

Acct ID: 518280 MTL: 062W06D000300 Date: 6/12/25 Appr: JJS Prop Class: 409 RMV Prop Class: 409
 Situs: 10775 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57778 Year: 2024

Last Date Appraised: 10/06/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: HIGHTOWER, STEVEN E & HIGHTOWER, KAREN M Roll Type: R

Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 158550

RMV Land: 282620 RMV Imp: 70800 RMV Total: 353420 MAV: 169730 MSAV: 0 SAV: 0

Comment:

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: 1.60 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 237620 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 18-19: PER #101 CHG OSD / 06-07: RECALC SETUP, APPR NO 10, 10/6/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 457 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1820 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 65x28 RMV: 32600
 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	5	Finished	1820	3	FB-2	1980	1980	BATH - 2, KIT+, SKRT+, ROOF+, HVAC+	Y N

Accessories

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

Bldg: 1 Code Area: 01600 Stat Class: 107 Year Blt: Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 22040
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	1	1980	22041	1

Bldg: 4 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 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
No floor data available								

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 14590
 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
General Purpose Bldg	6	Finished	1800	0	0	1989	1989	FAIR	Y N

Fence Gate

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 332 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 405 % Complete: 100
Desc: Commercial Greenhouse (CG) Dimensions: 27x15 RMV: 550
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
Commerical Greenhouse	5	Finished	405	0	0	1969	1969		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 288 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 24x12 RMV: 1020
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	4	Finished	288	0	0	1983	1983	F	Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06D 00300

File No R18280

Property Address 10775 RIVER RD NE

City GERVAIS

County MARION

State OR

Zip 97026

Owner

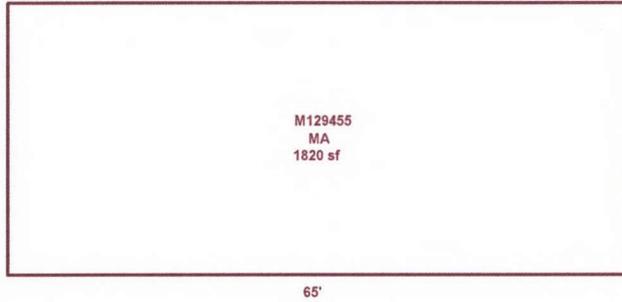
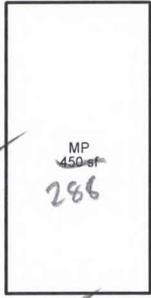
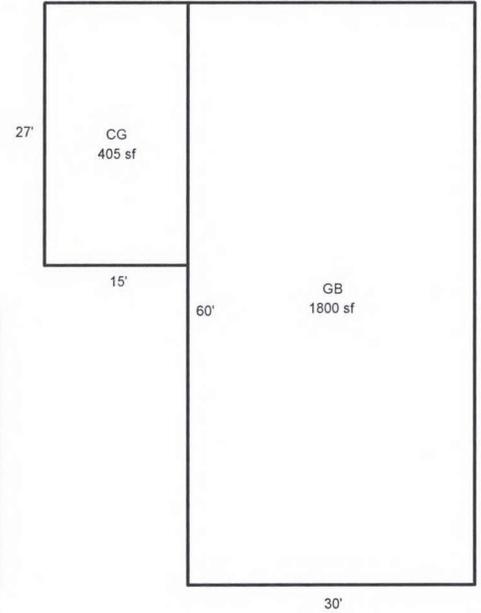
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R18280
062W06D 00300
SCALE=1:20



12
Measurements
off pic

M

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1820	186	1820
GBA1	GB	1.00	1800	180	
	CG	1.00	405	84	
	MP	1.00	450	90	2655

Comment Table 1

DRAWN BY JRONDEMA 9/27/17

10/6/17 10:00 AM

Comment Table 2

Comment Table 3

JJS 6.12.75 Cycle L3

Net LIVABLE Area (rounded w/ factors) 1820
Net BUILDING Area (rounded w/ factors) 2655

