

Acct ID: 547418 MTL: 052W32B000400 Date: 4/11/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 4671 RUNCORN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 107878 Year: 2025

Last Date Appraised: 07/18/2019 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: _____
 Owner: CORTES HERNANDEZ, RAFAEL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 212650
 RMV Land: 225000 RMV Imp: 375580 RMV Total: 600580 MAV: 212650 MSAV: 0 SAV: 0

Comment: UPD Inv MLS/KMLS: 24066537
DOM: 67 - \$600,000 - 9/16/24

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 175000 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 06-07: RECALC SETUP;#10 09-20-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1972 Eff Year Blt: 1995 Sq.Ft: 1992 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 307210
 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	1992	3	FB-2	1972	1995	ROOF, HVAC, BATH - 2, KIT-	Y N
Garage Attached	3	Finished	720	0	0	1995	1995	ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 107 Year Blt: _____ Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 36810
 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
YARD IMPROVEMENTS GOOD	4	1	1995	36808	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 357 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: _____ RMV: 5200
 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
Multi-Purpose Bldg	6	Finished	357	0	0	1993	1993	FAIR	Y N

Accessories

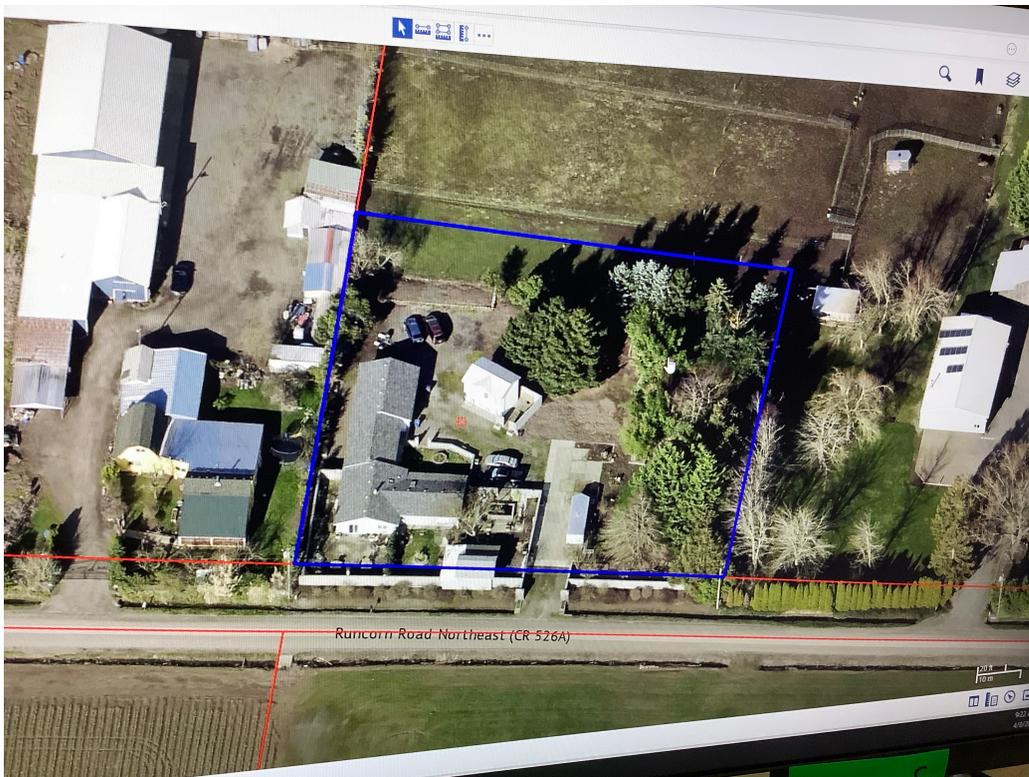
Description _____ Class _____ Size SqFt _____ Eff Yr Blt _____ RMV _____ Quantity _____
 No accessory data available

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 1996 Eff Year Blt: 2010 Sq.Ft: 520 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 26360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

