

Acct ID: 518296 MTL: 062W060000900 Date: 6/12/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 11383 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57787 Year: 2024

Last Date Appraised: 04/16/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: MOUNTAIN VIEW PROPERTIES LLC Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 444895

RMV Land: 598190 RMV Imp: 475910 RMV Total: 1074100 MAV: 366800 MSAV: 78095 SAV: 240030

Comment:

Upd Inv, Add Existing LTL I/O

Notations

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: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 12060 Exception: Y N  
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 20-21: CYCLE WORK #10 C19 CHG WASTE TO WOOD.// NO LONGER PT 06-07: RECALC SETUP, APPR NO 10, 10/5/05

Site: 2 Code Area: 01600 Size: 40.94 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 493700 Exception: Y N  
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 00100030

Site: 3 Code Area: 01600 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 52430 Exception: Y N  
 Adjustment(s): GSOIL, WOOD, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 00100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 144 Year Blt: 1910 Eff Year Blt: 1963 Sq.Ft: 2605 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 290660  
 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	1885	0	FB-1	1910	1963	HVAC+, ROOF, KIT+, BATH - 1	Y N
Second Floor	4	Finished	720	3	FB-1	1910	1963	HVAC+, BATH - 1	Y N
Basement	4	Unfinished	630	0	0	1910	1963		Y N

Accessories

YIYF

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	540	1963	1246	1	Y N
DECK	4	216	1963	3374	1	Y N
PATIO	4	700	1963	2812	1	Y N
ROOF EXTENSION OR PATIO COVER	4	216	1963	4447	1	Y N

Bldg: 9 Code Area: 01600 Stat Class: 158 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 84480  
 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
Garage Detached	5	Finished	900	0	0	1981	1981	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 120 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 15x8

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: Y N
Pump House	0	Finished	120	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: 325 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100  
 Desc: Commercial Grain Storage (GR) Dimensions: 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	Exception: Y N
Grain Bin	4	Finished	0	0	0	1981	1981		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 316 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 6000 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 100x60 RMV: 53820  
 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
Horse Arena	5	Finished	6000	0	0	1995	1995	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: 352 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2040 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 68x30 RMV: 7780  
 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
Utility Building	5	Finished	2040	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 3200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x80 RMV: 33970  
 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
General Purpose Bldg	5	Finished	3200	0	0	2000	2000	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 1990 Sq.Ft: 240 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x24 RMV: 2140  
 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
Multi-Purpose Bldg	5	Finished	240	0	0	2000	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 216 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x18 RMV: 3060  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

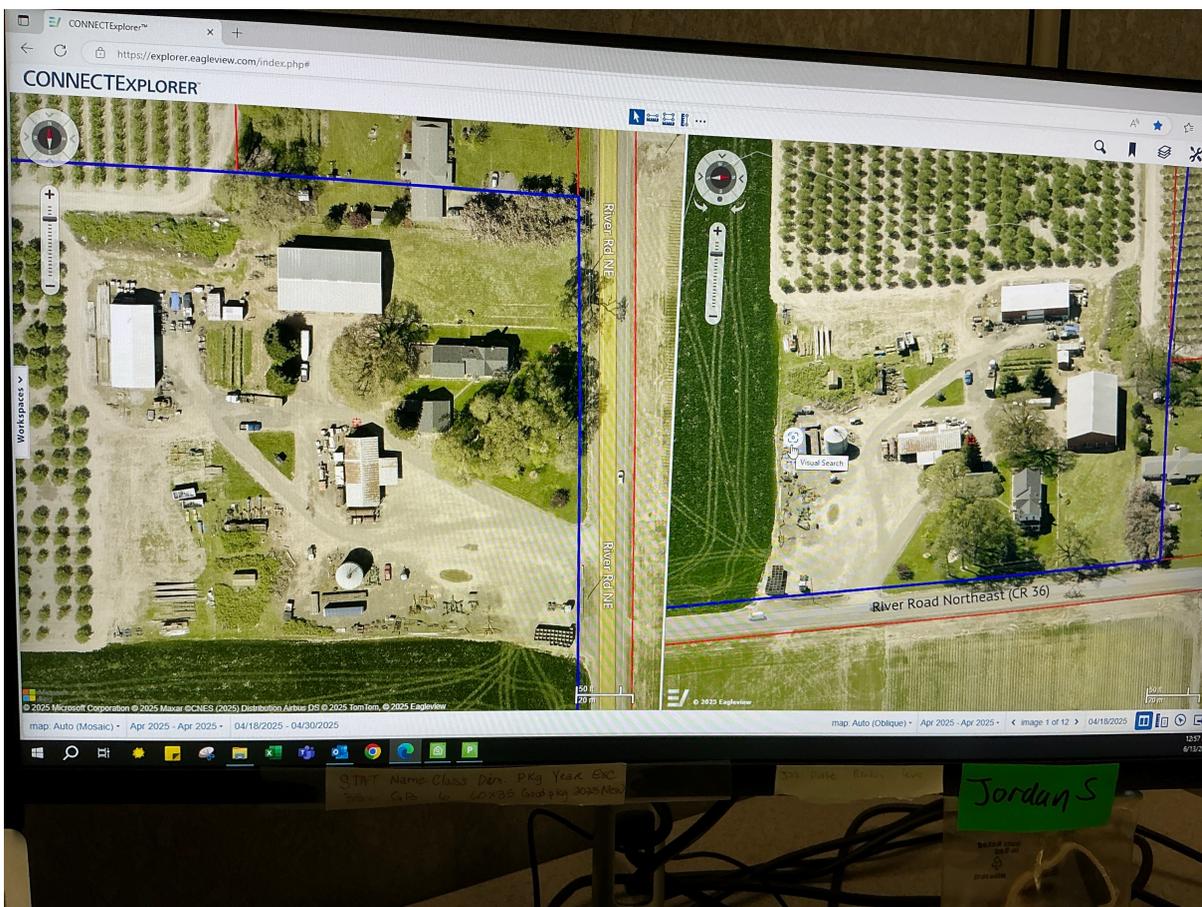
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	216	0	0	2000	2000	FAIR	

