

Acct ID: 514546 MTL: 052W030000800 Date: 1/15/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 6460 STATE HWY 219 NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 88119 Year: 2024
 Last Date Appraised: 06/10/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: FERRIS, RYAN A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 4 LCB TTO INSP AV: 482094
 RMV Land: 653650 RMV Imp: 612480 RMV Total: 1266130 MAV: 441310 MSAV: 40784 SAV: 83681
 Comment: LEVEL 4 6.10.20 NM35//

GB @100% - Add Existing structures to Apex

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

N/V

OSDs

BAORDING / TRAINING

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

Land

Site: 1	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Farm Homesite	Description: SIX BENCH	RMV: 27210	Exception: Y	N	
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 2009 / 06-07: RECALC SETUP, APPR NO 10, 9/6/05.						
Site: 2	Code Area: 03600	Size: 17.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 544930	Exception: Y	N	
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / 10300030						
Site: 3	Code Area: 03600	Size: 1.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 34360	Exception: Y	N	
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / 01-02: 10300030, CONSOLIDATION OF 3BENCH INTO 4BENCH						
Site: 4	Code Area: 03600	Size: 2.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 2150	Exception: Y	N	
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//10300030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 443	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 672	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE			Dimensions: 56x12		RMV: 16790	
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	672	2	FB-1	1960	1960	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT	Y N

Accessories

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

Bldg: 1	Code Area: 03600	Stat Class: 142	Year Blt: 1940	Eff Year Blt: 1970	Sq.Ft: 3100	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 428510	
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	2668	1	FB-1	1940	1970	BATH - 1, KIT-, HVAC+, FP - 1, ROOF	Y N
Attic	4	Finished	432	3	FB-1/ HB-1	1940	1970	BTH - 1, HVAC+	Y N
Garage Attached	4	Unfinished	754	0	0	1974	1970	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
HOT TUB / SPA	4	0	1970	1110	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1970	20646	1	Exception: Y N

Bldg: 2	Code Area: 03600	Stat Class: 108	Year Blt: 1940	Eff Year Blt: 1940	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 8580	

Floors

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

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	3720	1940	7031	1

Bldg: 5 Code Area: 03600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2030
 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
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No floor data available

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1540
 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
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Multi-Purpose Bldg	5	Finished	320	0	0	1973	1973	FAIR	Exception: Y N
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Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 312 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1728 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 48x36 RMV: 9040
 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
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Loft Barn	4	Finished	1728	0	0	1973	1973	FAIR	Exception: Y N
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Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 316 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 20280 % Complete: 100
 Desc: Arenas (HA) Dimensions: 156x130 RMV: 123200
 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
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Horse Arena	5	Finished	20280	0	0	1993	1993	AVG	Exception: Y N
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Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1056 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x33 RMV: 15050
 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
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General Purpose Bldg	6	Finished	1056	0	0	2000	2000	FAIR	Exception: Y N
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Accessories

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

Bldg: 8 Code Area: 03600 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 468 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 6770

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	6	Finished	468	0	0	1993	1993	FAIR

Exception: Y N

Accessories

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

Bldg: 9 Code Area: 03600 Stat Class: 355 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 720 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 970
 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 Heavy Duty	4	Finished	720	0	0	1973	1973	

Exception: Y N

Accessories

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

351 6B S ~~72x52~~ 70x52 Good 2024 New

3x 341 MP S 50x20 fair 2021 Existing

341 MP S 35x20 fair 2021 Existing

~~337~~ ~~69~~ S 100x40 fair 2021 Existing
 7 FC

ACCOUNT # 514546 DATE: 1/15/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR 333 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 613
 STAT / CLASS 39
 SIZE ~~72x50~~
70x52
 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: _____

