

Acct ID: 514914 MTL: 052W200000300 Date: 1/18/25 Appr: JJS Prop Class: 551 RMV Prop Class: 501  
 Situs: 5295 ST LOUIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 24125 Year: 2024  
 Last Date Appraised: 10/12/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Residence)  
 Owner: WOLF, BRUCE P Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 339283  
 RMV Land: 736070 RMV Imp: 326243 RMV Total: 1062313 MAV: 294180 MSAV: 45103 SAV: 116325  
 Comment: 24-25 L3 10.12.23 JJS  
 23-24: L3 1.4.23 GRH  
 22-23: L3 01.07.2022 GRH

*NO ACCESS, but NO change. Tag Expired per acct*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE HOPS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	01600	0

Chris 3/21/25

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 32960 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Updated land classes  
 2021: PER #29 MH WAS REMOVED, OWNER STATED THEY WERE REPLACING WITH A NEW HOME. THERE IS LIVING SPACE IN THE UB. KEEP HOMESITE AND OSD.//08-09: CYCLE WORK PER #29 CHG OSDA.RUR TO OSDG.RUR// 100030 06-07: RECALC SETUP, APPR NO 19, 9/29/05.

Site: 2 Code Area: 01600 Size: 9.12 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 314240 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 100030

Site: 3 Code Area: 01600 Size: 7.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 255750 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

Site: 4 Code Area: 01600 Size: 0.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 11010 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

Site: 5 Code Area: 01600 Size: 2.24 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 67110 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures  
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 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	96	0	0	0	0	Exception: Y N

Accessories  
 No accessory data available

Bldg: 2 Code Area: 01600 Stat Class: 355 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 480 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 16x30 RMV: 970  
 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 Heavy Duty	4	Finished	480	0	0	1988	1988	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 160 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 2350  
 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	5	Finished	160	0	0	2000	2000	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: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 6750 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 125x54 RMV: 271770  
 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
Utility Building	6	Finished	6750	0	FB-1	2018	2018	GOOD, EXCLT, BATH - 1 Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	520	2019	2631	1 Exception: Y N
PATIO	6	1080	2019	5465	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	2019	12380	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	2018	19540	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	1000	2019	36950	1 Exception: Y N

Bldg: 6 Code Area: 01600 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3456 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 72x48 RMV: 47760  
 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	4	Finished	3456	0	0	2020	2020	FAIR Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	720	2020	17410	1 Exception: Y N

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 680  
 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	312	0	0	2000	2000	Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 01600 Stat Class: 357 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 880 % Complete: 100  
 Desc: Frost Control Dimensions: 22x40 RMV: 2713  
 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
Frost Control	4	Finished	880	0	0	2021	2021	Exception: Y N

