

Acct ID: 518297 MTL: 062W060000700 Date: 6/12/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 11453 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57795 Year: 2024

Last Date Appraised: 04/16/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: CACKA, JOHN B & CACKA, KELCEY R Roll Type: R

Cycle 3 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 265507

RMV Land: 318850 RMV Imp: 319730 RMV Total: 638580 MAV: 205300 MSAV: 60207 SAV: 126135

Comment: LEVEL 4 C19 4.16.20 CL10///

**UPD INV, add Existing MP+LTL I/O**

**Notations**

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

**OSDs**

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

**Land**

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 119220 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2009 / 100030

Site: 2 Code Area: 01600 Size: 0.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 35410 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT-CHG TO 2BENCH DRY AND & CHG WOODLOT TO WOODLOT-M// 100030

Site: 3 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 119220 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1977 / 100030

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 141 + Year Blt: 1975 Eff Year Blt: 1982 Sq.Ft: 2298 % Complete: 100

Desc: One Story Only Dimensions: RMV: 313490

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	2298	4	FB-3	1975	1982	ROOF, HVAC, KIT+, BATH - 3	Y N
Garage Attached	4	Finished	648	0	0	1975	1982	ROOF	Y N

**Accessories**

**414F**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	400	1975	988	1	Y N
PATIO	4	96	1975	401	1	Y N
PATIO	4	156	1975	652	1	Y N

Bldg: 2 Code Area: 01600 Stat Class: 108 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 6240

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
No floor data available									

**Accessories**

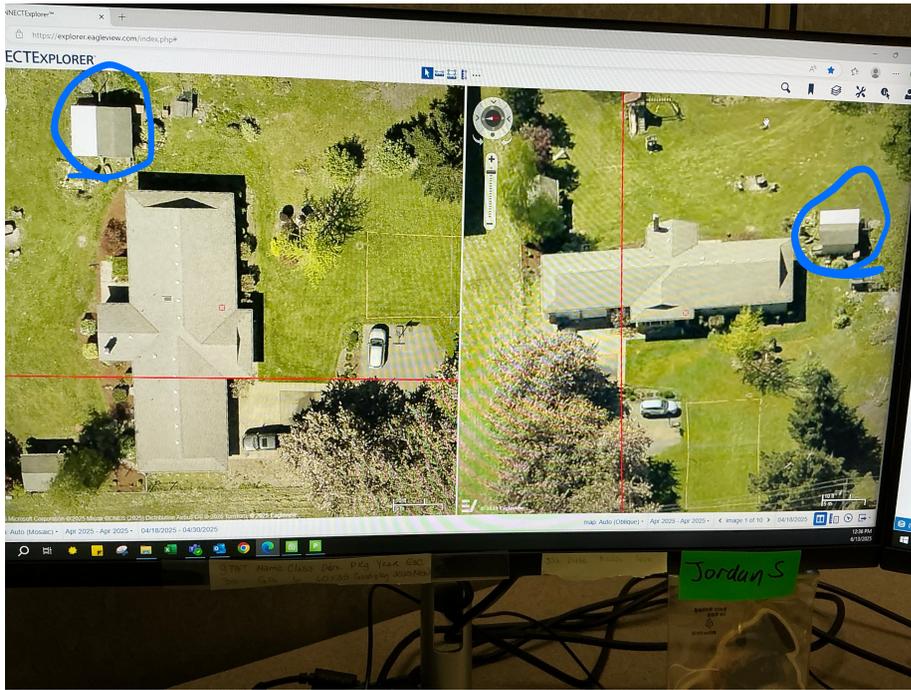
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2600	1982	6240	1	Y N

