

Acct ID: 515299 MTL: 052W35000600 Date: **1/18/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 11888 DUCK INN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43960 Year: 2025

Last Date Appraised: 03/17/2010 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: NEIGHBOURS, JACOB Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** LCB TTO **INSP** AV: 230350
 RMV Land: 445490 RMV Imp: 392820 RMV Total: 838310 MAV: 189300 MSAV: 41050 SAV: 172321
 Comment:

MW GB w/ LTH @100%, LB gone

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

SEND FARM/FOREST LETTER FOR BACK HALF OF PROPERTY

Update land classes when we get response

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE Chris 3/26/25	50000	01600	0

Land

Site: 2	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 64540	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 100030					
Site: 3	Code Area: 01600	Size: 2.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 181850	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100030					
Site: 4	Code Area: 01600	Size: 2.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 149100	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 144	Year Blt: 1917	Eff Year Blt: 1965	Sq.Ft: 2494	% Complete: 100
Desc:	Multi Story above grade with basement			Dimensions:	RMV: 349390	
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	1896	0	FB-2	1917	1965	FP - 2, HVAC, ROOF, KIT+, BATH - 2	Y N
Second Floor	4	Finished	598	3	0	1917	1965	HVAC	Y N
Basement	4	Unfinished	486	0	0	1965	1965		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	568	1971	8406	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1965	30388	1	Y N

Bldg: 2	Code Area: 01600	Stat Class: 108	Year Blt: 1990	Eff Year Blt: 1971	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements			Dimensions:	RMV: 4220	
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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	1900	1971	4218	1	Y N

Bldg: 6	Code Area: 01600	Stat Class: 148	Year Blt: 1917	Eff Year Blt: 1959	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements			Dimensions:	RMV: 31240	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

**MWLC
MAV 70
41**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Carport Detached	4	Unfinished	768	0	0	1917	1959	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01600	Stat Class: 312	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 774	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 43x18		RMV: 5340	
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	
Loft Barn	4	Finished	774	0	0	1986	1986	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01600	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 624	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 26x24		RMV: 2440	
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	
General Purpose Bldg	4	Finished	624	0	0	1986	1986	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: 354	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 192	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 16x12		RMV: 190	
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	192	0	0	1986	1986		Exception: Y N

Accessories

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

351 GB S 60x40 Aug 2024 new
 355 LTH 1100 SF 2024 new

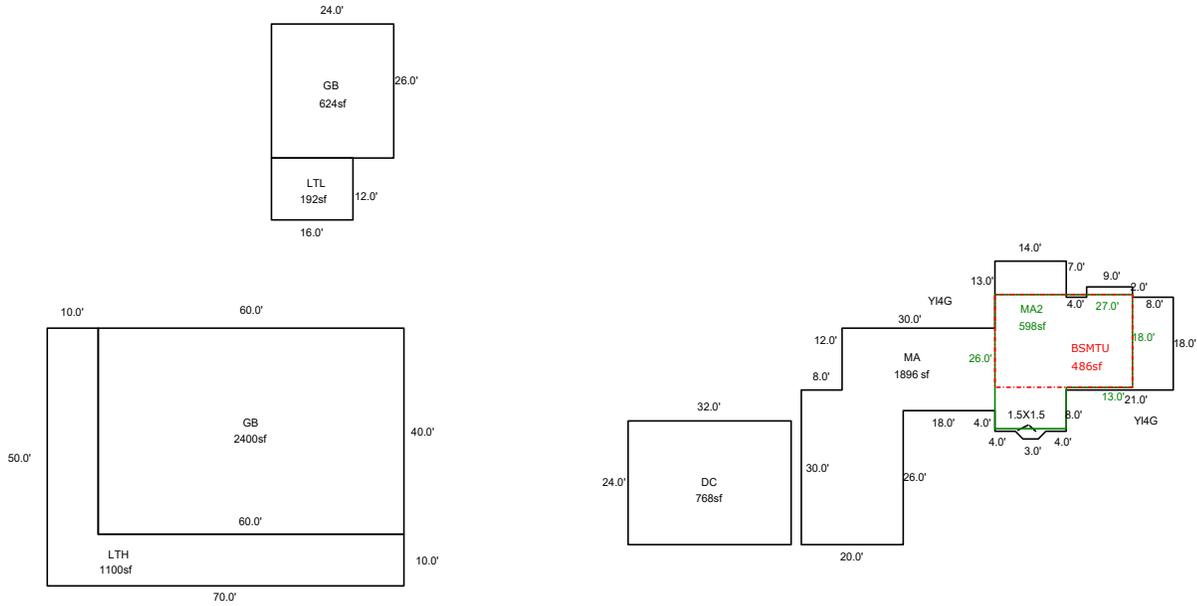
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515299 Parcel No.: 052W35 00600
 Property Address: 11888 DUCK INN RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515299
052W35 00600



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	624.0	100.0	
	LTL	1.0	192.0	56.0	
	GB	1.0	2400.0	200.0	
	LTH	1.0	1100.0	240.0	4316.0
GLA1	MA	1.0	1896.8	269.2	1896.8
GLA2	MA2	1.0	598.0	106.0	598.0
BSMT	BSMTU	1.0	486.0	90.0	486.0
GAR	DC	1.0	768.0	112.0	768.0

COMMENT TABLE 1

DRAWN BY AC 3/24/10
 UPDATED BY SH 3-26-10
 UPDATED BY CLOBERG 03/14/25

COMMENT TABLE 2

JIS 01/15/25

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 0 (rounded) 2,495
 Net BUILDING cnt 4 (rounded) 4,316

ACCOUNT # S15298

DATE: 1/15/25
APPR JJS

RMV CLASS _____

PROP CLASS _____

MTL _____

TAG Y N _____

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE GB
 STAT / CLASS 3S1
 SIZE 60x40
 FAIR
AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE LTH
 STAT / CLASS 3SS
 SIZE 1100 SF
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____



60x40 GB w/ 10 ft
LTH on 2 Sides