

Acct ID: 514258 MTL: 051W31000600 Date: **VIS/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 10203 MT ANGEL GERVAIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 73707 Year: 2024

Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2025 - Tags/Permit (Addition)

Owner: SCHINDLER JRLT & SCHINDLER, DIANA M TRE & Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 152940

RMV Land: 517560 RMV Imp: 215930 RMV Total: 733490 MAV: 87720 MSAV: 29300 SAV: 62486

Comment: 24-25: L2 1.4.24 JJS
 23-24: L2 11.18.22 GRH

MP Gone, Addition complete, up d EYB

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE OK: HAZELNUTS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01470	0

Land **Chris 3/26/25**

Site: 2 Code Area: 01470 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: 35110 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 100150

Site: 3 Code Area: 01470 Size: 8.06 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 282980 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / 100150 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 11.55 TTL ACRES

Site: 4 Code Area: 01470 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 151600 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//100150

Site: 5 Code Area: 01470 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 2870 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976
 Sam Brown Creek

2008 Per EYB Calc

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01470 Stat Class: 131 **141** Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1952 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 169250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 15730 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 3	Finished	1132	2	FB-2	1973	1973	BATH - 2, KIT, ROOF, HVAC	Y N
First Floor	4 3	Finished	820	0	0	1973	1973	100%	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	120	1973	2700	1	Y N
YARD IMPROVEMENTS FAIR	3	1	1973	6975	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01470 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1998 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 12420
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4320 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1152	0	0	1978	1998	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01470 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 400 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 1620
 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: Y N
Multi-Purpose Bldg	4	Finished	400	0	0	1978	1978	FAIR	

Accessories

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

Bldg: 4 Code Area: 01470 Stat Class: 353 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1596 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 42x38 RMV: 23570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 11460 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1596	0	0	2023	2023	FAIR	

Accessories

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

Bldg: 5 Code Area: 01470 Stat Class: 355 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1344 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 28x48 RMV: 9070
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4410 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	1344	0	0	2023	2023		

Accessories

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

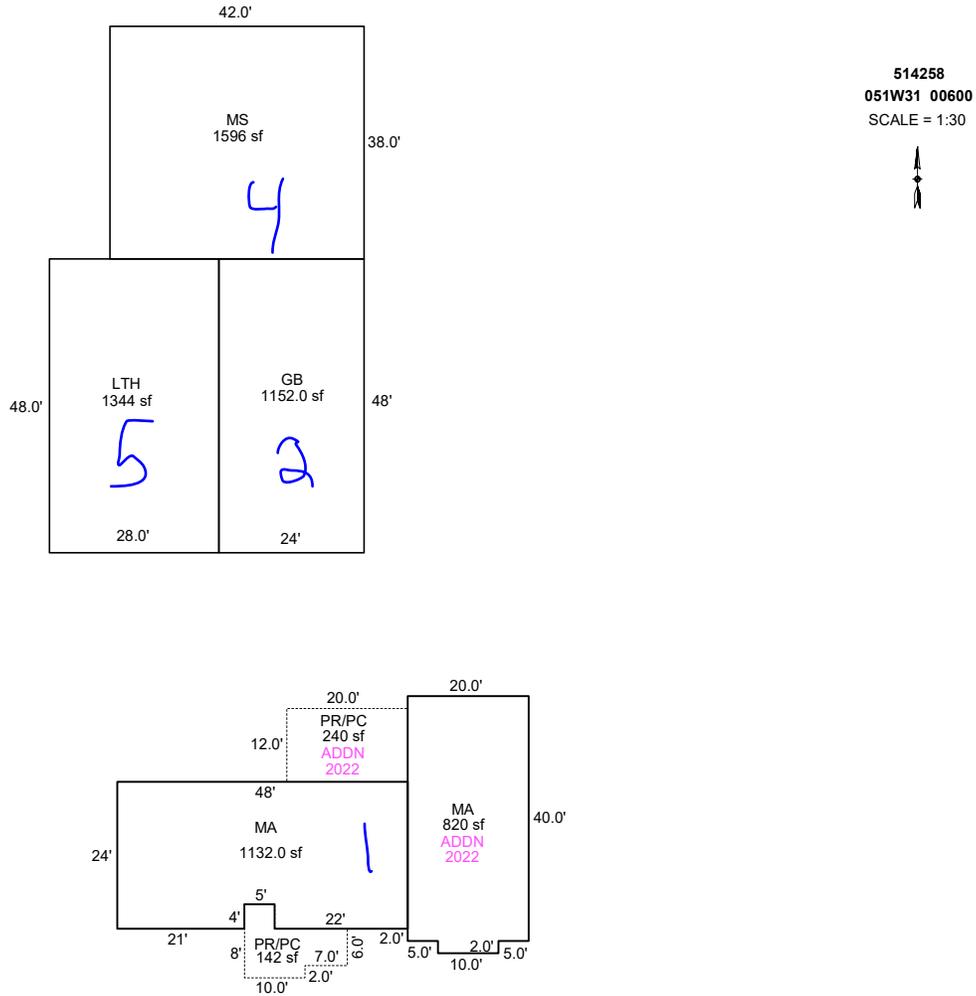


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514258 Parcel No.: 051W31 00600
 Property Address: 10203 MT ANGEL GERVAIS 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
GLA1	MA	1.0	1132.0	152.0	1952.0
	MA	1.0	820.0	124.0	
OTH	GB	1.0	1152.0	144.0	4092.0
	MS	1.0	1596.0	160.0	
P/P	LTH	1.0	1344.0	152.0	382.0
	PR/PC	1.0	240.0	64.0	
	PR/PC	1.0	142.0	58.0	

COMMENT TABLE 1

Apex Jane 7/26/10
 UPDATED BY CJURAN 04/25/2022 555-22-001634
 UPDATED BY CJURAN 09/25/2023 22-001634 REV01
 UPDATED BY CJURAN 02/29/2024
 UPD BY WW 4.25.24
 UPDATED BY CLOBERG 03/11/25

COMMENT TABLE 2

JJS 01/04/2024
 JJS 01/15/25

COMMENT TABLE 3

TAGS L2
 TAGS L3

Net LIVABLE cnt 0 (rounded) 1,952