**Accessories**

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

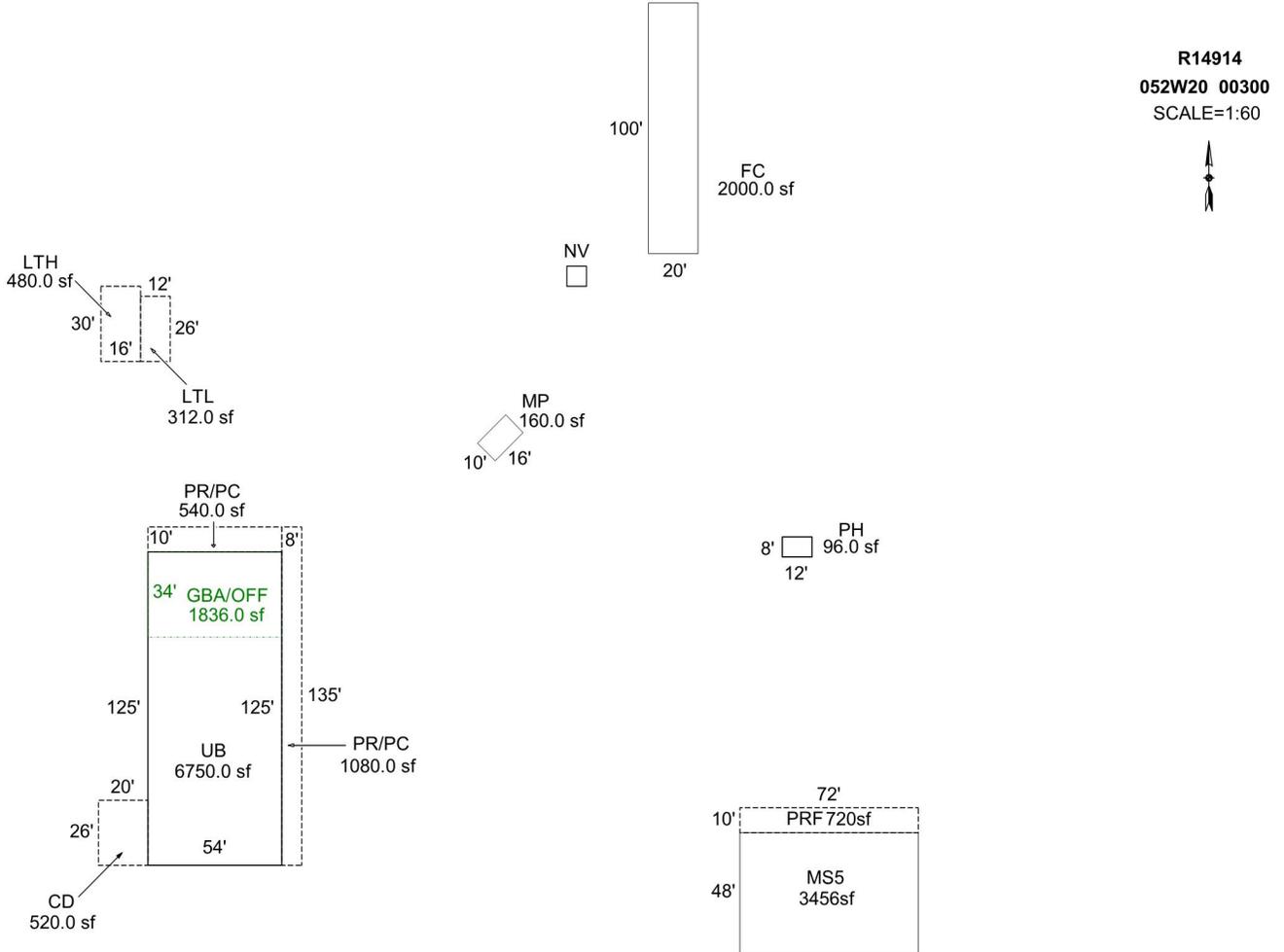


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R14914 Parcel No.: 052W20 00300  
 Property Address: 5295 St Louis Rd NE  
 City: Gervais County: 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	PH	1.0	96.0	40.0	
	FC	1.0	2000.0	240.0	
	UB	1.0	6750.0	358.0	
	LTH	1.0	480.0	92.0	
	LTL	1.0	312.0	76.0	
	MP	1.0	160.0	52.0	
	MS5	1.0	3456.0	240.0	13254.0
GBA2	GBA/OFF	1.0	1836.0	176.0	1836.0
P/P	PRF	1.0	720.0	164.0	720.0
YI1	PR/PC	1.0	540.0	128.0	
	PR/PC	1.0	1080.0	286.0	
	CD	1.0	520.0	92.0	2140.0
	Net BUILDING	cnt	8 (rounded)		15,090

### COMMENT TABLE 1

Apex by RW 06/25/08  
 UPDATED BY JRONDEMA 12/3/18  
 UPDATED BY JRONDEMA 1/10/19  
 UPDATED BY CJURAN 06/03/2021

### COMMENT TABLE 2

#29 JS 10/15/2020  
*JSB 1/15/25*

### COMMENT TABLE 3

TAGS L2  
*TAYS L3*

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514914 Parcel No.: 052W20 00300  
 Property Address: 5295 ST LOUIS ROAD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