**Accessories**

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

354 LTL 20x28 Existing I/O

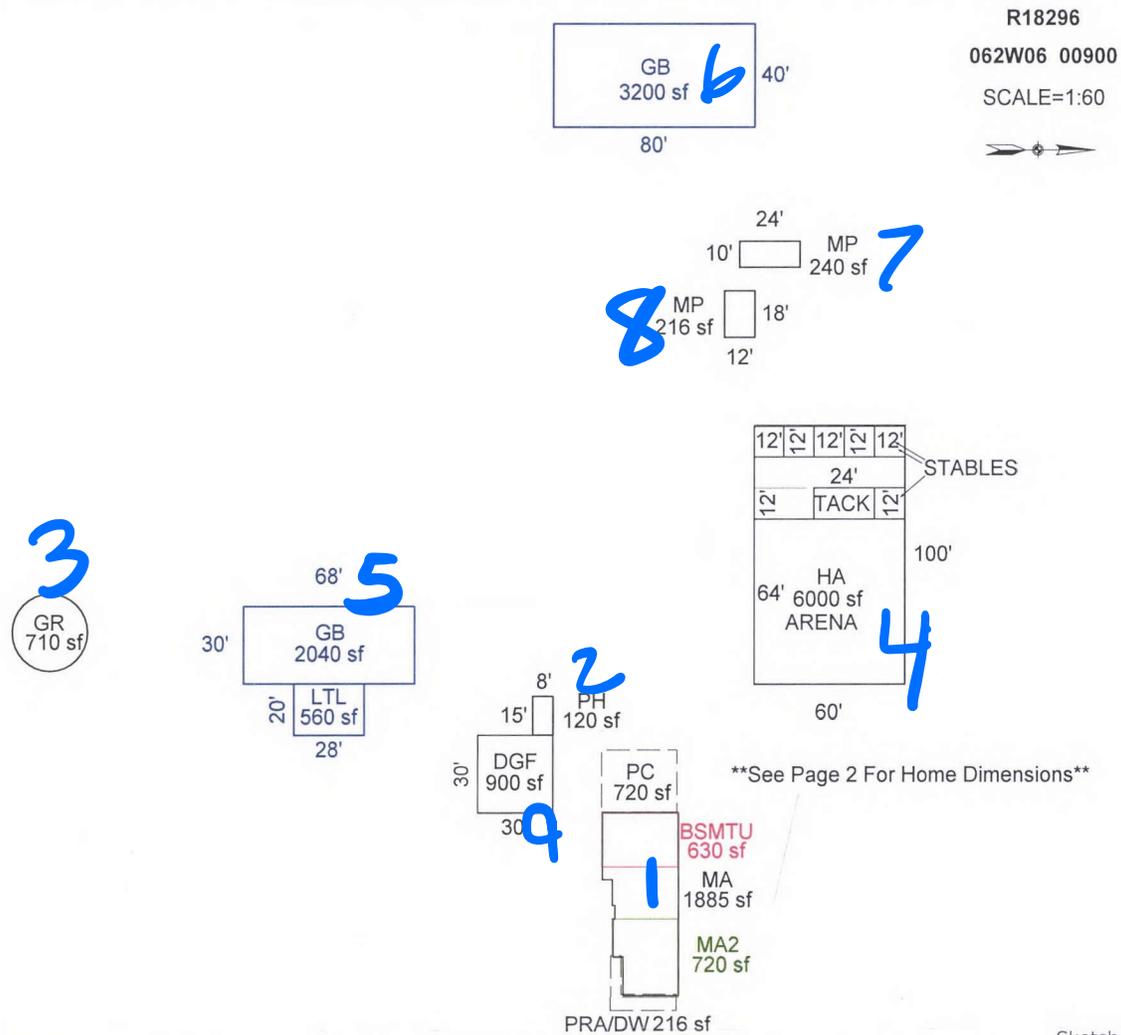


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R18296 Parcel No.: 062W06 00900  
 Property Address: 11383 River Rd NE  
 City: Gervais County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	PH	1	120	46		
	GR	1	710	94		
	HA	1	6000	320		
	GB	1	2040	196		
	GB	1	3200	240		
	MP	1	216	60		
	MP	1	240	68		
	LTL	1	560	96	13086	
	GLA1	MA	1	1885	204	1885
	GLA2	MA2	1	720	112	720
BSMT	BSMTU	1	630	102	630	
GAR	DGF	1	900	120	900	
P/P	PRA/DW	1	216	94		
	PC	1	720	108	936	
	Net LIVABLE	cnt	2 (rounded)		2,605	
	Net BUILDING	cnt	8 (rounded)		13,086	

Apex by RW 05/12/08  
 UPD BY PHU 07.23.20