**Move to YI**

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

**341 MP5 8x12 Existing I/O**  
**354 LTL 7x12 Existing I/O**



Been here  
Since at  
least 2007  
photos

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06 00700

File No R18297

SUBJECT

Property Address 11453 RIVER RD NE

City GERVAIS

County MARION

State OR

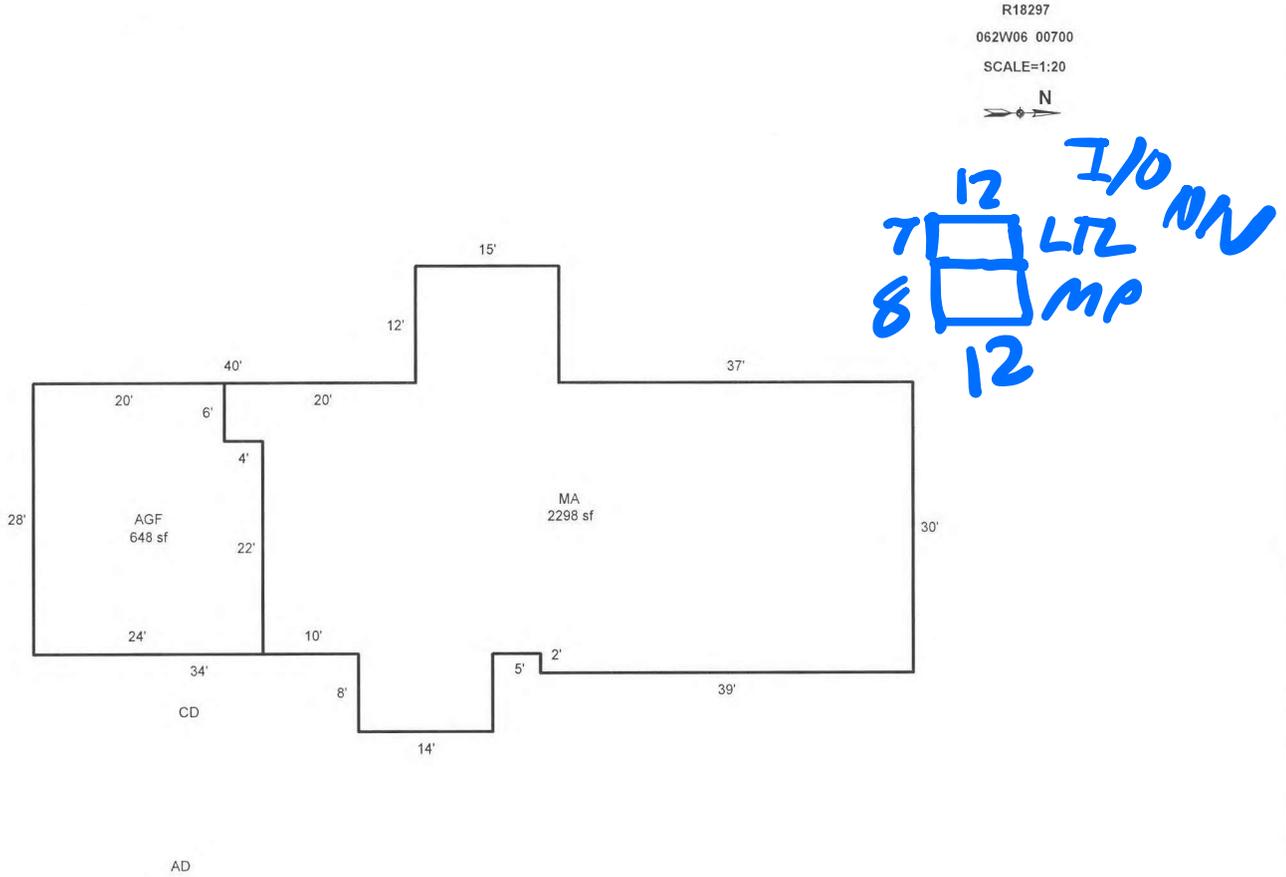
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2298	244	2298
GAR	AGF	1.00	648	104	648
Net LIVABLE Area (rounded w/ factors)					2298

#### Comment Table 1

DRAWN BY JRONDEMA 9/27/17

#### Comment Table 2

JJS 6.12.75 Cycle L3

#### Comment Table 3