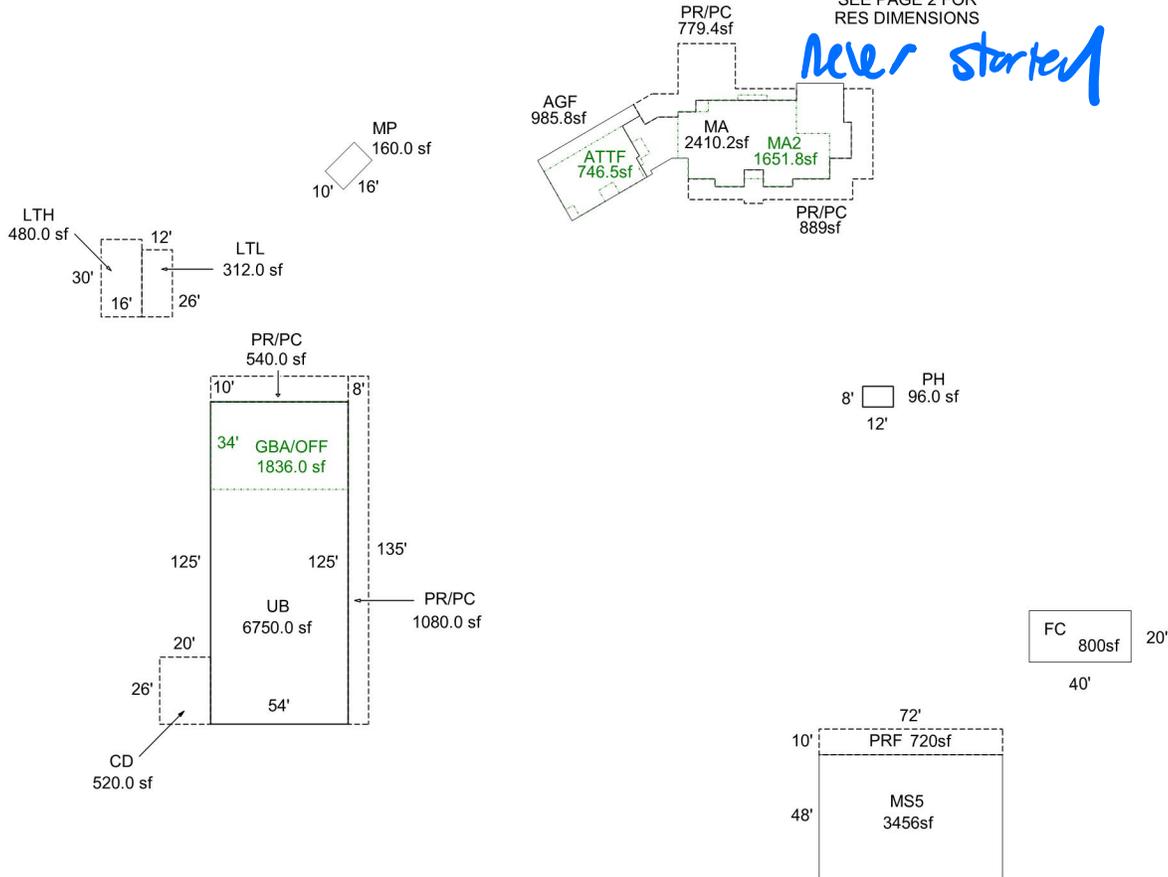
## SKETCH

514914  
052W20 00300  
SCALE=1:60



SEE PAGE 2 FOR  
RES DIMENSIONS

Never started



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	96.0	40.0	
	FC	1.0	800.0	120.0	
	UB	1.0	6750.0	358.0	
	LTH	1.0	480.0	92.0	
	LTL	1.0	312.0	76.0	
	MP	1.0	160.0	52.0	
	MS5	1.0	3456.0	240.0	12054.0
GBA2	GBA/OFF	1.0	1836.0	176.0	1836.0
GLA1	MA	1.0	2410.2	278.2	2410.2
GLA2	ATTF	1.0	746.5	133.0	
	MA2	1.0	1651.8	196.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
	PR/PC	1.0	779.4	182.3	
P/P	PR/PC	1.0	889.0	259.0	
	PRF	1.0	720.0	164.0	2388.4
YI1	CD	1.0	520.0	92.0	
	2 addl items				
	Net LIVABLE	cnt	3 (rounded)		4,808
	Net BUILDING	cnt	8 (rounded)		13,890

### COMMENT TABLE 1

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 UPDATED BY JRONDEMA 12/3/18  
 UPDATED BY JRONDEMA 1/10/19  
 UPDATED BY CJURAN 06/03/2021  
 UPDATED BY WWILLIAMS 9/20/23  
 UPDATED BY CJURAN 09/28/2023 21-003962 MA

