

Acct ID: 515294 MTL: 052W350000900 Date: 5/23/25 Appr: MLH Prop Class: 559 RMV Prop Class: 559 459
 Situs: 11808 DUCK INN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 43954 Year: 2025

Last Date Appraised: 03/08/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: MARTIN, KIM MATHEW & MARTIN, DIANE Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 189039

RMV Land: 349600 RMV Imp: 177340 RMV Total: 526940 MAV: 160530 MSAV: 28509 SAV: 54860

Comment:

Notations

Update Inventory

Input MLH 5/30/25

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Farm Homesites and ?

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01600	0

Land

Site: 2	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Farm Homesite	Description: SIX BENCH			RMV: 24390	Exception: Y N
Adjustment(s): GSOIL, WASTE, FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100030						
Site: 3	Code Area: 01600	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 169440	Exception: Y N
Adjustment(s): GSOIL, WASTE, FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100030						
Site: 4	Code Area: 01600	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 102690	Exception: Y N
Adjustment(s): GSOIL, WASTE, FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100030						
Site: 5	Code Area: 01600	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 3080	Exception: Y N
Adjustment(s): GSOIL, WASTE, FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1980 / //FARMERS CREEK 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//100030						

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 01600	Stat Class: 468	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 2211	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD			Dimensions:		RMV: 142470	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	2211	3	FB-2	1997	1997	SKRT+, ROOF, HVAC+, BATH - 2, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD <i>break out</i>	<u>6</u>	1	1997	38808	1	Y N

3

Improvements - Accessory Buildings

Bldg: 1	Code Area: 01600	Stat Class: 312	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 1440	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 40x36		RMV: 13230	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Loft Barn	4	Finished	1440	0	0	1991	1991	FAIR	Y N

Accessories

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

Bldg: 2	Code Area: 01600	Stat Class: 353	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 2670	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 89x30		RMV: 11250	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	2670	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 500 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 20x25 RMV: 800
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

loading dock was not a loading dock, CD

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Building Structure	0	Finished	500	0	0	0	0		

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 990 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x33 RMV: 6840
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	990	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 354 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 800 % Complete: 100
 Desc: Lean-to Light (LTL) *LTH* Dimensions: RMV: 1100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	800	0	0	1991	1991		

Accessories

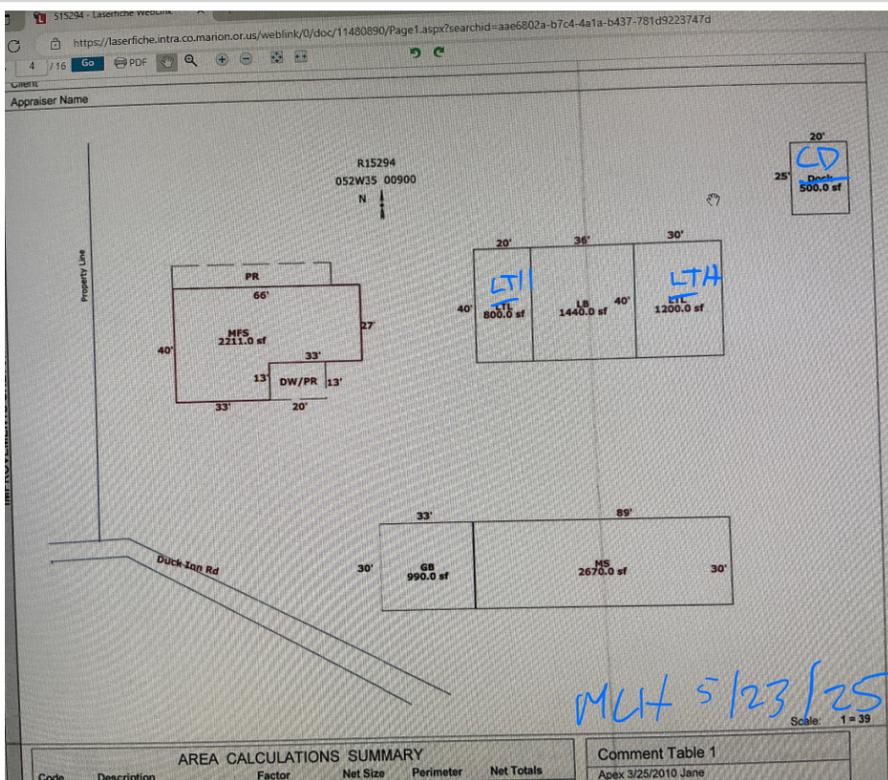
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1200 % Complete: 100
 Desc: Lean-to Light (LTL) *LTH* Dimensions: RMV: 1650
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	1200	0	0	1991	1991		

