

Acct ID: 515398 MTL: 053W130000500 Date: 1/15/24 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 14881 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 48494 Year: 2024

Last Date Appraised: 01/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)  
 Owner: HERTEL, ADAM R & HERTEL, ANASTASIA M Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 215823  
 RMV Land: 611600 RMV Imp: 298460 RMV Total: 910060 MAV: 181800 MSAV: 34023 SAV: 91570  
 Comment: 24-25 L2 1.26.24 JJS

*MA addition @ 65%, Prop MA to 65% for remodel*

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**FARM USE OK: SEED + HORSES**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

*Chris 3/26/25*

**Land**

Site: 2	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: 42680	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 2009						
24-25: Updated land classes						
Site: 3	Code Area: 01600	Size: 7.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 312370	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1976						
Site: 4	Code Area: 01600	Size: 1.13 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY	RMV: 48240	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 100030						
Site: 5	Code Area: 01600	Size: 4.43 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 163310	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1976						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 01600	Stat Class: 141	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 1910	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 264450	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

*100 65%*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1910	3	FB-2	1981	1981	BATH - 2, KIT-, ROOF+, HVAC, FP - 1	Y N

*1st floor 65%*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	208	1981	5587	1	Y N
PATIO	4	350	1981	1521	1	Y N

*474A*

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 01600	Stat Class: 353	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 1040	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 40x26		RMV: 2180	
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
Machine Shed	4	Finished	1040	0	0	1982	1982	FAIR	Y N

**Accessories**

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

Bldg: 3	Code Area: 01600	Stat Class: 312	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 960	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 40x24		RMV: 8420	

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
Loft Barn	5	Finished	960	0	0	1985	1985	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 240 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1090  
 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	240	0	0	1982	1982	FAIR	

**Accessories**

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

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 252 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 1770  
 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	5	Finished	252	0	0	1987	1987	FAIR	

**Accessories**

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 9000  
 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
General Purpose Bldg	5	Finished	1800	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: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1012 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 46x22 RMV: 2340  
 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
Machine Shed	4	Finished	1012	0	0	1984	1984	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: 1980 Eff Year Blt: 1980 Sq.Ft: 216 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 1130  
 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	5	Finished	216	0	0	1980	1980	FAIR	

**Accessories**

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

Bldg: 9 Code Area: 01600 Stat Class: 321 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 480 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 48x10 RMV: 3800  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

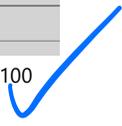
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Hay Cover	4	Finished	480	0	0	2023	2023	FAIR

Exception: Y N

**Accessories**

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

Bldg: 10    Code Area: 01600    Stat Class: 354    Year Blt: 2023    Eff Year Blt: 2023    Sq.Ft: 1056    % Complete: 100  
 Desc: Lean-to Light (LTL)    Dimensions: 48x22    RMV: 4280  
 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	1056	0	0	2023	2023	

Exception: Y N

**Accessories**

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

Percent Complete Form

Account # 515398

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
<u>% Item</u>	<u>% Sum</u>		<u>No Basement</u>		<u>Basement</u>	
			<u>% Item</u>	<u>% Sum</u>	<u>% Item</u>	<u>% Sum</u>
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%	
2%		Heating Rough-In	2%		1%	65%
	80%	Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR 555      Date 1/15/25      YR For 25-26      % COMP 65  
 APPR \_\_\_\_\_      Date \_\_\_\_\_      YR For \_\_\_\_\_      % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_      Date \_\_\_\_\_      YR For \_\_\_\_\_      % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_      Date \_\_\_\_\_      YR For \_\_\_\_\_      % COMP \_\_\_\_\_