### COMMENT TABLE 2

### COMMENT TABLE 3

04.16.20 CL #10: CYCLE;

JJS 6.12.25 6416 13

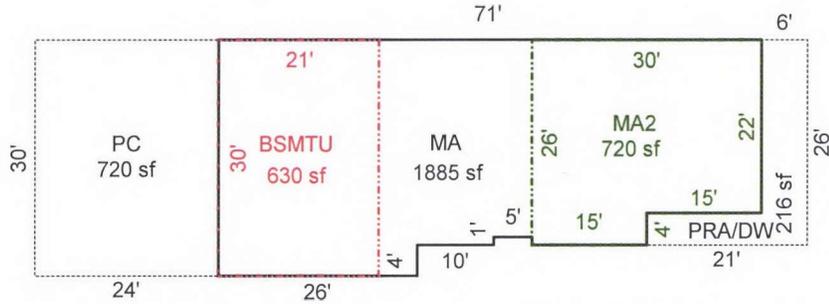
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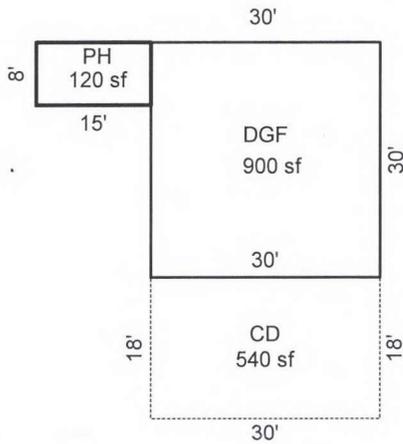
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## SKETCH

R18296  
062W06 00900  
SCALE=1:20



\*\*See Page 1 For All Buildings\*\*



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1	120	46	120
GLA1	MA	1	1885	204	1885
GLA2	MA2	1	720	112	720
BSMT	BSMTU	1	630	102	630
GAR	DGF	1	900	120	900
P/P	PC	1	720	108	
	PRA/DW	1	216	94	
	CD	1	540	96	1476

Apex by RW 05/12/08  
UPD BY PHU 07.23.20

### COMMENT TABLE 2

04.16.20 CL #10: CYCLE;

### COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		2,605
Net BUILDING	cnt	1	(rounded)		120