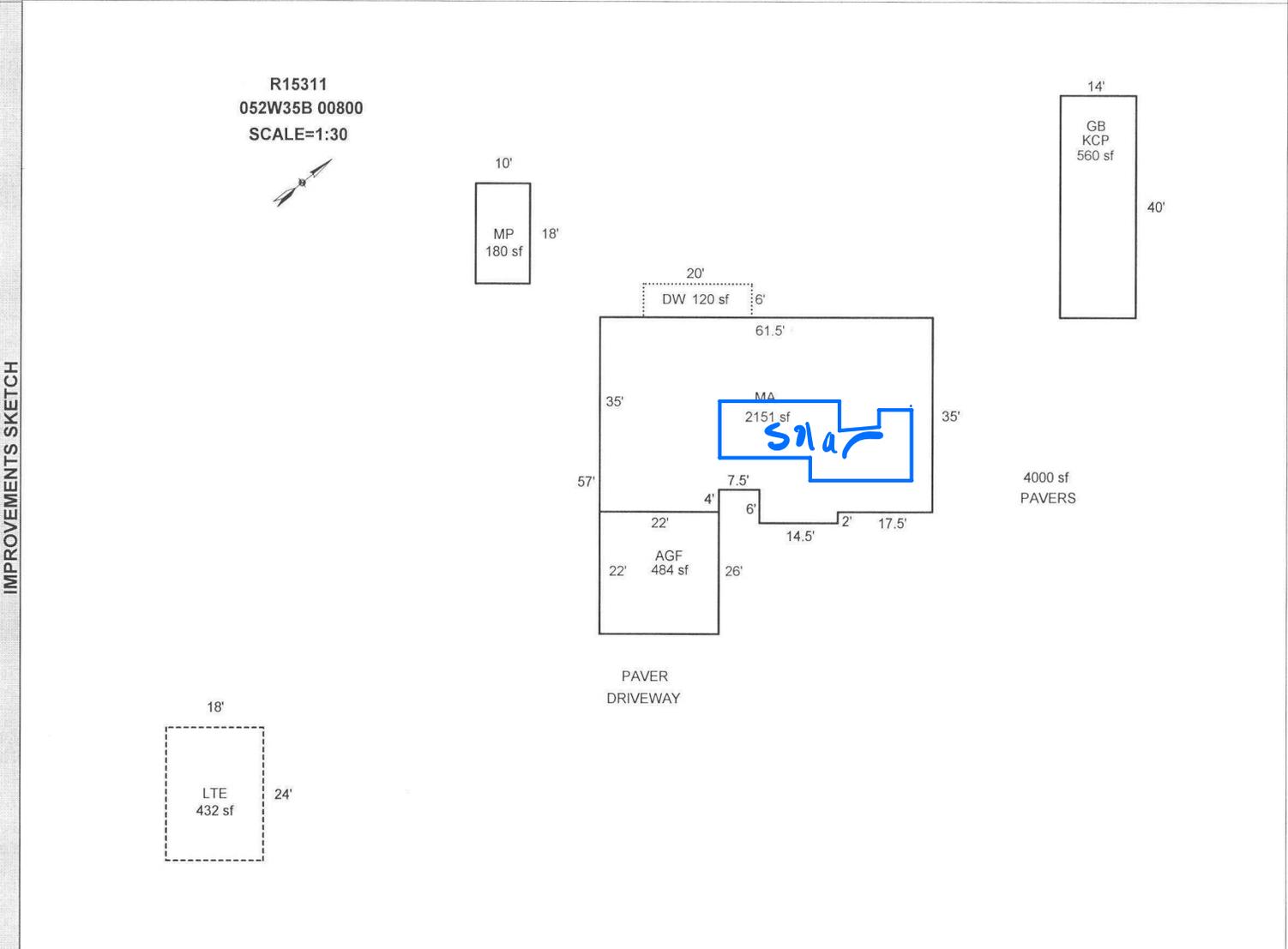


SKETCH/AREA TABLE ADDENDUM

Parcel No 052W35B 00800

File No R15311

SUBJECT	Property Address 7625 CHECKERBOARD CT NE
	City GERVAIS County MARION State OR Zip 97026
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	2151.50	205.0	2151.50
	MP	MP	1.00	180.00	56.0	180.00
	GB	GB	1.00	560.00	108.0	560.00
LT	LTE	1.00	432.00	84.0	432.00	
GAR	AGF	1.00	484.00	88.0	484.00	
YI	DW	1.00	120.00	52.0	120.00	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Net LIVABLE Area (rounded w/ factors) 2152</p> <p>Net BUILDING Area (rounded w/ factors) 1172</p> </div> <div style="width: 35%;"> <p style="text-align: center;">Comment Table 1</p> <p style="font-size: small;">DRAWN BY SRAGSDALE 4/9/15 UPDATED BY JRONDEMA 3/9/16 Updated by CWO 11/4/20</p> <hr/> <p style="text-align: center;">Comment Table 2 Comment Table 3</p> <p style="font-size: large; color: blue; text-align: center;">JSS 10.3.24 Tays L2</p> </div> </div>						