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: _____



NEW GB



MA

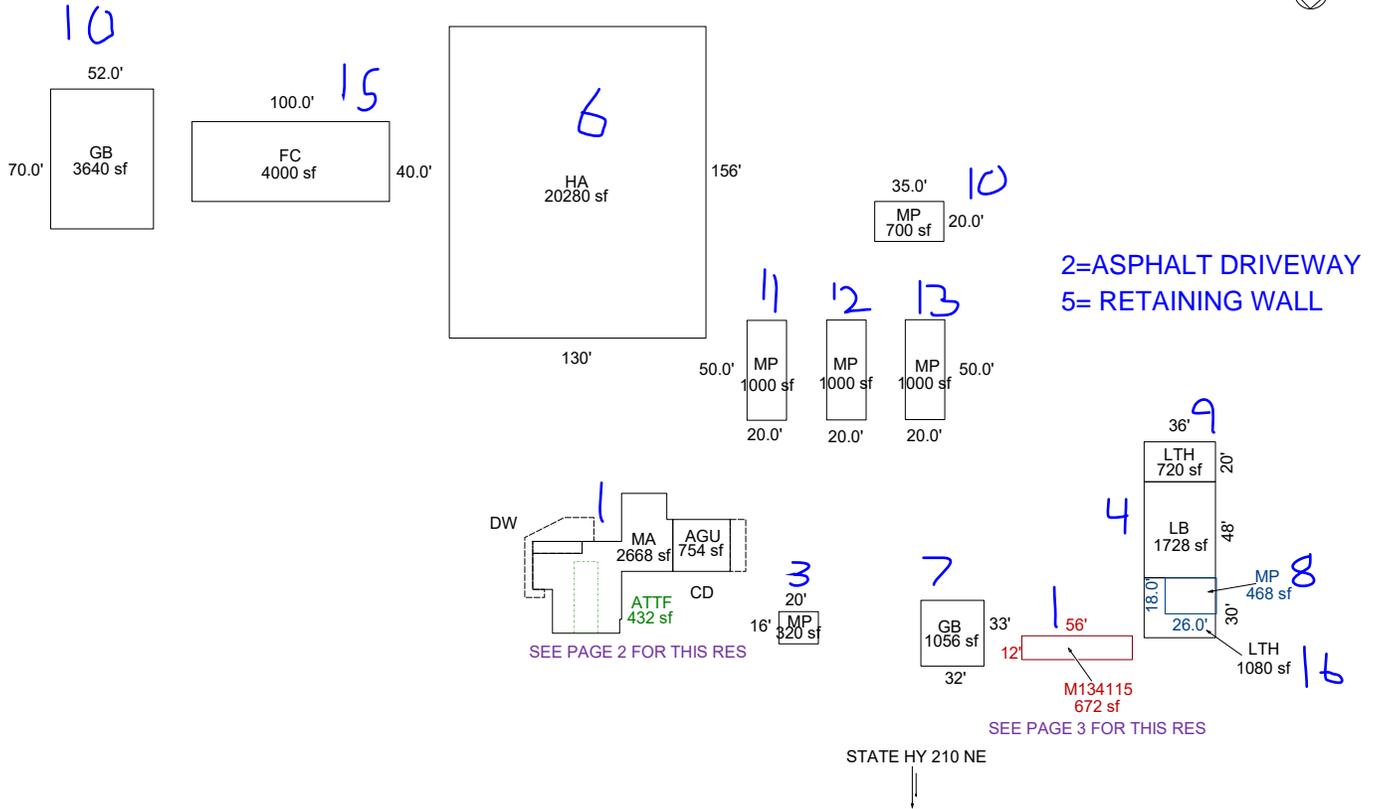
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514546 Parcel No.: 052W03 00800
 Property Address: 6460 STATE HY 219 NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514546
052W03 00800
SCALE=1:60



2=ASPHALT DRIVEWAY
5= RETAINING WALL

SEE PAGE 2 FOR THIS RES

SEE PAGE 3 FOR THIS RES

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1.0	20280.0	572.0	
	MP	1.0	1000.0	140.0	
	MP	1.0	1000.0	140.0	
	GB	1.0	3640.0	244.0	
	FC	1.0	4000.0	280.0	
	MP	1.0	468.0	88.0	
	MP	1.0	1000.0	140.0	
	MP	1.0	700.0	110.0	
	LTH	1.0	1080.0	132.0	
	LTH	1.0	720.0	112.0	
	GB	1.0	1056.0	130.0	
	MP	1.0	320.0	72.0	
	LB	1.0	1728.0	168.0	36992.0
GLA1	MA	1.0	2668.0	282.0	
	M134115	1.0	672.0	136.0	3340.0
GLA2	ATTF	1.0	432.0	96.0	432.0
	4 addl items				
	Net LIVABLE	cnt	0	(rounded)	3,772
	Net BUILDING	cnt	13	(rounded)	36,992

