

Summary

Lead Appr: WW Clerk: Lead Clerk: Appr: JJS 6.24.25 Print Date: 1/25/2024

Acct ID: 563662 MTL: 062W06DB00300 Date: 6/12/25 Appr: JJS Prop Class: 401 RMV Prop Class: 401

Situs: 4275 EGAN ST NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 130818 Year: 2024

Last Date Appraised: 10/06/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: RUEDA, FRANCISCO A & RUEDA, DELIA C Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 242490

RMV Land: 212610 RMV Imp: 217670 RMV Total: 430280 MAV: 242490 MSAV: 0 SAV: 0

Comment:

Notations

Upd Inv

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	01600	0

Land

Site: 1 Code Area: 01600 Size: 0.65 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 157610 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 18-19: PER #101 CHG OSD / 06-07: RECALC SETUP, APPR NO 10, 10/7/05 06-07: RECALC SETUP;#10 10-07-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 131 + Year Blt: 1985 Eff Year Blt: 1990 Sq.Ft: 1559 % Complete: 100

Desc: One Story Only Dimensions: RMV: 214320

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	
First Floor	3 +	Finished	1559	3	FB-2	1985	1990	KIT+, ROOF, HVAC, FP - 1, BATH - 2	Exception: Y N
Garage Attached	3	Finished	462	0	0	1987	1990	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	1	1990	23436	1

Bldg: 3 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements 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
No floor data available								

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: 48 % Complete: 100

Desc: Accessory Improvements & Misc. Dimensions: 8x6 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
Pump House	0	Finished	48	0	0	0	0	
Exception: Y N								

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 320 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 2820

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	5	Finished	320	0	0	0	0	F	Exception: Y N		
Accessories											
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available											

Bldg: 5

Code Area: 01600

Stat Class: 354

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 297

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 530

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

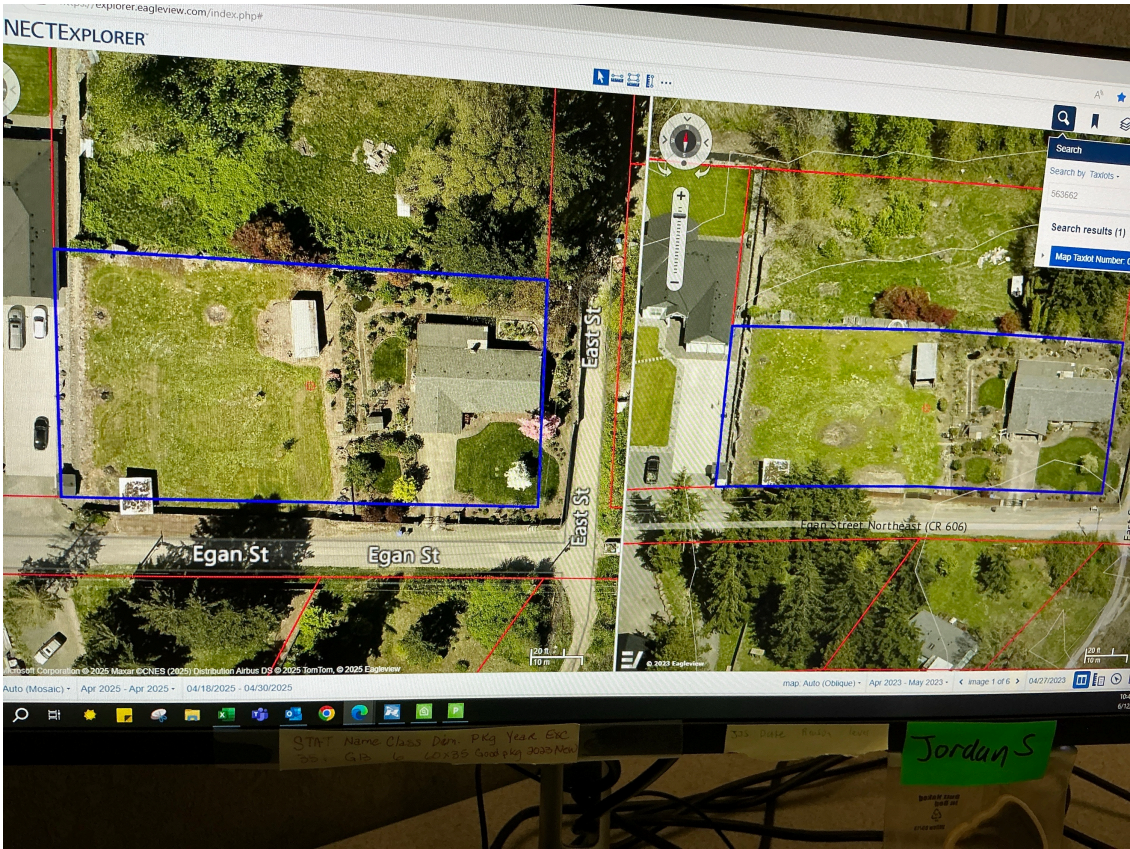
Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Lean-to Light Duty	5	Finished	297	0	0	1995	1995		Exception: Y N	

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06DB00300

File No R63662

Property Address 4275 EGAN ST NE

City GERVAIS

County MARION

State OR

Zip 97026

Owner

Client

Appraiser Name

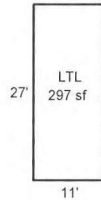
SUBJECT

IMPROVEMENTS SKETCH

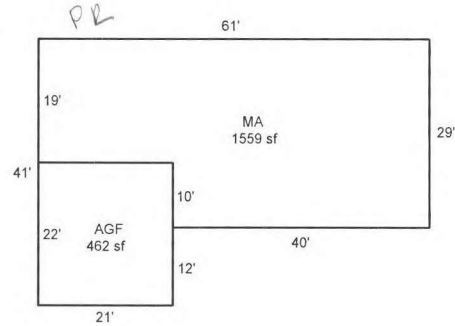
R63662
062W06DB00300
SCALE=1:30



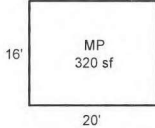
NV -
cluster of
LTS



MP



NV



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1559	180	1559
GBA1	MP	1.00	320	72	
	LTL	1.00	297	76	617
GAR	AGF	1.00	462	86	462

Comment Table 1

DRAWN BY JRONDEMA 9/28/17

10/6/17 101 cycle NV

Comment Table 2

Comment Table 3

333 6.12.25 cycle L3

Net LIVABLE Area (rounded w/ factors)
Net BUILDING Area (rounded w/ factors)

1559
617