

Acct ID: 519431 MTL: 063W010000900 Date: **6.5.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 3151 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57789 Year: 2025

Last Date Appraised: 10/06/2011 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:
 Owner: PATTERMANN PROPERTIES LLC Roll Type: R
 Cycle Tag Sales Verification Other: **Reopen** Inspection level: 1 2 3 4 LCB TTO INSP AV: 632151
 RMV Land: 497120 RMV Imp: 1064170 RMV Total: 1561290 MAV: 614550 MSAV: 17601 SAV: 40240

Comment:

Re-Activate 131228, upd Inv

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	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: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 75570	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT						
Site: 3	Code Area: 01600	Size: 4.07 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 321550	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 1976 / 0010030						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 131 Year Blt: 1988 Eff Year Blt: 1996 Sq.Ft: 1200 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 257250
 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	1200	0	FB-1/ HB-1	1988	1996	HVAC, ROOF, KIT-, BTH - 1	Y N
Carport Detached	3	Unfinished	456	0	0	1988	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	3	62975	1984	100760	1	Y N
PATIO	3	120	1978	508	1	Y N
ROOF EXTENSION OR PATIO COVER	3	120	1978	2680	1	Y N

Bldg: 4 Code Area: 01600 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 177620
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	1	6960	1999	177619	1	Y N

Bldg: 7 Code Area: 01600 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 102590
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	1	4020	1999	102590	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1824 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x38 RMV: 5400
 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	1824	0	0	1984	1984	FAIR

Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 3600 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 120x30 RMV: 9770
 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
Machine Shed	5	Finished	3600	0	0	1984	1984	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: 1988 Eff Year Blt: 1996 Sq.Ft: 36700 % Complete: 100
 Desc: Utility Building (UB) Dimensions: RMV: 338550
 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
Utility Building	6	Finished	36700	0	0	1988	1996	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: 352 Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 16750 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 335x50 RMV: 136580
 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
Utility Building	5	Finished	16750	0	0	1995	1999	FAIR

Exception: Y N

Accessories

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

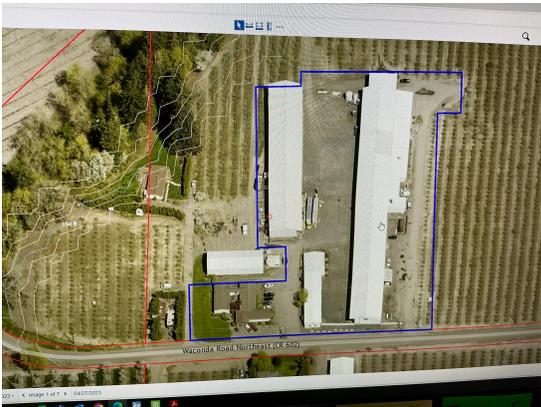
Bldg: 8 Code Area: 01600 Stat Class: 380 Year Blt: Eff Year Blt: 2012 Sq.Ft: 0 % Complete: 100
 Desc: Farm M&E Dimensions: RMV: 36410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

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

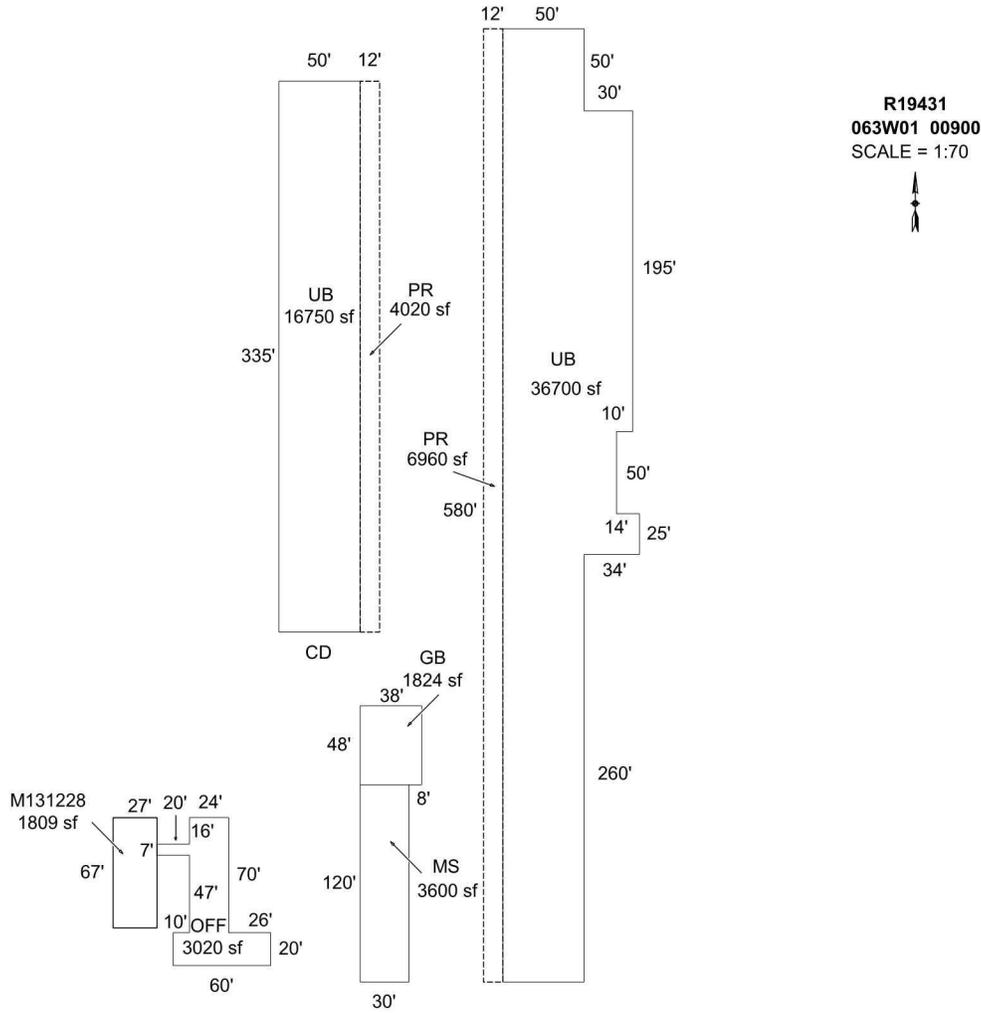


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R19431 Parcel No.: 063W01 00900
 Property Address: 3151 Waconda Rd NE
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	36700.0	1348.0	
	MS	1.0	3600.0	300.0	
	GB	1.0	1824.0	172.0	
	OFF	1.0	3020.0	340.0	
OTH	UB	1.0	16750.0	770.0	61894.0
P/P	M131228	1.0	1809.0	188.0	1809.0
	PR	1.0	4020.0	694.0	
	PR	1.0	6960.0	1184.0	10980.0

COMMENT TABLE 1

Apex by RW 05/27/08
 UPDATED BY CJURAN 07/13/2021

COMMENT TABLE 2

07/13/2021 #06 WV

COMMENT TABLE 3

WORK ORDER

JSS b.s.25 Cycle JSS

Net BUILDING cnt 5 (rounded) 61,894