Accessories

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



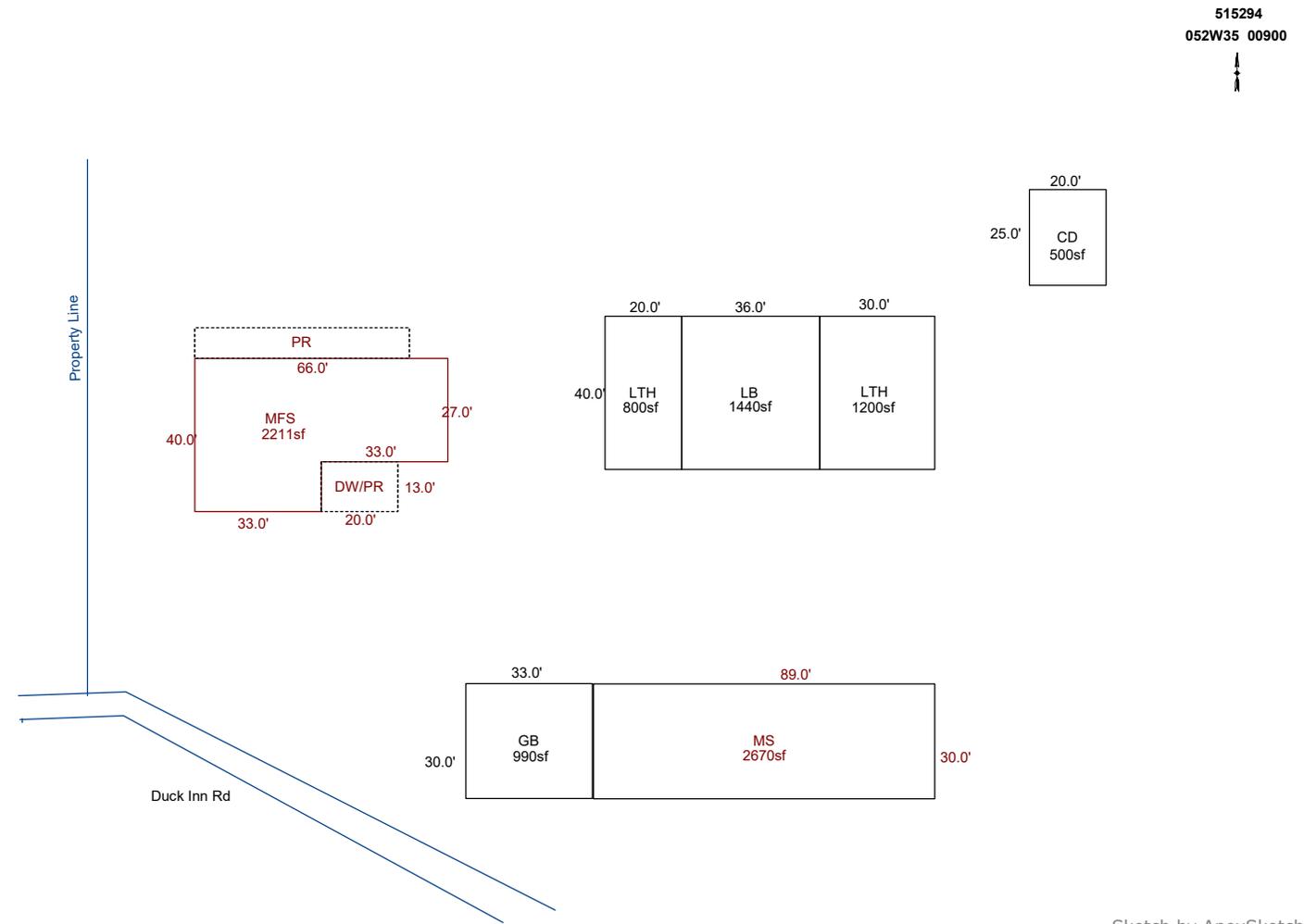
MLH 5/23/25 Clean up L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515294 Parcel No.: 052W35 00900
 Property Address: 11808 Duck Inn Rd NE
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MFS	1.0	2211.0	212.0	2211.0	Apex 3/25/2010 Jane UPDATED BY CLOBERG 05/29/25	
OTH	MS	1.0	2670.0	238.0			
	LB	1.0	1440.0	152.0			
	LTH	1.0	1200.0	140.0			
	LTH	1.0	800.0	120.0			
	CD	1.0	500.0	90.0			
	GB	1.0	990.0	126.0	7600.0		
P/P	DW/PR	1.0	260.0	66.0			
	PR	1.0	448.0	128.0	708.0		
	Net LIVABLE	cnt	0 (rounded)		2,211		

COMMENT TABLE 2	COMMENT TABLE 3
MLH 05/23/25	CLEAN UP L4