

Acct ID: 514217 MTL: 051W30B000100 Date: **1/15/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501  
 Situs: 12999 BETHLEHEM DR NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 70701 Year: 2024  
 Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2025 - MS Placement - Parcel (TAGS/PERMIT)  
 Owner: TORAN, ALEXANDER 42.5% & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 4 LCB TTO INSP AV: 296099  
 RMV Land: 862440 RMV Imp: 569280 RMV Total: 1431720 MAV: 202130 MSAV: 65819 SAV: 190518  
 Comment: 24-25: L3 1.4.24 JJS

**UB to 100%, New MFG on 608650, upd Apex**

**Notations**

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

**FARM USE OK: ROW CROP**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

**Land**

Site: 2 Code Area: 03600 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: 24270 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009  
 24-25: Update land class acreage  
 09-10: GW39 changed land type per Excel analysis//10300030

Site: 3 Code Area: 03600 Size: 29.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 737590 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 01-02: 10300030, CONSOLIDATION OF 1BENCH INTO 2BENCH

Site: 4 Code Area: 03600 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 55580 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 01-02: 10300030, CONSOLIDATION OF 3BENCH INTO 4BENCH

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03600 Stat Class: 132 Year Blt: 1993 Eff Year Blt: 1985 Sq.Ft: 4584 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 477770  
 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	4200	4	FB-3	1993	1985	BATH - 3, KIT+, ROOF, HVAC	Y N
Attic	3	Finished	384	0	0	2003	1985	HVAC	Y N
Garage Attached	3	Finished	468	0	0	2002	2002	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1985	22599	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 252 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 1090  
 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	4	Finished	252	0	0	1963	1963	FAIR	Y N

**Accessories**

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

Bldg: 4 Code Area: 03600 Stat Class: 341 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 240 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 2260  
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	1991	1991	FAIR	

**Accessories**

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

Bldg: 6 Code Area: 03600 Stat Class: 356 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 400 % Complete: 100  
Desc: Lean-to Excellent (LTE) Dimensions: 20x20 RMV: 3540  
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
Lean-to Excellent	4	Finished	400	0	0	2014	2014		

**Accessories**

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

Bldg: 7 Code Area: 03600 Stat Class: 351 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 1152 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: RMV: 18380  
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	1152	0	0	2010	2010	FAIR	

**Accessories**

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

Bldg: 8 Code Area: 03600 Stat Class: 354 Year Blt: Eff Year Blt: 2010 Sq.Ft: 192 % Complete: 100  
Desc: Lean-to Light (LTL) Dimensions: RMV: 580  
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
Lean-to Light Duty	4	Finished	192	0	0	0	2010		

**Accessories**

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

Bldg: 9 Code Area: 03600 Stat Class: 321 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 576 % Complete: 100  
Desc: Hay Cover (HC) Dimensions: RMV: 3280  
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
Hay Cover	4	Finished	576	0	0	2009	2009	FAIR	

**Accessories**

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

Bldg: 10 Code Area: 03600 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 289 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 4490  
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	289	0	0	2010	2004	FAIR	

**Accessories**

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

Bldg: 11 Code Area: 03600 Stat Class: 352 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 5040 **72x45** % Complete: **65**  
Desc: Utility Building (UB) Dimensions: **148x36** RMV: 57890  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 28150 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	5040	0	0	2023	2023	FAIR	

**Accessories**

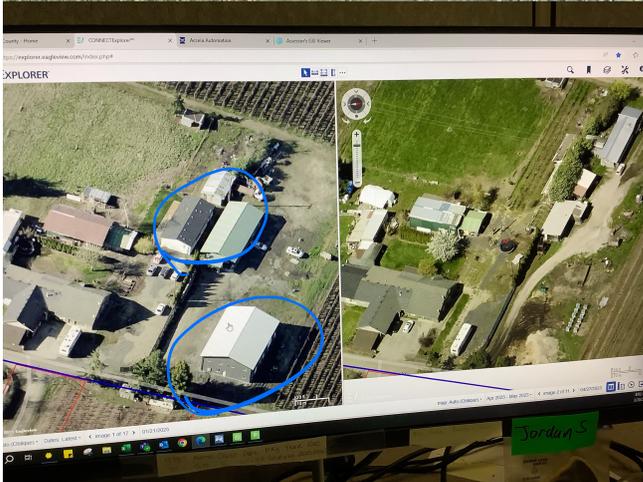
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



New MF 6



New GB



- locations

Jordan S

ACCOUNT # 512417-608650 DATE: 1/15/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR 333 TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 457 QLTY + - FLOOR 1st  
 AREA 1560sf EFF AREA \_\_\_\_\_ BED 3  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT 174  
 COMMENT: ON 608650