### COMMENT TABLE 2

#29 JS 10/15/2020

### COMMENT TABLE 3

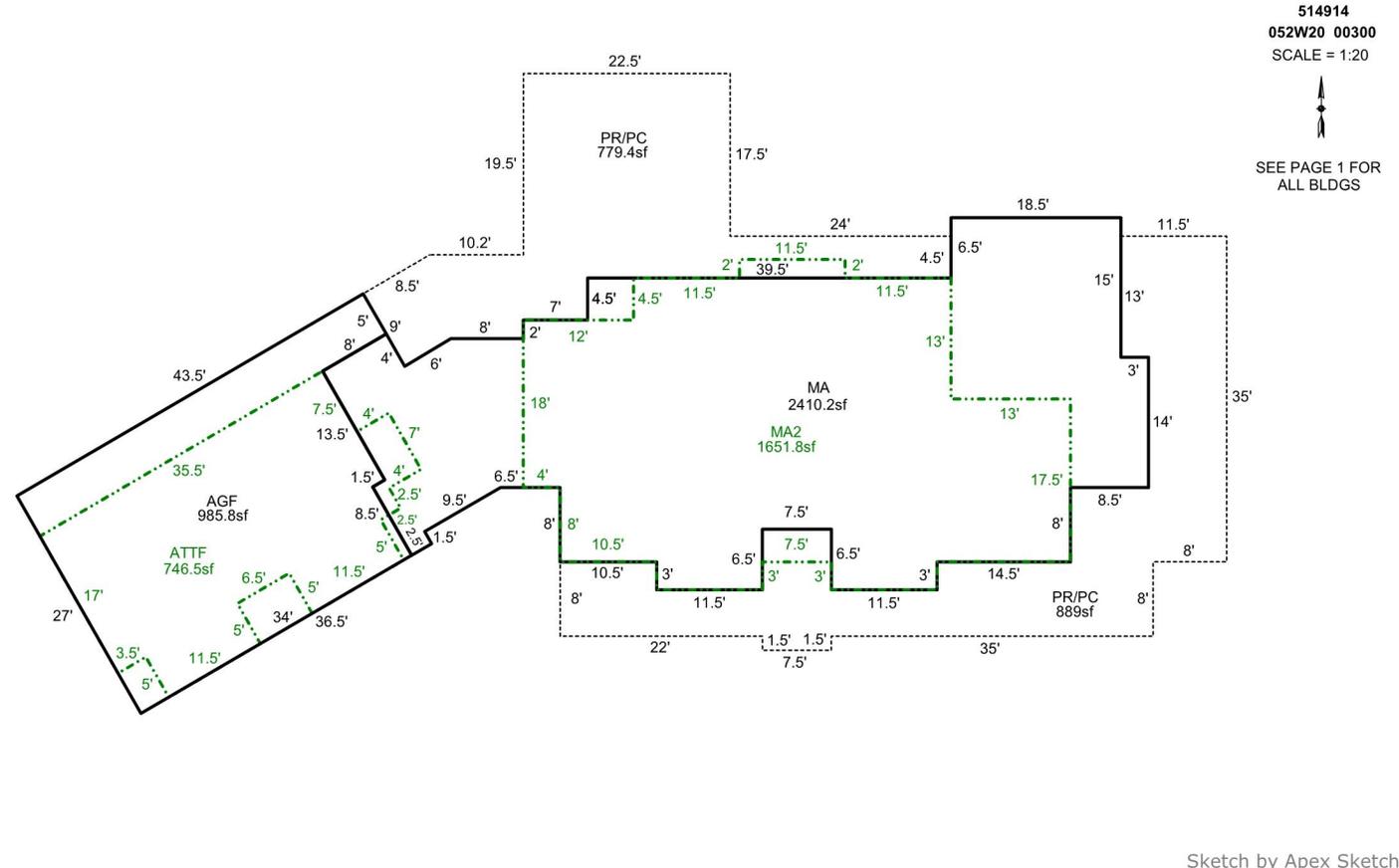
TAGS L2

# SKETCH/AREA TABLE ADDENDUM

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 City: GERVAIS County: 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	2410.2	278.2	2410.2
GLA2	MA2	1.0	1651.8	196.0	
	ATTF	1.0	746.5	133.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
P/P	PR/PC	1.0	779.4	182.3	
	PR/PC	1.0	889.0	259.0	1668.4
Net LIVABLE		cnt	3 (rounded)		4,808

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### COMMENT TABLE 2

#29 JS 10/15/2020

### COMMENT TABLE 3

TAGS L2