

Acct ID: 514538 MTL: 052W030000500 Date: 1/15/25 Appr: JJS Prop Class: 641 RMV Prop Class: 401  
 Situs: 6589 STATE HWY 219 NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 88111 Year: 2024  
 Last Date Appraised: 01/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)  
 Owner: PIATKOFF, AFANASY & PIATKOFF, NANCY Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 356461  
 RMV Land: 429510 RMV Imp: 374760 RMV Total: 804270 MAV: 279320 MSAV: 2541 SAV: 4749  
 Comment: 24-25 L2 1.26.24 JJS  
 LEVEL 4 5-5-20 NM35

Notations

MA up to 100%

RP/MS Code Description TAGGED FOR 5/1/26 TO CHECK FOR FOREST REPLANT  
 RP DFL DESIGNATED FORESTLAND Chris 3/6/25 already spoke to owner tagged for 5/1/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	03600	0

Land

Site: 2	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Market Homesite	Description: FOUR BENCH DRY	RMV: 72700	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:						
Site: 3	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 72700	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1990 / 10300030					
Site: 4	Code Area: 03600	Size: 2.99 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLB	Value Source: Designated Forest Land	Description: DFL Class B	RMV: 239110	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1990 / 10300030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 142	Year Blt: 1980	Eff Year Blt: 1990	Sq.Ft: 3274	% Complete: 55
Desc:	Multi Story above grade	Dimensions:	RMV: 221320			
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	1736	2	FB-2	1980	1990	BATH - 2, KIT-, HVAC+, FP - 1, ROOF	Y N
First Floor	4	Finished	750	0	0	1980	1990		Y N
Attic	4	Finished	788	0	FB-1	1980	1990	BATH - 1, HVAC+	Y N
Garage Attached	4	Low Cost	594	0	0	1980	1990	ROOF	Y N
Garage Attached	4	Low Cost	336	0	0	1980	1990		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1990	12834	1

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 352	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3200	% Complete: 100
Desc:	Utility Building (UB)	Dimensions: 80x40	RMV: 149220			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 72550	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Utility Building	6	Finished	3200	0	FB-1/ HB-1	2023	2023	BATH - 1, AVG, LOFTU, EXCLT, BTH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
FINISHED OFFICE IN A FARM BUILDING	6	800	2023	27000	0

Bldg: 3	Code Area: 03600	Stat Class: 341	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 216	% Complete: 100
Desc:	Multi Purpose Shed (MP)	Dimensions: 18x12	RMV: 4220			

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 2050

Adjust:

Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	216	0	0	2016	2016	FAIR	

**Accessories**

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



MA up to 100%.

