

Acct ID: 547420 MTL: 052W32B000600 Date: 5.13.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 4601 RUNCORN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 107880 Year: 2025
 Last Date Appraised: 03/19/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: SI FF check
 Owner: CHAVEZ ACOSTA ISRAEL Roll Type: R
 Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138796
 RMV Land: 440610 RMV Imp: 184010 RMV Total: 624620 MAV: 96550 MSAV: 42246 SAV: 99318
 Comment: _____

MUS: 819107
DOM: 66 code: 30

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 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: 75390 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Update land classes
 / 06-07: RECALC SETUP;#10 09-20-05

Site: 2 Code Area: 01600 Size: 2.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 224650 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 100030

Site: 3 Code Area: 01600 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 61170 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 100030

Site: 4 Code Area: 01600 Size: 0.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 29400 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 100030

Improvements - Residence / Manufactured Structures

1977 Per ETBL

Bldg: 1 Code Area: 01600 Stat Class: 132 - Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 1680 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 173180
 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	3 -	Finished	840	1	FB-1	1940	1940	ROOF, HVAC, KIT-, BATH - 1	Y N
Second Floor	3 -	Finished	840	4	FB-1	1940	1940	BATH - 1	Y N
Garage Attached	3	Low Cost	336	0	0	1940	1940	ROOF	Y N
Carport Attached	2	Unfinished	400	0	0	1990	1990	ROOF	Y N

Accessories

413F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	224	1940	4234	1	Y N
ENCLOSED PORCH	3	321	1940	6067	1	Y N
PATIO	3	240	1940	4385	1	Y N
ROOF EXTENSION OR PATIO COVER	3	240	1940	4385	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 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	
Multi-Purpose Bldg	4	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 30 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 6x5 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	
Pump House	0	Finished	30	0	0	0	0		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: 1999 Eff Year Blt: 1999 Sq.Ft: 1280 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x32 RMV: 9790
 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	1280	0	0	1999	1999	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: 355 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 768 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1040
 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 Heavy Duty	4	Finished	768	0	0	1978	1978		Exception: Y N

Accessories

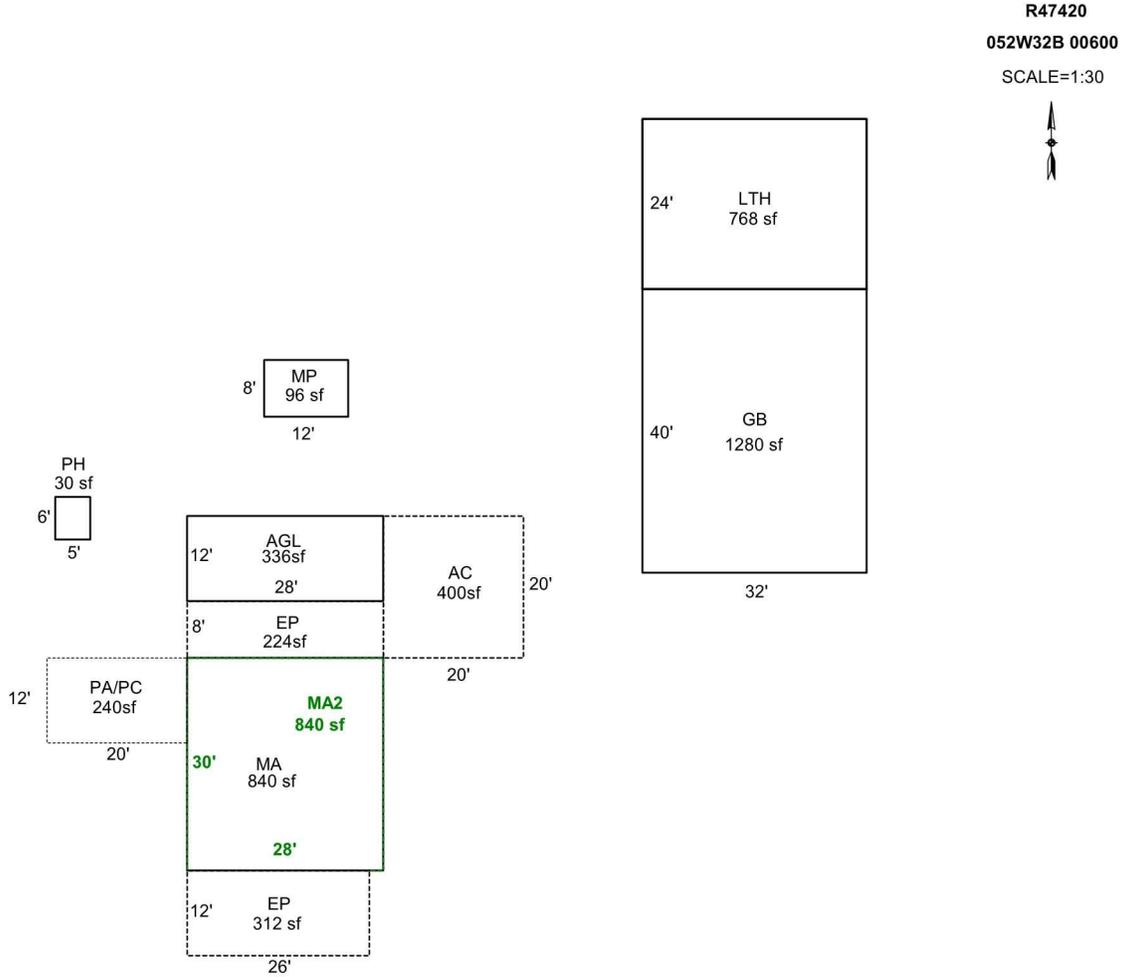
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R47420 Parcel No.: 052W32B 00600
 Property Address: 4601 RUNCORN RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	96.0	40.0	
	GB	1.0	1280.0	144.0	
	LTH	1.0	768.0	112.0	2144.0
GLA1	MA	1.0	840.0	116.0	840.0
GLA2	MA2	1.0	840.0	116.0	840.0
GAR	AGL	1.0	336.0	80.0	
	AC	1.0	400.0	80.0	736.0
P/P	EP	1.0	224.0	72.0	
	EP	1.0	312.0	76.0	
	PH	1.0	30.0	22.0	
	PA/PC	1.0	240.0	64.0	806.0
	Net LIVABLE	cnt	2 (rounded)		1,680
	Net BUILDING	cnt	3 (rounded)		2,144

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/17
 UPDATED BY CJURAN 02/23/2021

COMMENT TABLE 2

#10 CL 03/19/2020

JJJ 5.13.25

COMMENT TABLE 3

CYCLE

SV L3