

Acct ID: 515214 MTL: 052W290000600 Date: 5/15/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 13384 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 37248 Year: 2025
 Last Date Appraised: 06/06/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: DEWHITT, KEVIN Roll Type: R
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 363729
 RMV Land: 563500 RMV Imp: 645826 RMV Total: 1209326 MAV: 324730 MSAV: 38999 SAV: 99174
 Comment: 24-25: L3 6.6.24 JJS
 24-25: L4 4.4.24 JJS

Farm use o/s: Nursery + seed

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	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: 49360 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 24-25: Land classes ok
 20-21: PER #29 CHG OSD / 16-17: COMB LIKE SEGS // 100030 06-07: RECALC SETUP;#31 11-03-05

Site: 2 Code Area: 01600 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 454140 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 00100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 + Year Blt: 1970 Eff Year Blt: 2010 Sq.Ft: 2837 % Complete: 100 ✓
 Desc: One Story Only Dimensions: RMV: 447840
 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	2837	3	FB-3	1970	2010	BATH - 3, KIT+, ROOF, HVAC+, FP - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2010	17912	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 200 % Complete: 100 ✓
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 3810
 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	5	Finished	200	0	0	2009	2009	FAIR	Y N

Accessories

No accessory data available

Bldg: 4 Code Area: 01600 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 720 % Complete: 100 ✓
 Desc: General Purpose Building (GB) Dimensions: 40x18 RMV: 5860
 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
General Purpose Bldg	4	Finished	720	0	0	1999	1999	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 357 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1152 % Complete: 100
Desc: Frost Control Dimensions: 48x24 RMV: 2369
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
Frost Control	4	Finished	1152	0	0	2006	2006	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 4320 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 108x40 RMV: 77000
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	6	Finished	4320	0	0	2012	2012	FAIR Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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CONCRETE DRIVEWAY 6 640 2000 1830 1 Exception: Y N

Bldg: 7 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: 96x20 RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1496 % Complete: 100
Desc: Frost Control Dimensions: 44x34 RMV: 3652
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
Frost Control	4	Finished	1496	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: 96x20 RMV: 3208
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
Frost Control	4	Finished	1920	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1570
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	120	0	0	2000	2000	FAIR Exception: Y N

Accessories

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

Bldg: 11 Code Area: 01600 Stat Class: 322 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Silos (BS) (SI) Dimensions: RMV: 11370
 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
Bunker Silo	5	Finished	1500	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: 138x20 RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4689
 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
Frost Control	4	Finished	1920	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 14 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4689
 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
Frost Control	4	Finished	1920	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4689
 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
Frost Control	4	Finished	1920	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 16 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4689
 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
Frost Control	4	Finished	1920	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 17 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 18 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 19 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 20 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 21 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 22 Code Area: 01600 Stat Class: 357 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 4689
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
Frost Control	4	Finished	1920	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 23 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 1920 % Complete: 100
Desc: Frost Control Dimensions: RMV: 3208

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
Frost Control	4	Finished	1920	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 24 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3208
 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
Frost Control	4	Finished	1920	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 25 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 26 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 27 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 28 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 29 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 30 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 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
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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

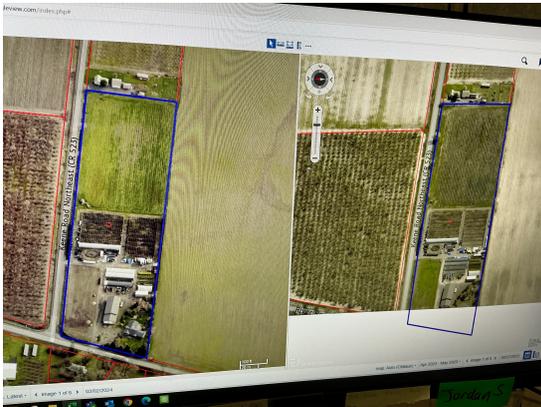
Bldg: 31 Code Area: 01600 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2760 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3894
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	2760	0	0	2000	2000	Exception: Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No **052W29 00600**

File No **R15214**

SUBJECT

Property Address **13384 River Rd NE**

City **Gervais**

State **OR**

Zip **97026**

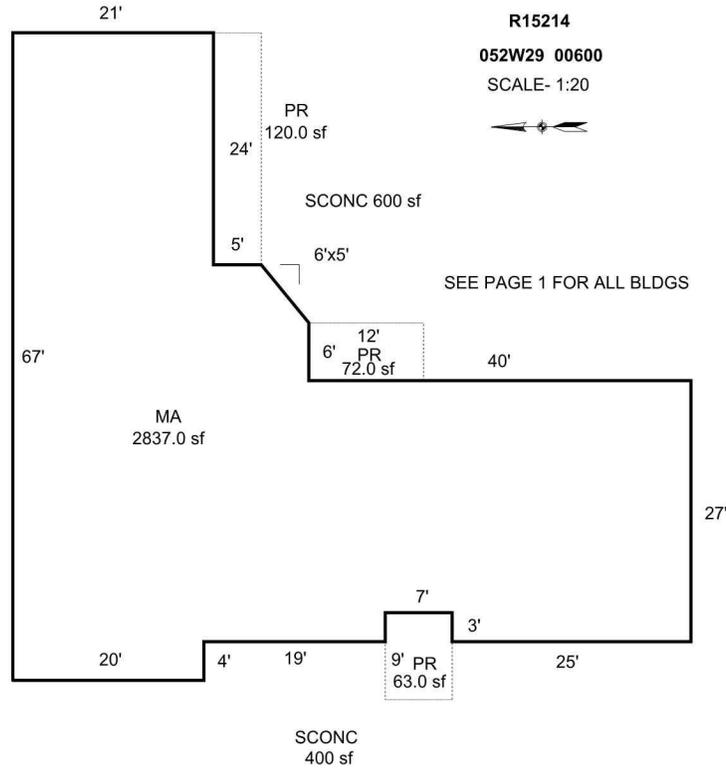
Owner

Client

Appraiser Name **Missie Salter**

Inspection Date **2013**

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2837	279	2837
YI1	PR	1.00	120	58	
	PR	1.00	72	36	
	PR	1.00	63	32	255

Comment Table 1

Apex by RW 06/09/08
Updated by AC 3/12/13
UPD BY PH 02.24.20

Comment Table 2

02.19.20 JS #29

Comment Table 3

Added 12 FC's and GB S.V.

Net LIVABLE Area (rounded w/ factors) **2837**