

Acct ID: 518278 MTL: 062W06D002600 Date: 5.9.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
Situs: 4161 EGAN ST NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57776 Year: 2025

Last Date Appraised: 10/06/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
Owner: WATERS, KARI A Roll Type: R
Cycle Tag Sale verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 257970
RMV Land: 267830 RMV Imp: 627210 RMV Total: 895040 MAV: 257970 MSAV: 0 SAV: 0
Comment:

UPA Inv

Sales Code: 30

Notations

No notation data available.

RMLS 23127900 CDOM 288

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 207830 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 18-19: PER #101 CHG OSD / 06-07: RECALC SETUP, APPR NO 10, 10/6/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 153 - Year Blt: 1916 Eff Year Blt: 1974 Sq.Ft: 4906 % Complete: 100
Desc: One Story with basement Dimensions: RMV: 616440
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	5 -	Finished	2453	3	FB-1/ HB-1	1916	1974	ROOF, FP - 1, HVAC, KIT-, BTH - 1, BATH - 1	Y N
Basement	5 -	Finished	2453	2	FB-1	1916	1974	BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	5	140	1974	4515	1	Y N
YARD IMPROVEMENTS GOOD	5	1	1974	41813	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0
Func Obsc: 0 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	36	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: 352 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 1680 % Complete: 100
Desc: Utility Building (UB) Dimensions: 56x30 RMV: 7650
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
Utility Building	5	Finished	1680	0	0	1981	1981	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 432 % Complete: 100
Desc: Machine Shed (MS) Dimensions: 12x36 RMV: 3120
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	432	0	0	2005	2005	F	

Accessories

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

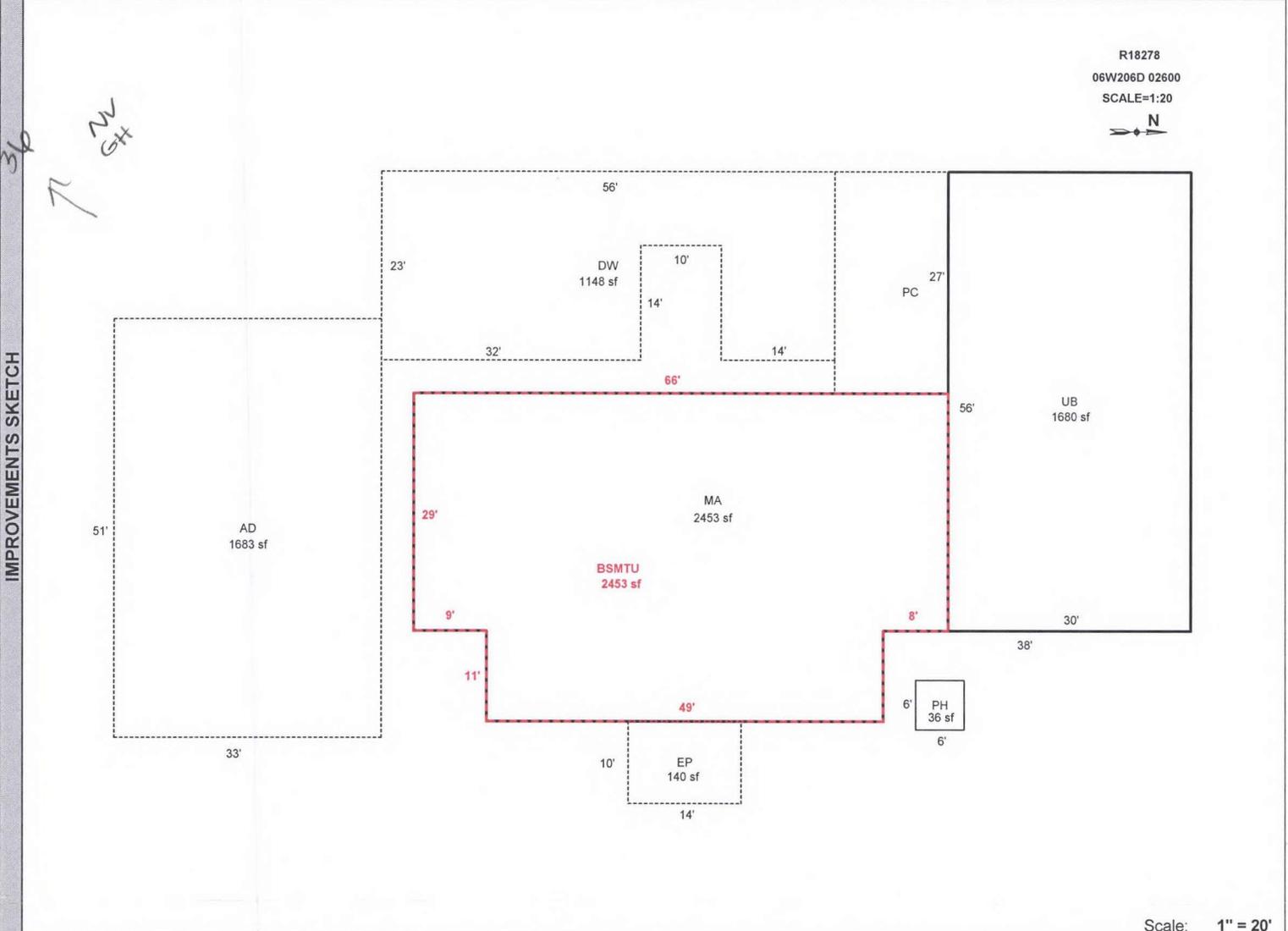
SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06D 02600

File No R18278

SUBJECT	Property Address	4161 EGAN ST NE						
	City	GERVAIS	County	MARION	State	OR	Zip	97026
	Owner							
	Client							
	Appraiser Name							

R18278
06W206D 02600
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2453	212	2453
GBA1	UB	1.00	1680	172	1680
BSMT	BSMTU	1.00	2453	212	2453
P/P	EP	1.00	140	48	
	DW	1.00	1148	186	
	AD	1.00	1683	168	2971
Net LIVABLE Area (rounded w/ factors)					2453
Net BUILDING Area (rounded w/ factors)					1680

Comment Table 1	
DRAWN BY JRONDEMA 9/28/17 10/6/17 101 cycle per M/S	
Comment Table 2	Comment Table 3
JJS SA.15	SV L2163