

Acct ID: 547428 MTL: 052W31A001100 Date: 11/15/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 4271 CONCOMLY RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 107888 Year: 2024
 Last Date Appraised: 01/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: TUCKER, ALEXANDER DAVID & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 283850
 RMV Land: 156360 RMV Imp: 393740 RMV Total: 550100 MAV: 267000 MSAV: 0 SAV: 0
 Comment: 24-25: L2 1.26.24 JJS
 22-23: L2 12.30.21 GRH//

Addition complete, no EYB change
 IN 24-25

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01600	0

Land

Site: 2 Code Area: 01600 Size: 0.86 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 116360 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 00-01; 100030, UPDATE MARKET VALUE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 131 + Year Blt: 1930 Eff Year Blt: 1993 Sq.Ft: 2193 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 327570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16850 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	2017	4	FB-3	1930	1993	BATH - 3, KIT-, ROOF, HVAC, FP - 1	Y N
First Floor	3 +	Finished	176	0	0	1930	1993		Y N
Garage Attached	3	Finished	576	0	0	2020	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	0	1993	23715	1

Bldg: 4 Code Area: 01600 Stat Class: 138 Year Blt: 1988 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 50380
 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
Garage Detached	3	Finished	572	0	0	1988	1995	ROOF, HVAC	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	64	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: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 15790
 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	6	Finished	320	0	0	2012	2012	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
FINISHED OFFICE IN A FARM BUILDING	6	320	2000	5832	0	Exception: Y N

Bldg: 5 Code Area: 01600 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 160 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: 20x8 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: Y N
Lean-to Light Duty	4	Finished	160	0	0	1995	1995		Exception: Y N

Accessories

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

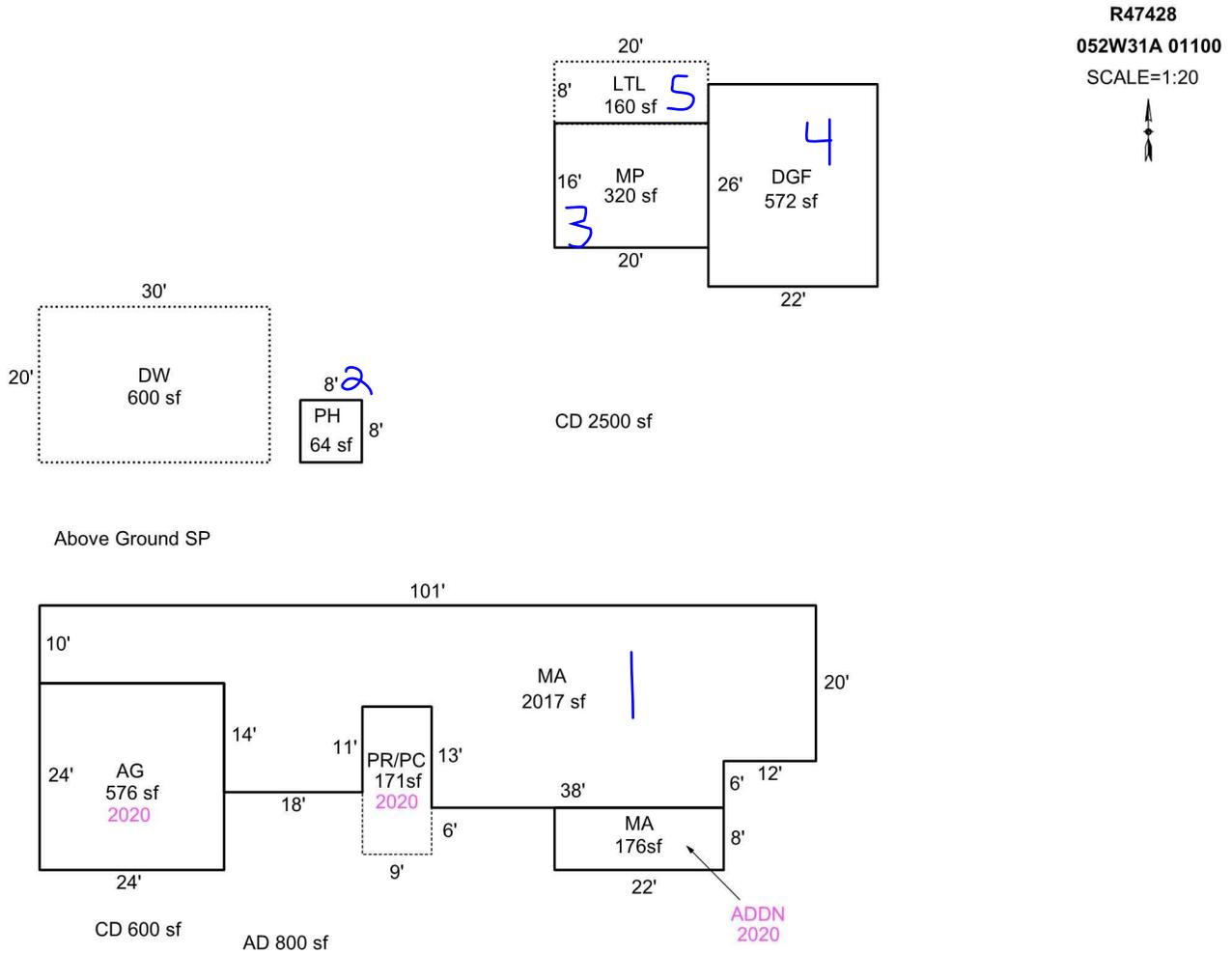


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R47428 Parcel No.: 052W31A 01100
 Property Address: 4271 CONCOMLY 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	
	PH	1.0	64.0	32.0	384.0
GBA3	LTL	1.0	160.0	56.0	160.0
GLA1	MA	1.0	2017.0	276.0	
	MA	1.0	176.0	60.0	2193.0
CD	DW	1.0	600.0	100.0	600.0
GAR	AG	1.0	576.0	96.0	
	DGF	1.0	572.0	96.0	1148.0
P/P	PR/PC	1.0	171.0	56.0	171.0
	Net LIVABLE	cnt	2 (rounded)		2,193
	Net BUILDING	cnt	3 (rounded)		544

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/17
 UPDATED BY CHRIS 10/9/19
 UPDATED BY CJURAN 04/20/2021 555-21-000880

COMMENT TABLE 2

JSS 1.6.25

COMMENT TABLE 3

Taps L3