

Acct ID: 514994 MTL: 052W230001700 Date: 1/15/25 Appr: JJS Prop Class: 990 RMV Prop Class: 450
Situs: 13925 BUTTEVILLE RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 148209 Year: 2024

Last Date Appraised: 04/23/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (TAGS/PERMIT)
Owner: WOODBURN FIRE DISTRICT Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
RMV Land: 401810 RMV Imp: 0 RMV Total: 401810 MAV: 0 MSAV: 0 SAV: 0
Comment:

Fire station @ 20%

Notations

EMAILED TO BRADLI

No notation data available.

OSDs Add 2025 IN

No OSD data available.

Land

Site: 1 Code Area: 01600 Size: 2.84 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 237140 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: 06-07: RECALC SETUP;#36 11-18-05

Site: 2 Code Area: 01600 Size: 2.16 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BI Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 164670 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: Liability year - 1985 / 100030

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

390 Fire station S279 SE M35 2024 @ 20%

Fire station
@ WI.



ACCOUNT # 514904 DATE: 1/15/23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 390 QLTY + - FLOOR 1st
 AREA 5279 EFF AREA _____ BED 4
 ROOF + HVAC +
 BATH PKG: _____ BATH 4 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2027 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Fire home 20% done
Marshall 3 Surr. H

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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
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TYPE _____
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 COMMENT: _____

Percent Complete Form

Account # 514994

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		<u>No Basement</u>		<u>Basement</u>	
			% Item	% Sum	% Item	% Sum
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%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	1%		
3%		Insulation	3%	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%	

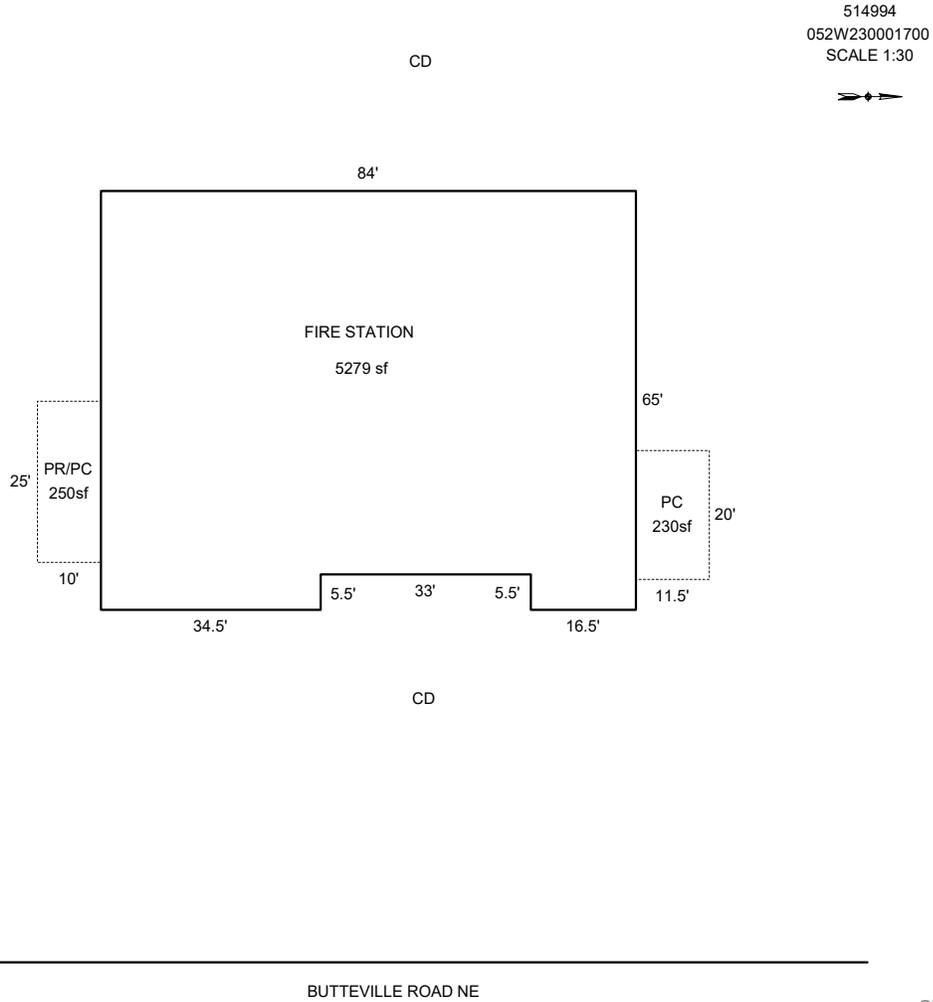
APPR 555 Date 1/15/25 YR For 25-26 % COMP 20
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514994 Parcel No.: 052W230001700
 Property Address: 13925 BUTTEVILLE RD NE
 City: GERVAIS County: Marion State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	FIRE STATION	1.0	5278.5	309.0	5278.5
P/P	PR/PC	1.0	250.0	70.0	
	PC	1.0	230.0	63.0	480.0

COMMENT TABLE 1

APEX BY CLOBERG 09/11/24 24-002973 FIRE STATION

COMMENT TABLE 2

JSS 1.15.25

COMMENT TABLE 3

L3 Tag

Net LIVABLE cnt 1 (rounded) 5,279

Commercial Property Appraisal

Marion County

FIRESTATION

Stat Class 390 - Farm Marshall Swift

Account ID 514994

Notes

Total Sq Ft 5,279

MA-SA-NH 02-06-000

Component - FIRESTATION

Stat Class 390 - Farm Marshall Swift

Notes

Cost Approach

ZIP Code 97026

Data Collected 1/15/2025

Local Multiplier (Default)

Reporting Date 1/2025

Cost Data Set 1/2025

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - FIRESTATION

Type Building

Size 5,279 sq ft

Shape Rectangular

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
322	Fire Station (Staff)	100	3.0	D Wood or Steel Framed Exterior Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	5,279	\$213.68	\$1,128,017	\$0	\$1,128,017
3	Default Heating	5,279	\$17.61	\$92,963	\$0	\$92,963
2	Default Walls	5,279	\$34.12	\$180,119	\$0	\$180,119
681	Sprinklers	5,279	\$8.72	\$46,033	\$0	\$46,033
				\$1,447,132	\$0	\$1,447,132

Depreciation

Marshall & Swift Tables Eff. Age 0 yrs

Additional Functional

80.0 %

only 20% complete

External

0.0 %

Reconciliation Base Value \$672,667

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$383,241	+	\$289,426	+	-	= \$672,667
					\$289,426

26-27: Add Parking lots when paved