

Acct ID: 515429 MTL: 053W360000900 Date: 1/15/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 2272 MATHENY RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 49561 Year: 2025
 Last Date Appraised: 07/23/2019 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Residence)
 Owner: HUBBARD LAKE HILLSIDE LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 220694
 RMV Land: 730990 RMV Imp: 180110 RMV Total: 911100 MAV: 169990 MSAV: 50704 SAV: 138085
 Comment:

Notations
 New MA @ 30%, upd Inv

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01600	0

Land

Site: 1	Code Area: 01600	Size: 0.69 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 440	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2021 / 19-20: PER #29 CHG LAND SCH, UNFARMABLE SWAMP GROUND UNDER AND NEAR A COUNTY BRIDGE. 06-07: RECALC SETUP;#36 09-02-05					
Site: 3	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: 23580	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009					
Site: 4	Code Area: 01600	Size: 23.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 567110	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100030					
Site: 5	Code Area: 01600	Size: 3.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Water	Value Source: Pond	Description: Ponds, rivers, creeks, streams, lakes	RMV: 83620	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 100030					
Site: 6	Code Area: 01600	Size: 9.69 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 6240	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 100030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 121	Year Blt: 1941	Eff Year Blt: 1960	Sq.Ft: 2024	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 135040				
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	2	Finished	2024	2	FB-1	1941	1960	ROOF, BATH - 1, HVAC, KIT+	Y N

Accessories

Adding 41's to New MA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	252	1960	4410	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 70	% Complete: 100
Desc: Accessory Improvements & Misc.	Dimensions: 10x7	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	Exception
Pump House	0	Finished	70	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 321 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 8640 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 96x90 RMV: 13390
 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
Hay Cover	5	Finished	8640	0	0	1982	1982	FAIR

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 313 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 6528 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 102x64 RMV: 25630
 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
Free Stall Barn	5	Finished	6528	0	0	1960	1960	FAIR

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1224 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 102x12 RMV: 1450
 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	4	Finished	1224	0	0	1985	1985	FAIR

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2040 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 102x20 RMV: 2420
 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	4	Finished	2040	0	0	1985	1985	FAIR

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 800 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 40x20 RMV: 710
 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	4	Finished	800	0	0	1985	1985	FAIR

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x20 RMV: 1470
 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
Multi-Purpose Bldg	4	Finished	320	0	0	1985	1985	FAIR

Accessories

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

142 MA 4 2304 SF Avy PKG 2024 new @ 30%
 w/ 2688 SF Garage



MA @ 30% - DID MA still there behind trees

ACCOUNT # 515 429

DATE: 1/15/20

RMV CLASS _____

PROP CLASS _____

MTL _____

APPR JSS

TAG Y N _____

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR 1st
 AREA 1152 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS _____
 SIZE 2688
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 30
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR 2nd
 AREA 816 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2021 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR 2nd U
 AREA 336 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Unfinished Area of 2nd Floor

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # SIS429

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	85%	Insulation	3%		2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	Plumbing Fixtures	4%	85%	3%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

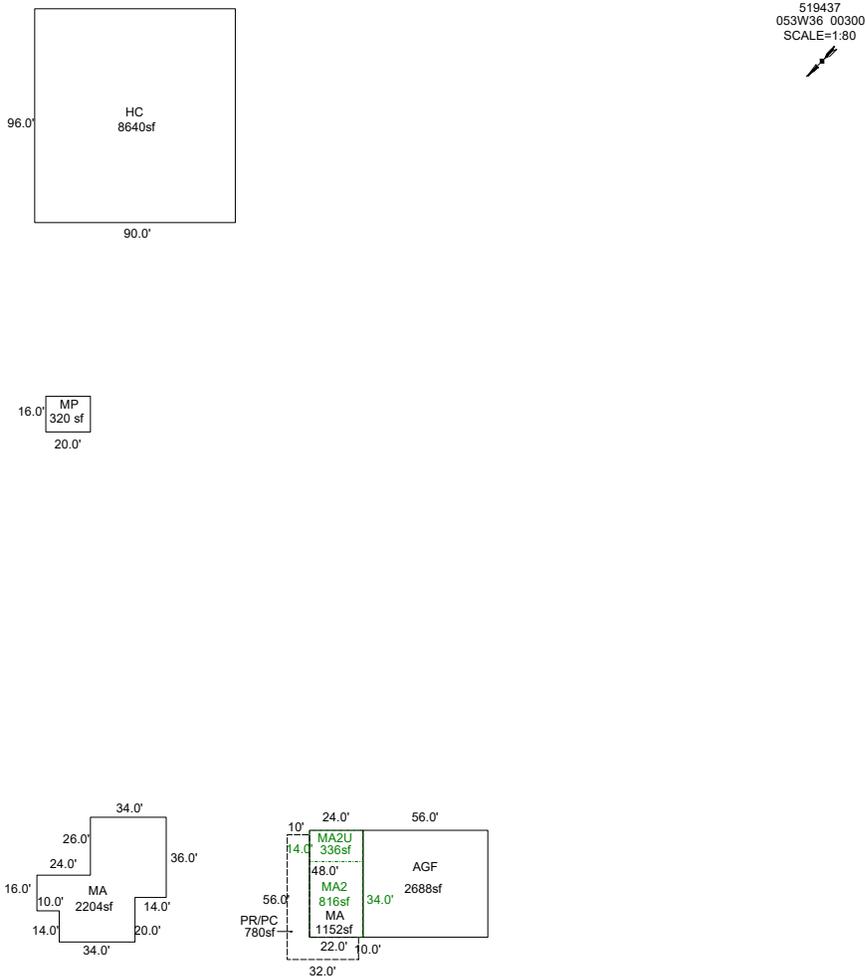
APPR JJS Date 1/15/25 YR For 25-26 % COMP 30
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519437 Parcel No.: 053W36 00300
 Property Address: 2272 MATHENY RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	320.0	72.0	
	HC	1.0	8640.0	372.0	8960.0
GBA2	MA2U	1.0	336.0	76.0	
	MA2	1.0	816.0	116.0	1152.0
GLA1	MA	1.0	2204.0	228.0	2204.0
GAR	AGF	1.0	2688.0	208.0	2688.0
MA	MA	1.0	1152.0	144.0	1152.0
P/P	PR/PC	1.0	780.0	176.0	780.0
	Net LIVABLE	cnt	1 (rounded)		3,356
	Net BUILDING	cnt	4 (rounded)		10,112

