

Acct ID: 514243 MTL: 051W31D001000 Date: 1.15.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 10194 MT ANGEL GERVAIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 70727 Year: 2025

Last Date Appraised: 08/03/2010 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: MATLOCK, RUSSELL D & MATLOCK, JACQUIE L 20x18 Shed - no plumbing Roll Type: R  
 Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP Age eq usm AV: 246400  
 RMV Land: 445390 RMV Imp: 332200 RMV Total: 777590 MAV: 214910 MSAV: 31490 SAV: 216286

Comment: MP @ 100%

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Driveway Blocked, but visible on Aerial Jan 2025  
Farm: Seed forest: 0.15

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01470	0

Land

Site: 2 Code Area: 01470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 36780 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 100150

Site: 3 Code Area: 01470 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 169190 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1982 / 100150

Site: 4 Code Area: 01470 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 115860 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1982 / 100150

Site: 5 Code Area: 01470 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD D Value Source: Woodlot Description: FARM WOODLOT RMV: 73560 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01470 Stat Class: 141 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1767 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 267970  
 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	1767	3	FB-2	1977	1977	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	528	0	0	1977	1977	ROOF	Y N

Accessories

474F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1350	1977	3378	1	Y N
PATIO	4	440	1977	1863	1	Y N

Bldg: 2 Code Area: 01470 Stat Class: 148 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 60440  
 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	4	Unfinished	720	0	0	1991	1991	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01470 Stat Class: 353 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 600 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 30x20

RMV: 3790

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
Machine Shed	5	Finished	600	0	0	1993	1993	FAIR	

**Accessories**

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

341 MP 20x18 Fair 2024 new @ 100%

ACCOUNT # S14243 DATE: 1/15/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR SSS TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: \_\_\_\_\_

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 MP  
 STAT / CLASS 341  
 SIZE 20x18  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR 2024  
 % COMP 100  
 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: \_\_\_\_\_

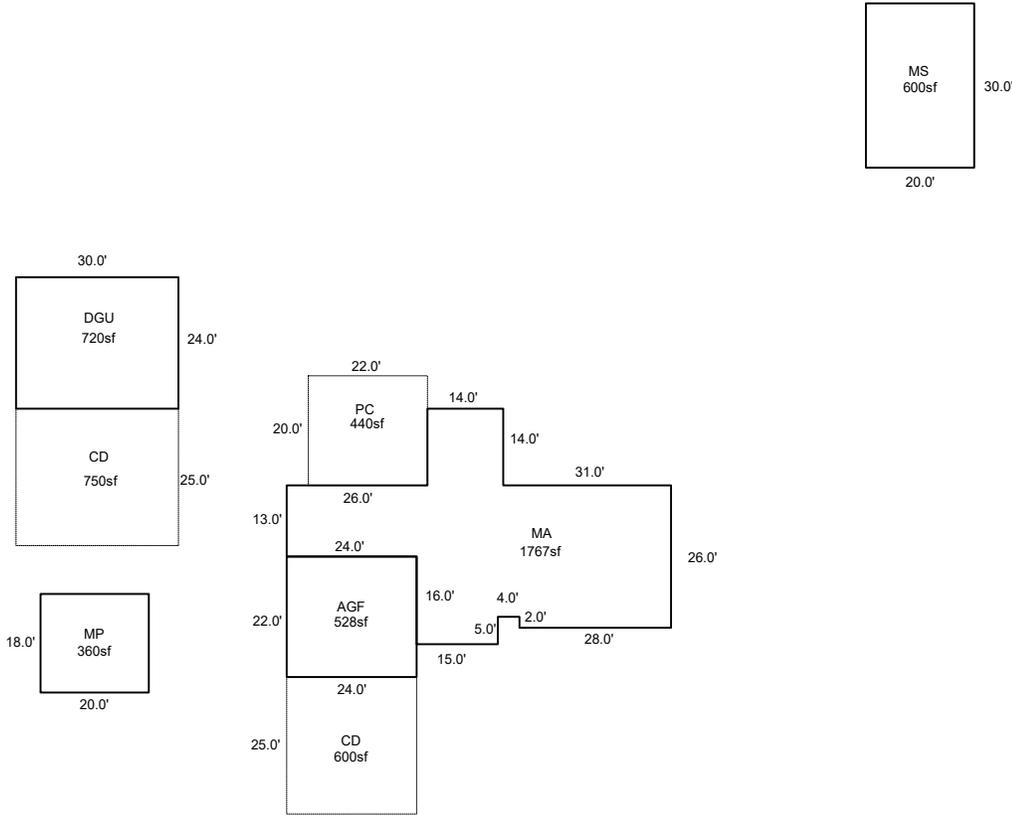
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514243 Parcel No.: 051W31D 01000  
 Property Address: 10194 MT ANGEL GERVAIS RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

514243  
051W31D 01000  
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Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	600.0	100.0	
	MP	1.0	360.0	76.0	960.0
GLA1	MA	1.0	1767.0	232.0	1767.0
AGF	AGF	1.0	528.0	92.0	
	DGU	1.0	720.0	108.0	1248.0
P/P	PC	1.0	440.0	84.0	
	CD	1.0	600.0	98.0	
	CD	1.0	750.0	110.0	1790.0
	Net LIVABLE	cnt	0 (rounded)		1,767
	Net BUILDING	cnt	2 (rounded)		960

APEX BY CE 8/9/10  
 UPDATED BY CLOBERG 04/03/25

### COMMENT TABLE 2

### COMMENT TABLE 3

JIS 01/15/25

TAGS L3

