

Acct ID: 518284 MTL: 062W06D000101 Date: **6/14/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 10963 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 146100 Year: 2024

Last Date Appraised: 01/07/2021 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:  
 Owner: ZIELINSKI, GORDON J Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 97206  
 RMV Land: 57710 RMV Imp: 108360 RMV Total: 166070 MAV: 106280 MSAV: 11486 SAV: 18976  
 Comment:

**Und Inv**

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

**Farm use OK: send**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	01600	0

Land

Site: 2 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 11650 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / LIABILITY YEAR 2009  
 00100030

Site: 7 Code Area: 01600 Size: 0.52 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 6060 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: LIABILITY YEAR 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 467 Year Blt: 1989 Eff Year Blt: 1980 Sq.Ft: 1728 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 64x27 RMV: 34880  
 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	6	Finished	1728	3	FB-2	1989	1980	BATH - 2, ROOF, SKIRT, HVAC+, KIT	Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 121 Year Blt: 1943 Eff Year Blt: 1959 Sq.Ft: 864 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 61210  
 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	2	Finished	864	2	FB-1	1943	1959	BATH - 1, ROOF, HVAC, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	3	700	1980	1797	1

**4126**

Bldg: 7 Code Area: 01600 Stat Class: 138 Year Blt: 1980 Eff Year Blt: 1920 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 12190  
 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
Carport Attached	3	Unfinished	504	0	0	1980	1920	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	3	700	1980	1797	1

**Improvements - Accessory Buildings**

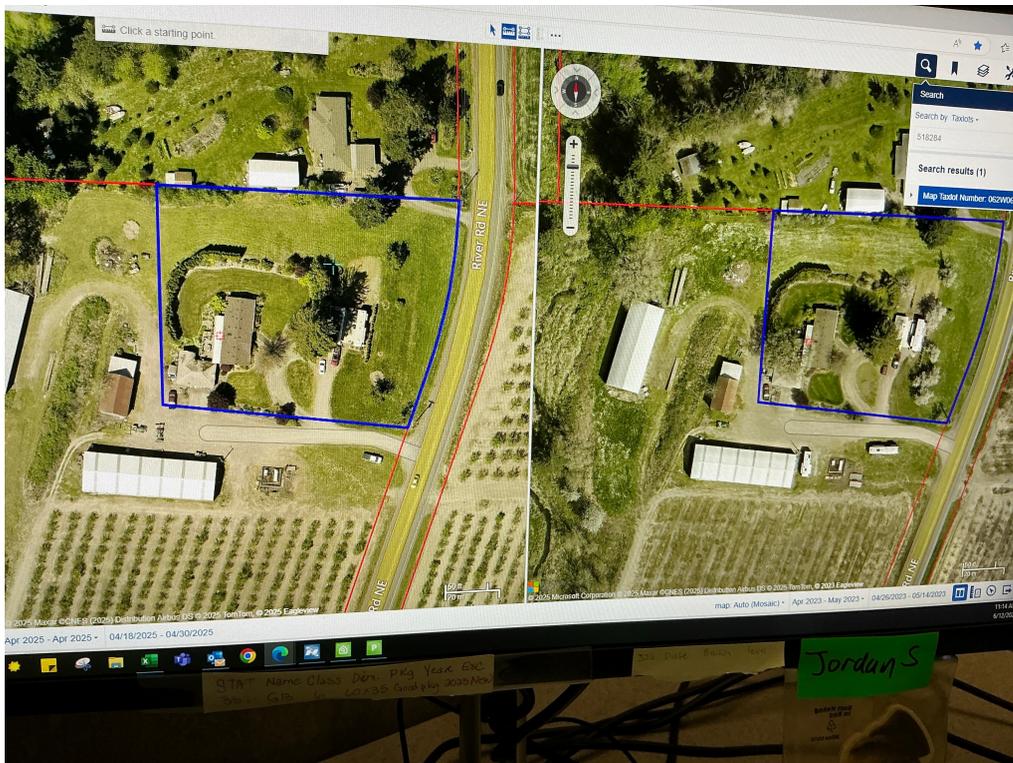
Bldg: 1    Code Area: 01600    Stat Class: 341    Year Blt: 1980    Eff Year Blt: 1980    Sq.Ft: 100    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 10x10    RMV: 80  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	100	0	0	1980	1980	FAIR	Y N