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/12/15
 UPDATED BY CLOBERG 11/19/24 24-006589 MA
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JIS 01/15/25

COMMENT TABLE 3

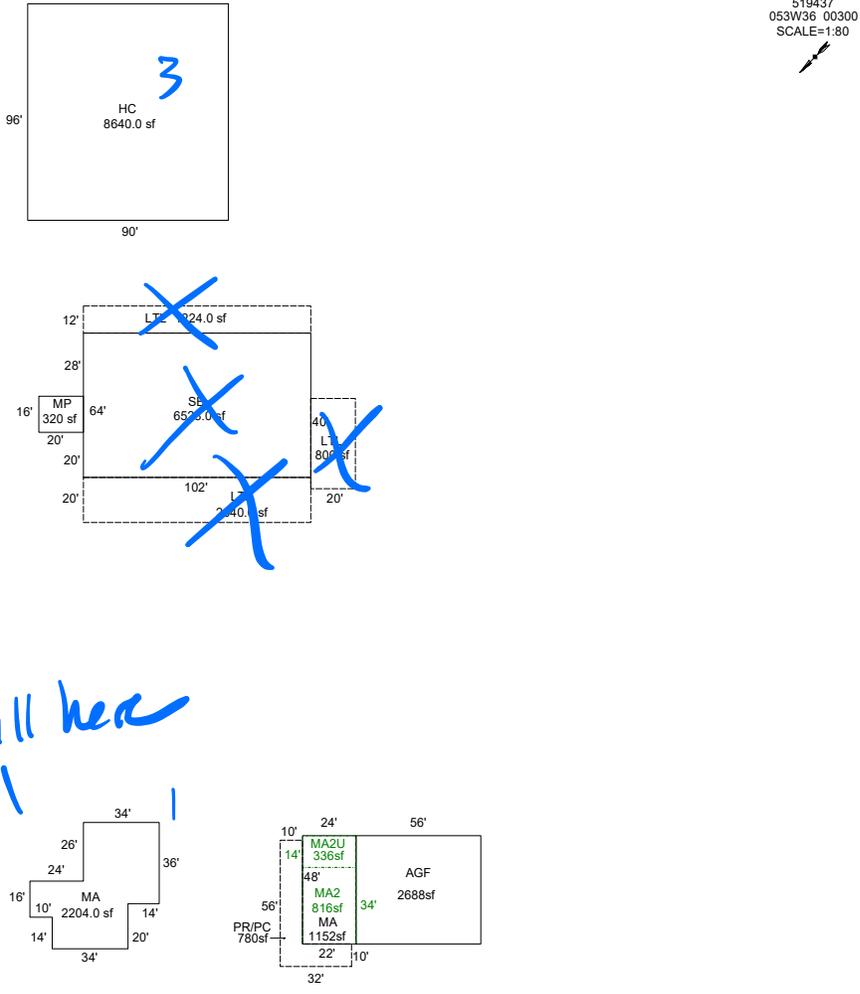
TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519437 Parcel No.: 053W36 00300
 Property Address: 2272 MATHENY RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Still here

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	SB	1.0	6528.0	332.0	
	LTL	1.0	2040.0	244.0	
	LTL	1.0	1224.0	228.0	
	MP	1.0	320.0	72.0	
	LTL	1.0	800.0	120.0	
	HC	1.0	8640.0	372.0	19552.0
GBA2	MA2U	1.0	336.0	76.0	
	MA2	1.0	816.0	116.0	1152.0
GLA1	MA	1.0	2204.0	228.0	2204.0
GAR	AGF	1.0	2688.0	208.0	2688.0
MA	MA	1.0	1152.0	144.0	1152.0
P/P	PR/PC	1.0	780.0	176.0	780.0
	Net LIVABLE	cnt	1 (rounded)		3,356
	Net BUILDING	cnt	8 (rounded)		20,704

COMMENT TABLE 1	
DRAWN BY JRONDEMA 10/12/15 UPDATED BY CLOBERG 11/19/24 24-006589 MA	
COMMENT TABLE 2	COMMENT TABLE 3
JJS 1.15.25	Tays L3