

Acct ID: 515304 MTL: 052W35B001300 Date: 6/5/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 12008 DUCK INN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 146247 Year: 2025  
 Last Date Appraised: 06/06/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: BAER, ALLEN R Roll Type: R  
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 LCB TTO INSP AV: 313151  
 RMV Land: 337970 RMV Imp: 452410 RMV Total: 790380 MAV: 266410 MSAV: 46741 SAV: 110067  
 Comment: 24-25: L3 6.6.24 JJS  
 LEVEL 4 7.28.21 JS29 / LEVEL 2 1.5.20 JS29//

**Notations** NO livestock or visible Farming

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	01600	0

**Land**

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 103240 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2021  
 24-25: Updated land classes  
 21-22: PER #29 ADD NEW SA HOMESITE AND OSD FROM 4BD

Site: 3 Code Area: 01600 Size: 1.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 129040 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1981 / 16-17: UPDATED PART TOTALS & K SCREEN / 00-01: 100030, UPDATED MKT VAL. 06-07: RECALC SETUP;#36 08-22-05

Site: 5 Code Area: 01600 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 65690 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2456 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 438650  
 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	2456	4	FB-3	2020	2020	BATH - 3, KIT-, HVAC+, ROOF	Y N
Garage Attached	4	Finished	528	0	0	2020	2020	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2020	31458	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 390 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 26x15 RMV: 13760  
 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	390	0	0	2020	2020	FAIR	Y N

**Accessories**

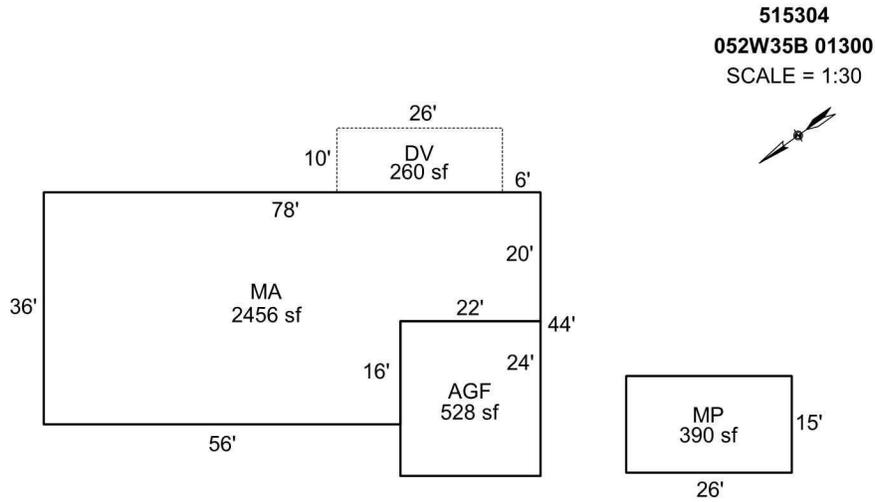
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515304 Parcel No.: 052W35B 01300  
 Property Address: 12008 DUCK INN RD NE  
 City: GERVAIS County: 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	390.0	82.0	390.0
GLA1	MA	1.0	2456.0	228.0	2456.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	DV	1.0	260.0	72.0	260.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.21.20: 555-20-005329  
 UPDATED BY CJURAN 11/09/2021

### COMMENT TABLE 2

#29 JS 07/26/2021

### COMMENT TABLE 3

CYCLE L4

JJS 6/15/21 FF L3

Net LIVABLE	cnt	1	(rounded)	2,456
Net BUILDING	cnt	1	(rounded)	390

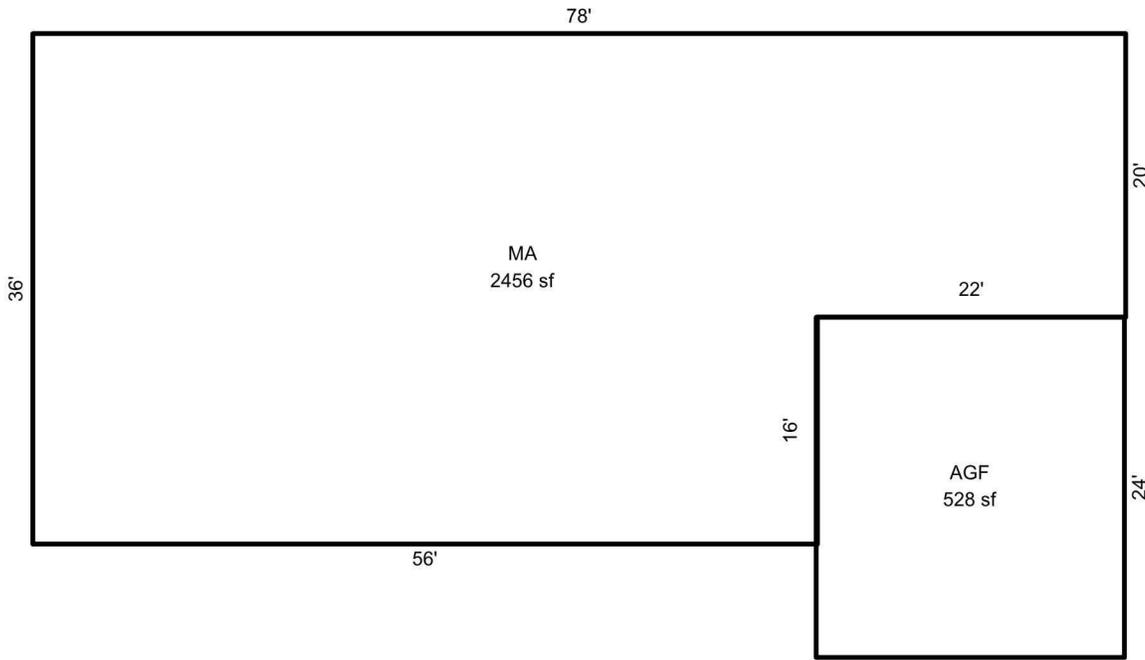
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R15304 Parcel No.: 052W35B 01300  
 Property Address: 12008 DUCK INN RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**R15304**  
**052W35B 01300**  
 SCALE=1:10



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2456.0	228.0	2456.0
GAR	AGF	1.0	528.0	92.0	528.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.21.20: 555-20-005329

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      2,456