COMMENT TABLE 1

UPD BY PHU 08.19.20
 UPDATED BY CLOBERG 04/07/25

COMMENT TABLE 2

06.10.20 NM #35: CYCLE;
 JJS 01/15/25

COMMENT TABLE 3

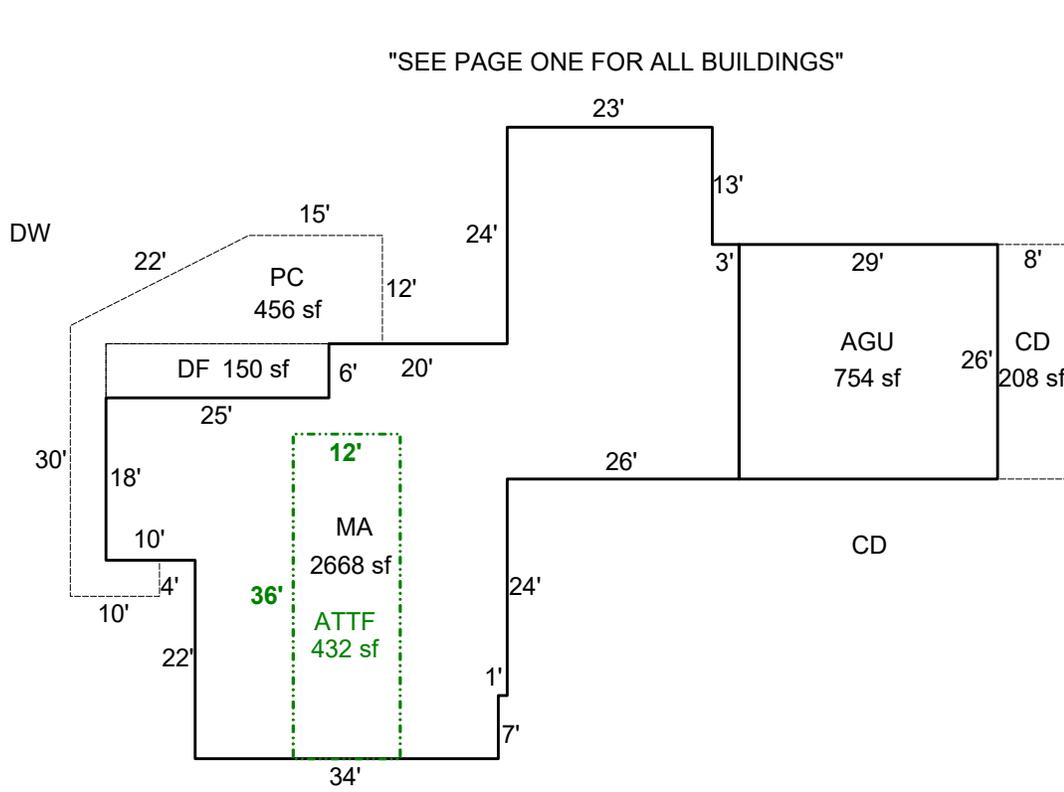
TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 6460 STATE HY 219 NE
 City: GERVAIS County: 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
GLA1	MA	1.0	2668.0	282.0	2668.0
GLA2	ATTF	1.0	432.0	96.0	432.0
GAR	AGU	1.0	754.0	110.0	754.0
P/P	PC	1.0	456.0	154.4	
	DF	1.0	150.0	62.0	
	CD	1.0	208.0	68.0	814.0

COMMENT TABLE 1

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 UPDATED BY CLOBERG 04/07/25

COMMENT TABLE 2

06.10.20 NM #35: CYCLE;
 JJS 01/15/25

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 0 (rounded) 3,100

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514546 Parcel No.: 052W03 00800
 Property Address: 6460 STATE HY 219 NE
 City: GERVAIS County: State: OR ZipCode: 97026
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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514546
052W03 00800
 SCALE=1:10

"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M134115	1.0	672.0	136.0	672.0
	Net LIVABLE	cnt	0 (rounded)		672

COMMENT TABLE 1

UPD BY PHU 08.19.20
 UPDATED BY CLOBERG 04/07/25

COMMENT TABLE 2

06.10.20 NM #35: CYCLE;
 JJS 01/15/25

COMMENT TABLE 3

TAGS L3