**Accessories**

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

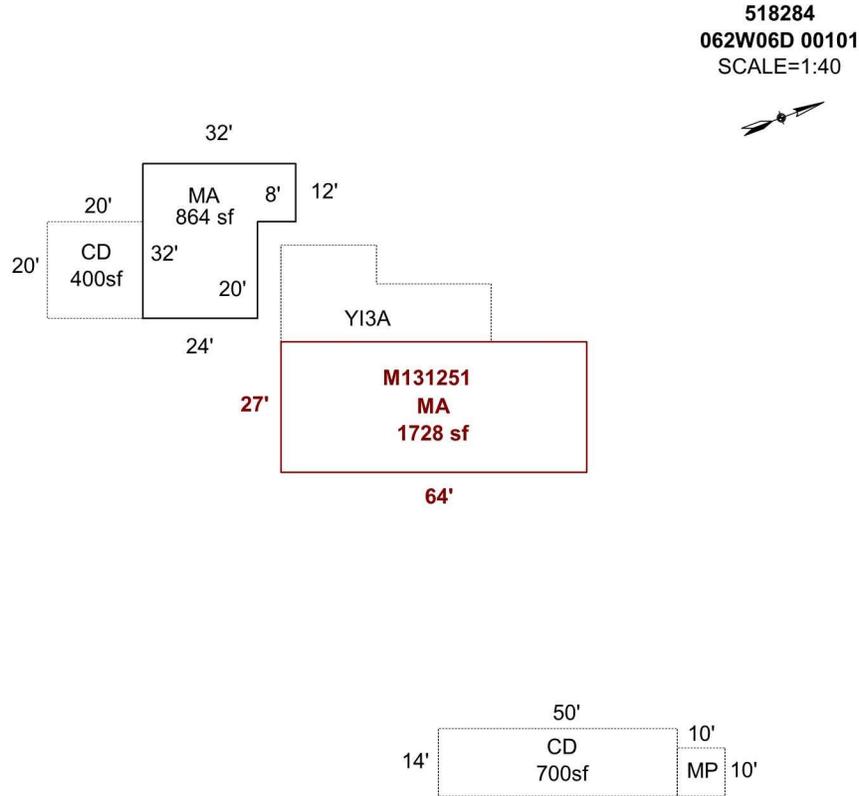


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518284 Parcel No.: 062W06D 00101  
 Property Address: 10963 RIVER RD NE  
 City: GERVAIS County: MARION State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	864.0	128.0	
	MA	1.0	1728.0	182.0	2592.0
P/P	CD	1.0	700.0	128.0	
	CD	1.0	400.0	80.0	1100.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 10/13/16  
 UPDATED BY JRONDEMA 11/30/17  
 UPDATED BY CJURAN 05/12/2021  
 UPDATED BY CJURAN 04/12/2022 WORK ORDER

### COMMENT TABLE 2

#29 JS 01/07/2021

**JSS 6112125**

### COMMENT TABLE 3

TAGS L3

**64612 L3**

Net LIVABLE                      cnt                      2                      (rounded)                      2,592

# SKETCH/AREA TABLE ADDENDUM

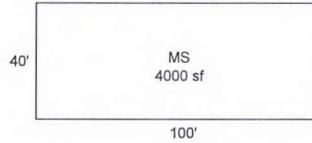
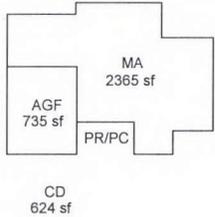
## SUBJECT INFO

File No.: R18284 Parcel No.: 062W06D 00101  
 Property Address: 10963 RIVER RD NE  
 City: GERVAIS County: MARION State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

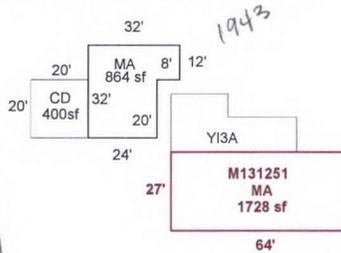
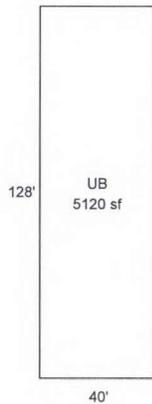
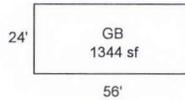
## SKETCH

APPROX 550' BETWEEN NEW MA AND OTHER BUILDINGS  
 SEE PAGE 2 FOR RES. DIMENSIONS

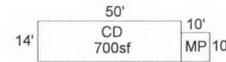
R18284  
 062W06D 00101  
 SCALE=1:40



*518285*



*518284*



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	5120.0	336.0	
	GB	1.0	1344.0	160.0	
	MS	1.0	4000.0	280.0	10464.0
GLA1	MA	1.0	2365.0	248.0	
	MA	1.0	864.0	128.0	
	MA	1.0	1728.0	182.0	4957.0
GAR	AGF	1.0	735.0	109.0	735.0
P/P	CD	1.0	700.0	128.0	
	CD	1.0	400.0	80.0	1100.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 10/13/16  
 UPDATED BY JRONDEMA 11/30/17  
 UPDATED BY CJURAN 05/12/2021

**COMMENT TABLE 2**  
 #29 JS 01/07/2021 *JJ*

**COMMENT TABLE 3**  
 TAGS L3

Net LIVABLE cnt 3 (rounded) 4,957  
 Net BUILDING cnt 3 (rounded) 10,464