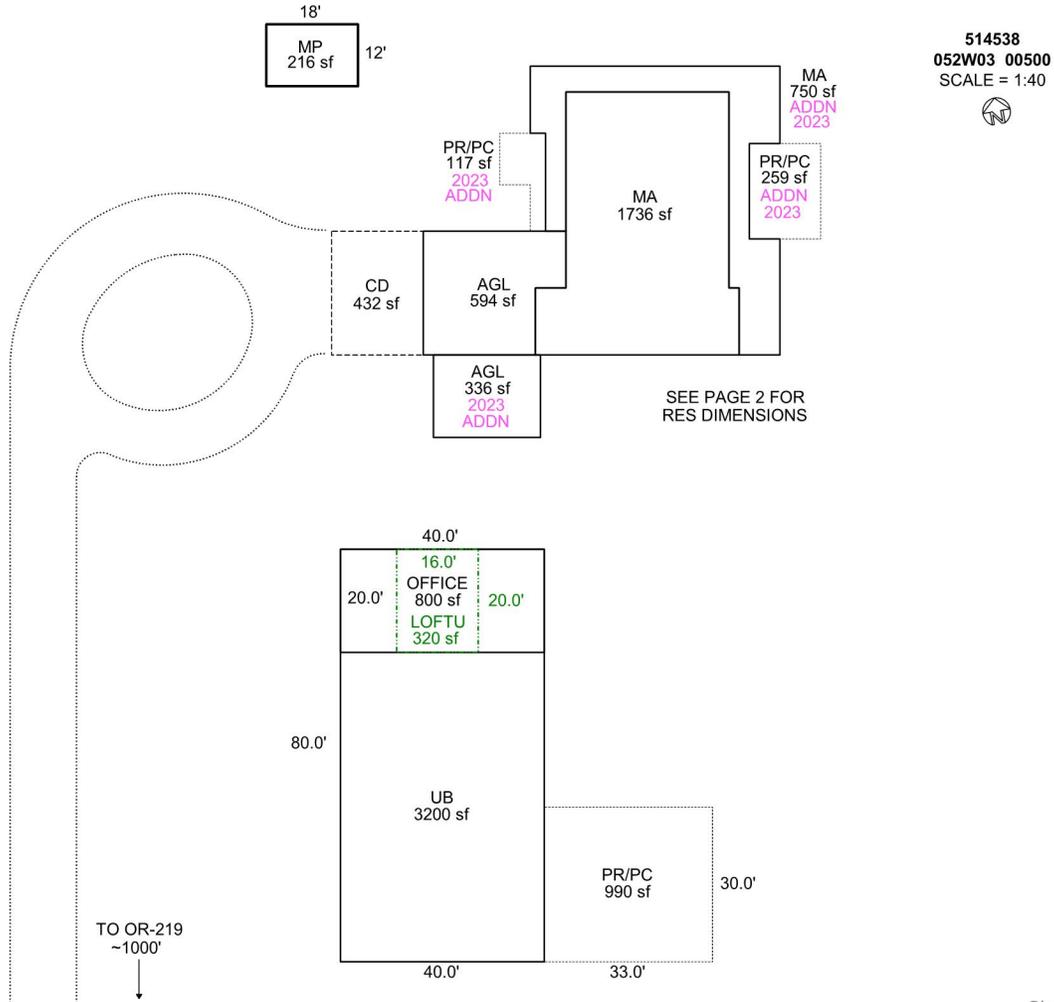


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514538 Parcel No.: 052W03 00500  
 Property Address: 6589 STATE HWY 219 NE  
 City: GERVAIS County: MARION State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	216.0	60.0	
	OFFICE	1.0	800.0	120.0	1016.0
GBA2	LOFTU	1.0	320.0	72.0	320.0
GLA1	MA	1.0	1736.0	182.0	
	MA	1.0	750.0	276.0	2486.0
GAR	UB	1.0	3200.0	240.0	
	AGL	1.0	594.0	104.0	
	AGL	1.0	336.0	74.0	4130.0
P/P	PR/PC	1.0	990.0	126.0	
	PR/PC	1.0	259.0	65.0	
	PR/PC	1.0	117.0	56.0	
	CD	1.0	432.0	84.0	1798.0
	Net LIVABLE	cnt	2 (rounded)		2,486
	Net BUILDING	cnt	3 (rounded)		1,336

### COMMENT TABLE 1

UPDATED BY CJURAN 05/23/2023 555-23-002066  
 UPDATED BY CJURAN 10/31/2023 23-005171 AD  
 UPDATED BY CJURAN 03/06/2024  
 UPD BY WWILLIAMS 3/27/24

### COMMENT TABLE 2

JIS 01/26/2024  
*JSS 1/15/25*

### COMMENT TABLE 3

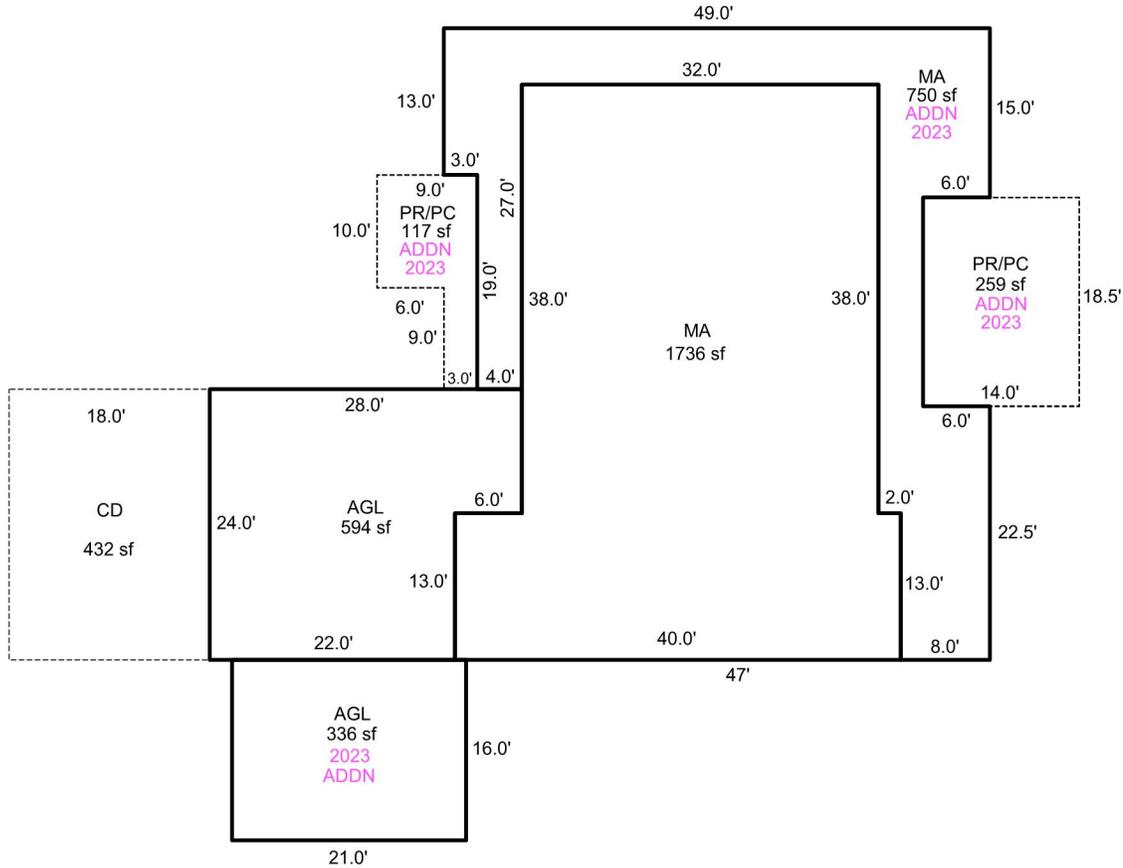
TAGS L2  
*Tays LZ*

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## SKETCH



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### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1736.0	182.0	2486.0
	MA	1.0	750.0	276.0	
GAR	AGL	1.0	594.0	104.0	930.0
	AGL	1.0	336.0	74.0	
P/P	CD	1.0	432.0	84.0	808.0
	PR/PC	1.0	259.0	65.0	
	PR/PC	1.0	117.0	56.0	

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### COMMENT TABLE 2

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JIS 01/26/2024

TAGS L2

Net LIVABLE                      cnt                      2                      (rounded)                      2,486