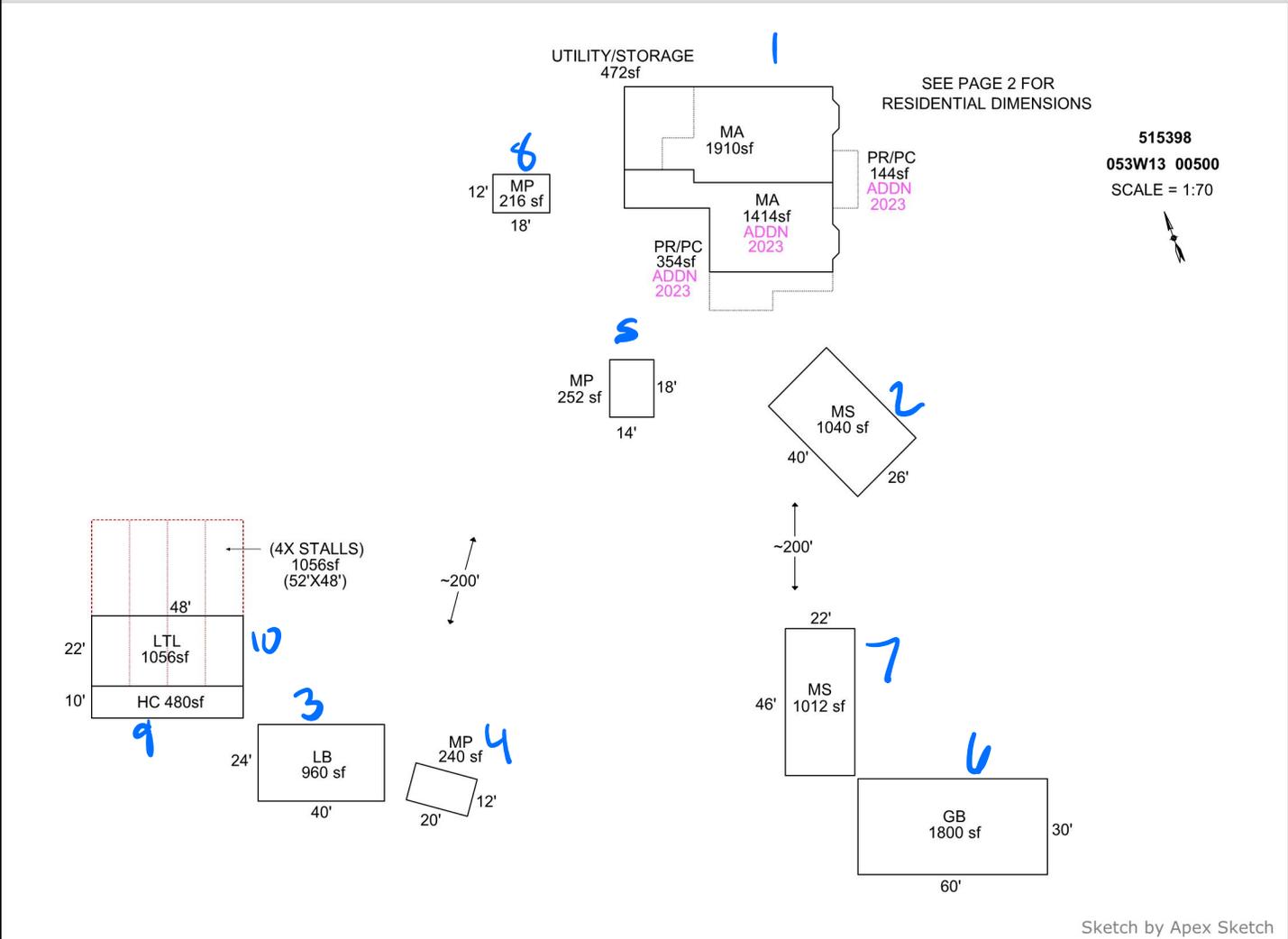


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515398 Parcel No.: 053W13 00500  
 Property Address: 14881 RIVER ROAD 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	LB	1.0	960.0	128.0	
	MS	1.0	1040.0	132.0	
	MP	1.0	240.0	64.0	
	GB	1.0	1800.0	180.0	
	MS	1.0	1012.0	136.0	
	MP	1.0	252.0	64.0	
	MP	1.0	216.0	60.0	
	LTL	1.0	1056.0	140.0	
	HC	1.0	480.0	116.0	7056.0
GLA1	MA	1.0	1414.0	197.7	
	MA	1.0	1910.0	193.7	3324.0
P/P	PR/PC	1.0	354.0	102.0	
	PR/PC	1.0	144.0	52.0	498.0
	Net LIVABLE	cnt	2 (rounded)		3,324
	Net BUILDING	cnt	9 (rounded)		7,056