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

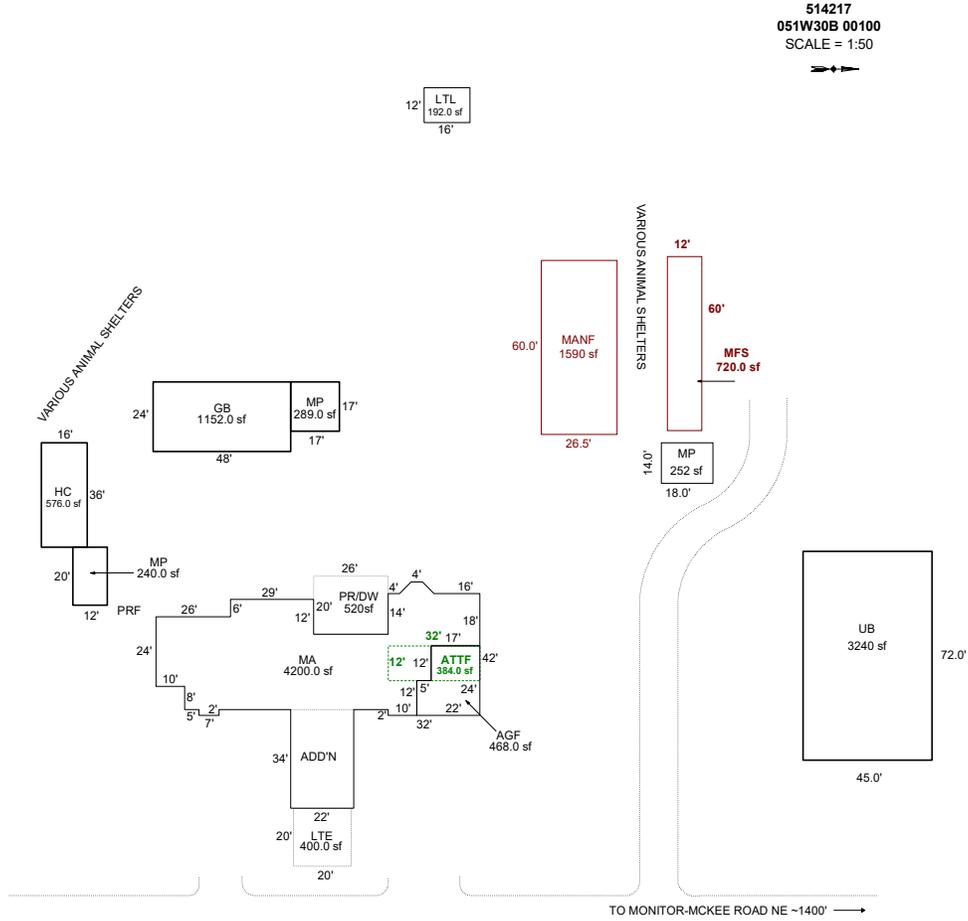
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514217 Parcel No.: 051W30B 00100  
 Property Address: 12929 BETHLEHEM DRIVE NE  
 City: GERVAIS County: MARION State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	576.0	104.0	
	MP	1.0	240.0	64.0	
	GB	1.0	1152.0	144.0	
	MP	1.0	289.0	68.0	
	LTL	1.0	192.0	56.0	
GBA3	UB	1.0	3240.0	234.0	5689.0
	MP	1.0	252.0	64.0	252.0
GLA	MANF	1.0	1590.0	173.0	1590.0
	MA	1.0	4200.0	409.3	
GLA1	MFS	1.0	720.0	144.0	4920.0
	ATTF	1.0	384.0	88.0	384.0
GAR	AGF	1.0	468.0	92.0	468.0
LTH	LTE	1.0	400.0	80.0	400.0
	Net LIVABLE	cnt	1 (rounded)		6,894
	Net BUILDING	cnt	7 (rounded)		5,941

### COMMENT TABLE 1

Apex 9/9/2010 Jane  
 12/15/10: update of apex to add 2mp,gb,2 hc and ltl Ja  
 UPDATED BY SRAGSDALE 2/6/15  
 UPDATED BY WWILLIAMS 9/20/23  
 UPDATED BY CJURAN 01/10/2024 23-008682 MANF  
 UPDATED BY CJURAN 02/29/2024  
 UPDATED BY WWILLIAMS 3/14/24  
 UPDATED BY CLOBERG 04/03/25

### COMMENT TABLE 2

JJS 10/17/2023  
 JJS 01.04.24  
 JJS 01/15/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L3  
 TAGS L3