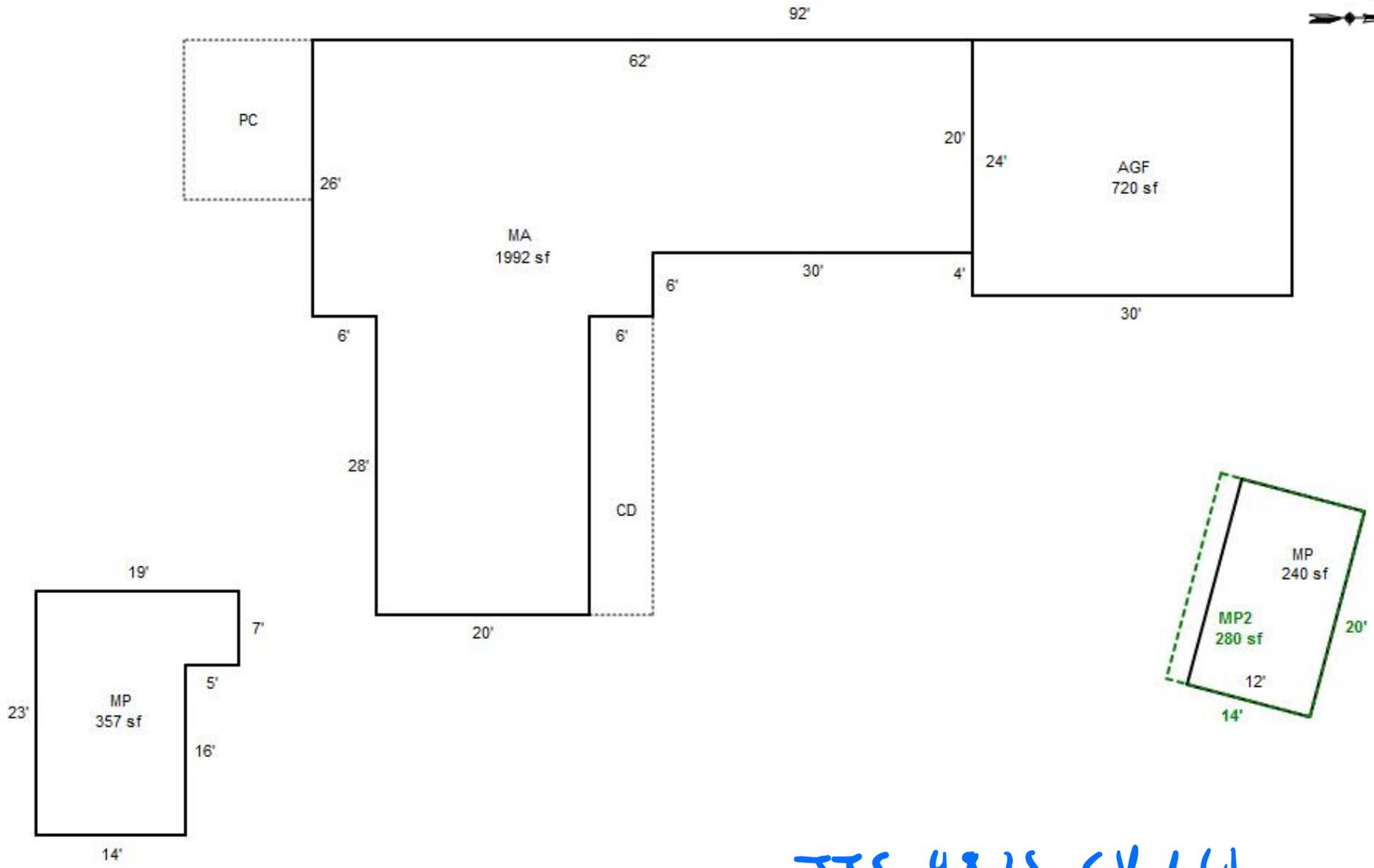
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Attic <i>Finished lot</i>	6	Finished	280	0	0	1996	2010	FAIR	Exception: Y N
Multi-Purpose Bldg	6	Finished	240	0	0	1996	2010	<i>Good</i>	Exception: Y N

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



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SCALE=1:20



JTS 4.8.25 SV LC1