### COMMENT TABLE 1

Apex by RW 05/19/08  
 UPDATED BY JRONDEMA 3/22/18  
 UPDATED BY JRONDEMA 4/3/18  
 UPDATED BY CJURAN 10/31/2023 23-005762 AD  
 UPDATED BY CJURAN 02/29/2024

### COMMENT TABLE 2

JJS 01/26/2024  
 SSS 1.15.25

### COMMENT TABLE 3

TAGS L1  
 Tays L3

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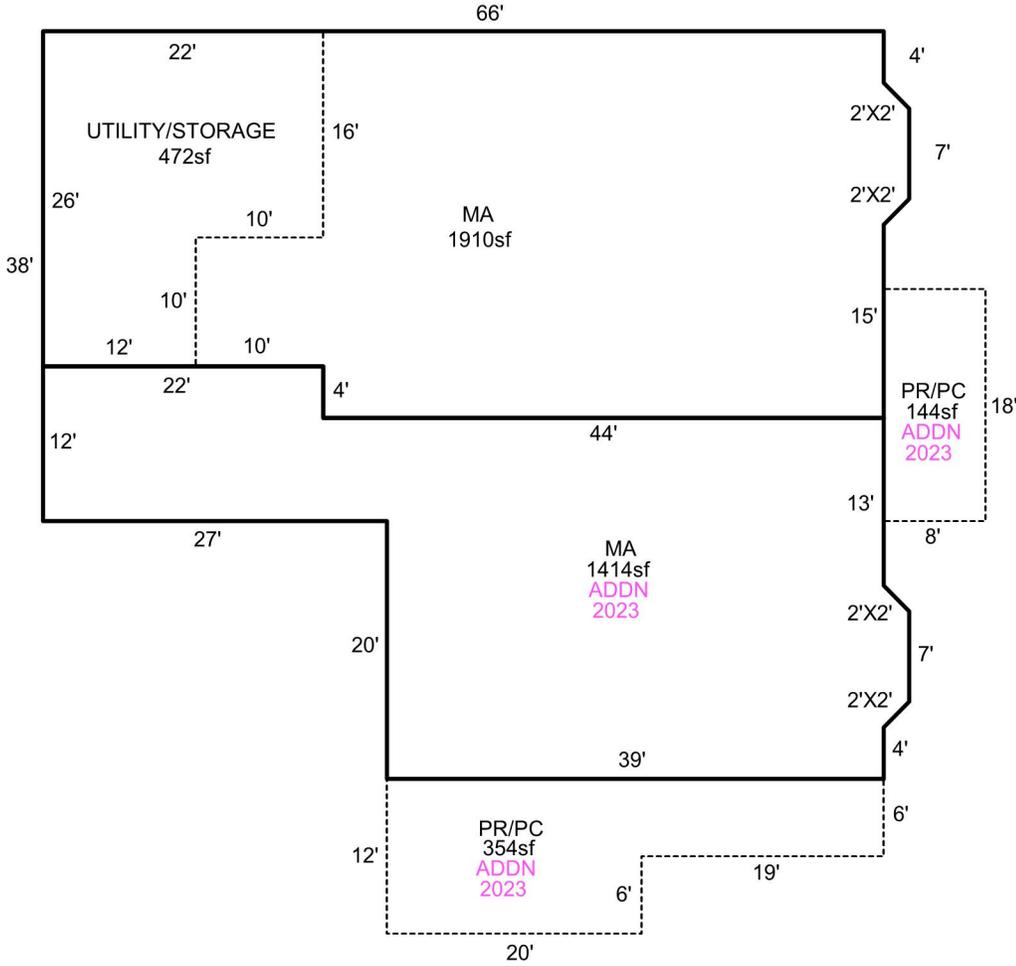
515398

053W13 00500

SCALE = 1:20



SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1910.0	193.7	
	MA	1.0	1414.0	197.7	3324.0
P/P	PR/PC	1.0	144.0	52.0	
	PR/PC	1.0	354.0	102.0	498.0

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### COMMENT TABLE 2

JIS 01/26/2024

### COMMENT TABLE 3

TAGS L1

Net LIVABLE                      cnt                      2      (rounded)                      3,324