

Acct ID: 518279 MTL: 062W06D002400 Date: 6/14/25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 10774 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57777 Year: 2024

Last Date Appraised: 06/08/2021 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: PETERSON, PAUL Roll Type: R

Cycle 3 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 300670

RMV Land: 174040 RMV Imp: 345390 RMV Total: 519430 MAV: 300670 MSAV: 0 SAV: 0

Comment: LEVEL 3 06.08.21 JS29//

Upd Inv

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

Land

Site: 1 Code Area: 01600 Size: 13504 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 129040 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/6/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 142 Year Blt: 1901 Eff Year Blt: 1970 Sq.Ft: 2970 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 309160
 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
First Floor	4	Finished	2426	3	FB-2	1901	1970	BATH - 2, KIT-, HVAC, FP - 1, ROOF	Exception: Y N
Attic	<u>4</u>	Finished	544	0	0	1980	1970		Exception: Y N
Garage Attached	4	Finished	480	0	0	1980	1970	ROOF	Exception: Y N

Accessories

414P

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	4	728	1970	1751	1	Exception: Y N
CONCRETE DRIVEWAY	4	700	1970	1828	1	Exception: Y N
PATIO	4	210	1970	335	1	Exception: Y N
PATIO	4	996	1970	4054	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	210	1970	4507	1	Exception: Y N

Bldg: 2 Code Area: 01600 Stat Class: 148 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 288 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 36230
 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
Garage Detached	4	Unfinished	480	0	0	1981	1981	ROOF	Exception: Y N
Lean-to Light Duty	4	Finished	288	0	0	1981	1990	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

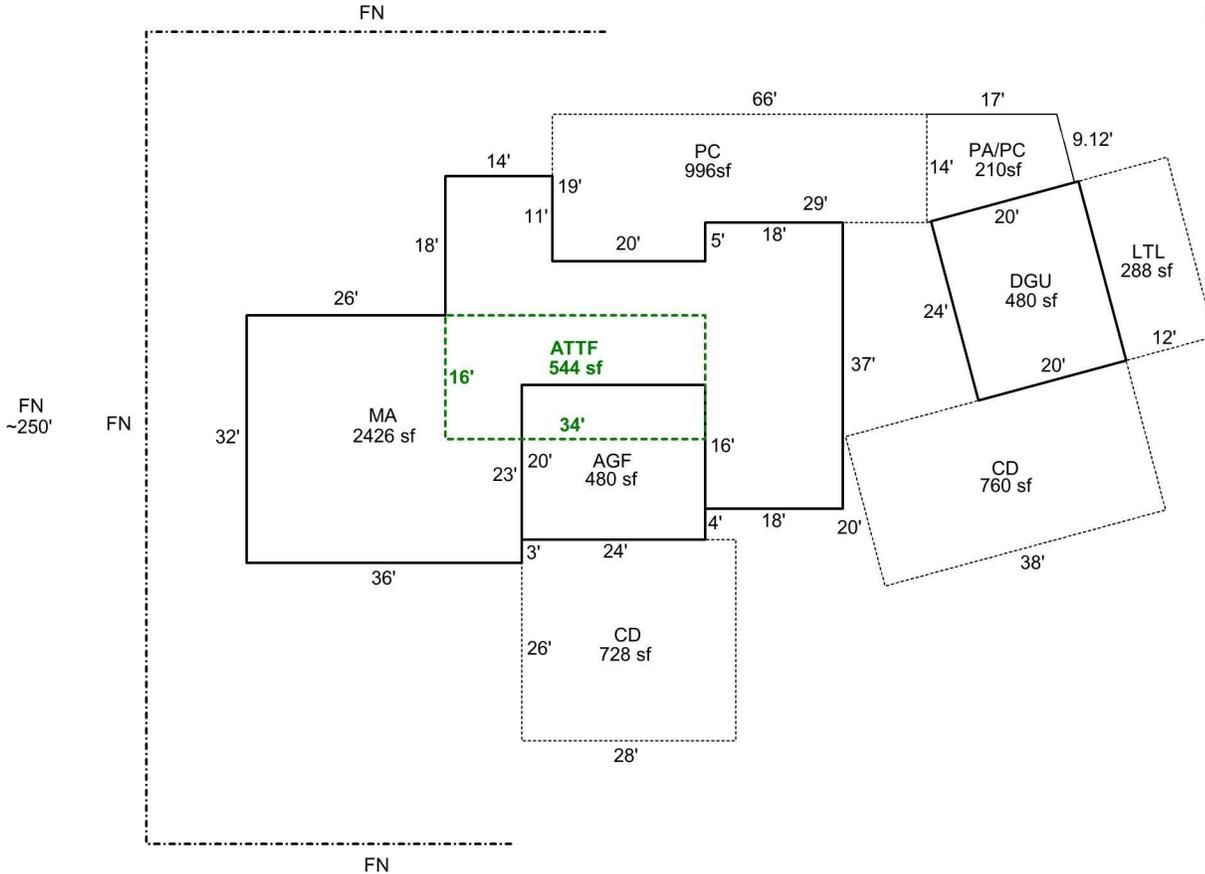
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18279 Parcel No.: 062W06D 02400
 Property Address: 10774 RIVER RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R18279
062W06D 02400
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	288.0	72.0	288.0
GLA1	MA	1.0	2426.0	298.0	2426.0
GLA2	ATTF	1.0	544.0	100.0	544.0
GAR	AGF	1.0	480.0	88.0	
	DGU	1.0	480.0	88.0	960.0
P/P	CD	1.0	728.0	108.0	
	CD	1.0	760.0	116.0	
	PC	1.0	996.2	168.1	
	PA/PC	1.0	210.2	60.1	2694.5
	Net LIVABLE	cnt	2 (rounded)		2,970
	Net BUILDING	cnt	1 (rounded)		288

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/29/16
 UPDATED BY CJURAN 06/09/2021

COMMENT TABLE 2

#29 JS 06/08/21

JJS 6.12.21 CYCLE L3

COMMENT TABLE 3

SV L3